

summary of cover

PROPERTY INVESTORS INSURANCE



Version 3

Property damage

Cover is offered under our Property Investors insurance policy on a selected perils basis with Accidental damage as an option.

We offer a wide range of Property Investors features as standard:

Inadvertent omission to insure

£5,000,000 per property/£2,000,000 per unoccupied property

Third party failure to insure

£5,000,000 per property/£2,000,000 per unoccupied property

Privity of contract

£1,000,000

Capital additions

£5,000,000 per property/£2,000,000 per unoccupied property

European Union and Public Authorities

15% of sum insured

Reinstatement to match

to current technological standards
£250,000

Emergency services damage to the grounds

Extinguisher and alarm re-setting expenses

Sprinkler upgrade costs

Clearing of drains

£50,000 per claim

Underground pipes and cables

Trace and access

£50,000 per claim

Contract works

£250,000 including site materials

Landscaping costs

£100,000

Property in the open grounds of the premises

£15,000 per claim

Planning (Listed Buildings and Conservation Areas) Act 1990

20% of sum insured in addition to the sum insured

Archaeological costs

recording information after buildings damage £250,000 per claim

Theft damage to buildings

(applicable when theft or attempted theft peril is operative)

Significant limitation

- theft of fabric of buildings including external metal £15,000 per premises
- theft of contents of common parts £25,000 per premises
- damage following entry of rainwater £25,000 per premises

Loss of oil gas or water

£5,000 per claim

Decontamination of grounds

following accidental oil discharge to a depth of 1 metre £25,000 per claim

Unauthorised use of utilities

£25,000 per premises

Private residences (Temporary accommodation)

20% of sum insured

Temporary removal

for cleaning renovation or repair

Fly tipping

clearance costs at occupied premises
£25,000

Loss of keys

£10,000 per claim

Trees

felling, lopping or removal costs if proving immediate threat to life or property £2,500 per premises

Removal of insect nests

£1,000 per claim

Value Added Tax

any VAT you are unable to recover following damage to buildings

Valuation service

at no additional charge using our specially trained surveyors

Automatic 25% uplift to Declared Value

(other Day One uplifts available, all Declared Values are index-linked)

Loss of market value

alternative to reinstatement basis of settlement

Equipment breakdown

This cover is automatically included when the Property damage section is selected.

Limit £5,000,000 (Computer equipment £250,000)

Wide range of equipment covered in the event of breakdown

Equipment includes but is not limited to heating systems and hot water heaters, air conditioning systems, emergency generators, security alarms, lifts and escalators.

Extensions include:**Damage to own surrounding property**

following explosion or collapse of any steam boiler
£1,000,000 any one accident

Expediting expenses

to speed up repair or replacement and in making temporary repairs £15,000

Loss of income

(when Rental income section selected)
following breakdown of equipment £30,000

Rental income

This section covers loss of rent following an insured event under Property damage. Also pays the extra costs to minimise the loss of rent.

Extensions include:

Additional increase in cost of working
£25,000 any one incident for 'uneconomic' costs

Prevention of access**Managing agent's premises**

£50,000 or 20% of rent receivable whichever is less

Loss of investment income

where claim settlement is made later than rent would have been received

Unlawful occupancy

£25,000

Liabilities

Employers' liability

limit £10,000,000 per claim including legal costs

Public liability

limit chosen e.g.
£2,000,000/£5,000,000/£10,000,000
per event

Terrorism public liability is included up to the limit chosen for damages, with legal costs at £1,000,000 in addition

Significant exclusion

- Removing, handling or disposing of asbestos unless you comply with all legal obligations and use licensed asbestos removal contractors with their own Employers' and Public Liability insurance (with at least the same limit of indemnity that your policy provides)

- Liability arising from fears of the consequences of exposure to or inhalation of asbestos

Legionellosis

liability limit £1,000,000 inclusive of legal costs (optional up to £5,000,000 limit)

It is a policy requirement that you adhere to current Health & Safety Executive Approved Code of Practice for the Prevention of Legionnaire's Disease

Environmental statutory clean-up costs

£1,000,000

Financial loss

liability limit £250,000

Legal expenses

Cover provided in conjunction with DAS Legal Expenses Insurance Company Limited.

Removal of squatters

from the premises or land £100,000 per claim

Significant exclusions

- excluding eviction of tenants or ex-tenants of the insured
- excluding claims reported more than 90 days after the insured should have known about the insured event

Terrorism

You may choose to add Terrorism insurance to cover all of your property insured by the policy. Cover can be extended to include your loss of revenue and/or additional costs following an interruption caused by an act of terrorism.

Features and benefits

Acts of terrorism in England, Wales and Scotland

Significant exclusions and limitations

- Terrorism cover must be arranged for all* your insured property in England, Wales and Scotland whether or not this is with us. *Certain exceptions apply. Please ask us if you are unsure.
- Cover will be limited to the sums insured you have selected or the limit of liability stated in your policy.

Notes

Notes

The policy document contains full details of our complaints procedure in the event of a complaint against Ecclesiastical Insurance Office plc

If you're not satisfied with our response, you may have the right to take your complaint to the Financial Ombudsman Service. This complaints procedure does not affect your right to take legal proceedings

The policy document contains details of the Financial Services Compensation Scheme (FSCS) should we be unable to meet our obligations

It is our intention to apply the law of England and Wales to your insurance contract unless your central administration and/or place of establishment is located in Scotland in which case the law of Scotland will apply. If there is any dispute as to which law applies, it will be English law.

This contract is underwritten by:
Ecclesiastical Insurance Office plc.

Our FCA register number is 113848.
Our permitted business is general insurance.

**You can check this on the
FCA's register by visiting the
FCA's website**

www.fca.org.uk/register

**or by contacting the FCA on
0800 111 6768**

For further information on any
of our products, please speak
to your insurance broker.

Or visit us at

www.ecclesiastical.com



Beaufort House, Brunswick Road,
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Ecclesiastical Insurance Office plc (EIO) Reg. No. 24869. Ecclesiastical Insurance Group plc (EIG) Reg. No. 1718196. Ecclesiastical Life Ltd (ELL) Reg. No. 243111. E.I.O. Trustees Ltd Reg. No. 941199. All companies are registered in England at Beaufort House, Brunswick Road, Gloucester, GL1 1JZ, UK.

EIO and ELL are authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority.