

P A C K A G E S U R E

EST



1982

SUMMARY OF COVER

Property Owners



The following will be included in Your Policy according to the cover You have selected which is detailed in Your Policy Schedule.

This Summary is not exhaustive.

Some specific causes of Damage will be excluded, specific Property may be excluded and some cover will be subject to specific limits. These will be detailed in Your Policy Schedule and Policy Wording.

Your Excess in the event of a claim will be shown in Your Policy Schedule

Policy Summary

Your Policy is an annually renewable Commercial Combined Insurance, which is underwritten by Argo Direct Ltd and Covea plc

The information below provides a summary of the cover provided. For full terms and condition of the cover provided, please refer to Your Policy documents.

Full details of what cover You have chosen, including the Sums Insured and Limits of Liability will be shown in Your Quotation or Policy Schedule.

Cover is based on the insurable value of the Property and if the values that You declare are less than the full amount Your claim may be reduced.

For full Policy details and our full terms and conditions please read Your Policy Wording, which will be provided on completion of Your contract or at any time upon request.

Other Important Information

The Other Important Information section of this Policy Summary explains the following:

- Law and Language applicable to the Policy
- Financial or Trade Sanctions
- Our Complaints Procedure
- Financial Services Compensation Scheme

Making a Claim

We understand that claims form a critical component of Our offering the moment the Policy becomes tangible and We are relied upon to deliver upon Our commitment to You.

To report a claim, please contact:

Claims Telephone Number - 03330 107 190

Claims Email Address - uk.newclaims@penunderwriting.com

Policy Section: Buildings

Provides cover for Your Buildings, Landlords Contents, Communal Areas and Floor Coverings against the following covers:

| Cover | Extensions including as Standard (subject to certain inner limits) | Conditions | Exclusions |
|---|---|---|---|
| <p>Standard Cover on an All Risks – Specified Perils Basis on Buildings, including:</p> <ul style="list-style-type: none"> Landlords Fixtures and Fittings Security Lighting, Cameras and Other Security or Fire Protection Devices Affixed Signs, Aerials and Masts fixed to the Building Walls, Gates, Fences and Services Shop Fronts and All Fixed Glass therein, Blinds, Fitments and Internal Decorations on Ceilings and Walls Roads, Pavements, Car Parks and Hardstanding's Landscaping and Recreational Features <p>all being the Your property or for which You are responsible and is situated at the Premises</p> <p>Basis of Cover:</p> <ul style="list-style-type: none"> Reinstatement Indemnity | <ul style="list-style-type: none"> Adjacent Property Damage – up to £150,000 Contract Works – up to £150,000 Diminution of Value – up to £5,000 Fly Tipping – up to £5,000 Frustrated Legal Costs – up to £10,000 Further Investigation Expenses Garden Squares included under Buildings – up to £10,000 Land Not Otherwise Insured Landscaping Loss of Keys – up to £15,000 Metered Water, Electricity & Gas Charges - up to £25,000 Professional Fees – reasonably incurred in the repair or rebuilding of Buildings Reinstatement to Match Removal of Debris – Buildings Removal of | <ul style="list-style-type: none"> Designation – We agree to accept the designation under which Property has been entered into Your books Non-Invalidation Seventy Two Hour Provision Underinsurance Alteration and Additions Automatic Reinstatement of Sum Insured Contracting Purchasers Interest Rent of Residential Property | <ul style="list-style-type: none"> Property more specifically insured Deterioration and other gradually operating causes Bursting of a boiler due to steam pressure Change in the water table Damage caused by frost Storm or Flood Damage to fences and gates Storm or Flood Damage to trees, plants, shrubs and turf Settlement of movement of made up ground, coastal or river erosion Pollution or contamination Disappearance or unexplained loss Damage to a building arising from its own collapse or cracking Faulty or defective workmanship Inherent vice, latent defects, gradual |

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|--|--|--|---|
| | <p>Tenants Debris – up to £25,000</p> <ul style="list-style-type: none"> • Removal of Insect Nests – up to £1,000 • Removal of Vermin – up to £1,000 • Replacement Locks – up to £25,000 • Trace and Access – up to £25,000 • Unauthorised use of Electricity, Gas or Water – up to £25,000 | | <p>deterioration, wear and tear</p> <ul style="list-style-type: none"> • Mechanical or electrical fault or breakdown |
|--|--|--|---|

Policy Section: Rent Receivable

Provides cover for loss of Rent Receivable following an Incident against the following covers:

| Cover | Extensions including as Standard (subject to certain inner limits) | Conditions | Exclusions |
|---|--|--|------------|
| <ul style="list-style-type: none"> • Loss of Rent including • Cost of re-letting • Additional expenditure to avoid Loss of Rent • Business rates payable by the You as a result of Damage • PR Expenditure • Accelerated Reinstatement Expenditure • Accountants Fees • Additional Increased Cost of Working (Optional) • Advanced Rent (Optional) | <ul style="list-style-type: none"> • Building Awaiting Letting – up to £250,000 per annum for a Maximum Indemnity Period of 24 months • Contingency Rent – up to £500,000 • Denial of Access – Public Emergency • Disease, Vermin, Murder and Suicide • Failure of Utilities • Loss of Attraction – up to £250,000 • Loss of Investment Income on late payment of Rent • Prevention of Access – up to £1,000,000 | <ul style="list-style-type: none"> • Building Awaiting Sale • Rent Free Payment • Material Damage Proviso • Underinsurance Provision • Automatic Reinstatement of Sum Insured • Contracting Purchasers Interest • Inadvertent Omission to Insure • Automatic Cover – • Newly Acquired/Newly Completed | |

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| | | <p>Properties</p> <ul style="list-style-type: none">• Third Party Failure to insure• Rent of Residential Property | |
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Policy Section: Property Owners Liability

Provides protection against Your legal liability for Damages and legal costs arising out of accidental injury to another person or accidental loss or damage to third party property

| Cover | Extensions including as Standard (subject to certain inner limits) | Conditions | Exclusions |
|---|--|------------|---|
| <ul style="list-style-type: none"> • Property Owners Liability Indemnity limit as shown on the Policy Schedule • Limit in the aggregate any one Period of Insurance for Pollution and Contamination | <ul style="list-style-type: none"> • Corporate Manslaughter & Corporate Homicide Act 2007 • Contingent Motor • Health & Safety at Work etc. Act 1974 • Indemnity to Principal • Indemnity to Others • Data Protection Act 1972 • Overseas Personal Liability • Work Overseas • Court Attendance <ul style="list-style-type: none"> -any director of partner of the Insured £500 rate per day -any Employee £250 rate per day • Cross Liabilities • Contractual Liability | | <ul style="list-style-type: none"> • Faulty or defective workmanship to anything sold, supplied, installed or erected by or on behalf of the Insured. • Damage to material property sustained whilst being worked upon • Legal liability for Bodily injury caused to an Employee • Work on any offshore rig or platform • Legal liability cause by or arising out of • Advice, design, formula or specification provided by or on behalf of the Insured • Craft other than hand propelled watercraft • Mechanically propelled vehicles (or trailers attached thereto) licenced for road use |

Policy Section: Employers Liability

Provides protection for your legal liability for damages and legal costs arising from injury to any person employed by You in the course of their employment in Your Business

| Cover | Extensions including as Standard (subject to certain inner limits) | Conditions | Exclusions |
|--|---|---|---|
| <ul style="list-style-type: none"> Indemnity Limit up to £10 million (inclusive of legal costs) unless otherwise shown on the Policy Schedule | <p>Corporate Manslaughter & Corporate Homicide Act 2007</p> <p>Contingent Motor</p> <p>Health & Safety at Work etc. Act 1974</p> <p>Indemnity to Principal</p> <p>Indemnity to Others</p> <p>Data Protection Act 1972</p> <p>Overseas Personal Liability</p> <p>Work Overseas</p> <p>Court Attendance -any director of partner of the Insured £500 rate per day</p> <p>-any Employee £250 rate per day</p> <p>Cross Liabilities</p> | <ul style="list-style-type: none"> Contractual Liability Provision of Law | <ul style="list-style-type: none"> Injury to Employees, other than the driver, resulting from being in or on any of the Insureds vehicles whilst on the road under the terms of Part VI of the Road Traffic Act 1988 Work on any offshore rig or platform |

General Conditions

- Fair presentation of the Risk
- Observance of Conditions
- Cancellation
- Reasonable Precautions
- Change or Risk and Interest
- Contract (Rights of Third Parties) Act 1999

Further Information

Your Right to Cancel

You have the right to cancel the insurance Policy within 14 days of receiving the Policy Documentation and receive a full refund of any premium paid, provided that there have been no claims either paid, reported or outstanding. For the purposes of this cancellation clause, it will be deemed that You will have received the Policy Document on the business day following the date it was posted to You by first class post or, if sent by e-mail, the day the e-mail was sent provided it was sent before 4pm (if sent after 4pm, it will be deemed that You will have received the Policy Document on the business day following the date it was sent).

If You do cancel this insurance within the initial 14 day period, then no cover will have been in place from the date of inception, as specified in The Schedule and no liability whatsoever shall attach to the Insurers in respect of the Policy.

Compensation Scheme

The providers of this insurance as defined in this Policy are covered by the Financial Services Compensation Scheme (FSCS). If they cannot meet their obligations You may be entitled to compensation under this scheme depending on the type of insurance and the circumstances of the claim

You are covered for 90 per cent of the claim without any upper limit. However, for compulsory classes of insurance You are covered for 100 per cent of the claim without any upper limit.

Further information about compensation scheme arrangements is available from the FSCS

You can visit the website at www.fscs.org.uk

The Law that governs this Policy

Unless the parties have agreed otherwise in writing any dispute concerning the interpretation of this Policy shall be governed and construed in accordance with English law and shall be resolved within the exclusive jurisdiction of the courts of England and Wales.

Complaints

At Pen Underwriting, it is always our intention to provide a first class standard of service. However, it is appreciated that occasionally things go wrong. In a majority of cases the agent who arranged the insurance will be able to resolve any concerns and You should contact them directly in the first instance.

Alternatively You can complain by contacting Pen Underwriting Limited (as per the contact details below) quoting Your Policy and/or Claim number. We will investigate Your concerns and provide a response as soon as possible.

Address:
Pen Underwriting Limited
Complaints
7th Floor Spectrum
Building
55 Blythswood Street Glasgow
G2 7AT

Telephone: 0141 285 3539
Email: pencomplaints@penunderwriting.com

You can also contact Your Insurer, contact details can be found in The Schedule.



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www.packagesure.co.uk