



## **Household Policy Wording**

**Underwritten by**

**Certain Underwriters as identified on the Schedule**  
under a facility managed and administered by Plum Underwriting Ltd.

**VERSION 2**

# Plum Underwriting

**Household Policy Wording**

**Underwritten by Certain Underwriters (identified on the attached Schedule) under a facility managed and administered by Plum Underwriting Ltd.**

In return for payment of the premium shown in the **schedule**, **we** agree to insure **you**, subject to the terms and conditions contained in or endorsed on this policy, against any loss or damage **you** sustain or legal liability **you** incur for accidents happening during the period shown in the **schedule**.

When drawing up this certificate, **we** have relied on the information and statements which **you** have provided in the proposal form (or declaration) on the date shown in the **schedule**.

The insurance relates ONLY to those sections of the certificate which are shown in the **schedule** as being included.

The underwriters allow ABACUS to sign and issue this certificate and **schedule** on its behalf.

## **COOLING OFF PERIOD**

**You** are entitled to cancel this insurance by writing to **your broker** within 14 days of either:-

1. The date **you** receive **your** policy documentation; or
2. The start of the **period of insurance** whichever is the later.

## **CANCELLATION**

1. **We** can cancel this insurance by giving **you** 30 days' notice in writing. Any return premium due to **you** will depend on how long this insurance has been in force.
2. **You** can also cancel this insurance at any time by writing to **your broker**. Any return premium due to **you** will depend on how long this insurance has been in force and whether **you** have made a claim.

## **COMPLAINTS**

In the unlikely event that **you** wish to make a complaint regarding **your policy** or claim please follow the complaints procedure shown in **your schedule**.

## **FINANCIAL SERVICES COMPENSATION SCHEME**

**Your** insurers are covered by the Financial Services Compensation Scheme (FSCS). **You** may be entitled to compensation from the Scheme if **we** are unable to meet **our** obligations to **you** under this contract. If **you** were entitled to compensation under the Scheme, the level and extent of the compensation would depend on the nature of this contract.

Further Information about the Scheme is available from the Financial Services Compensation Scheme 7th Floor Lloyd's Chambers, Portsoken Street, London E1 8BN and on their website: [www.fscs.org.uk](http://www.fscs.org.uk). Contact number: 020 7892 7300.

## **LAW & JURISDICTION APPLICABLE TO THE INSURANCE**

Notice to the Insured. The parties are free to choose the law applicable to this Insurance Contract. Unless specifically agreed to the contrary this insurance shall be governed by the laws of England and subject to the exclusive jurisdiction of the courts of England.

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## Introduction

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This policy of insurance, **schedule** and any **endorsement** applying to **your** policy forms **your** Home Insurance document.

This document sets out the conditions of the contract of insurance between **you** and **us**. **You** should keep it in a safe place.

Please read the whole document carefully. It is arranged in different sections. It is important that

- **you** are clear which sections **you** have requested and want to be included;
- **you** understand what each section covers and does not cover;
- **you** understand **your** own duties under each section and under the insurance as a whole.

Please contact **your broker** immediately if this document is not correct or if **you** would like to ask any questions.

Wherever the following words appear in this insurance they will have the meanings shown below.

<b>Bodily injury</b>	<b>Bodily injury</b> includes death or disease.
<b>Buildings</b>	<ul style="list-style-type: none"><li>• The <b>home</b> and its decorations</li><li>• fixtures and fittings attached to the <b>home</b></li><li>• permanently installed swimming pools, tennis courts, drives, patios and terraces, walls, gates and fences and fixed fuel tanks</li></ul> <p><b>you</b> own or for which <b>you</b> are legally liable within the <b>premises</b> named in the <b>schedule</b>.</p>
<b>Contents</b>	Household goods and personal property, within the <b>home</b> , which are <b>your</b> property or which <b>you</b> are legally liable for.  <b>Contents</b> includes: <ul style="list-style-type: none"><li>• tenant's fixtures and fittings</li><li>• carpets</li><li>• radio and television aerials, satellite dishes, their fittings and masts which are attached to the <b>home</b></li><li>• property in the open but within the <b>premises</b> up to £250 in total (other than radio and television aerials, satellite dishes, their fittings and masts which are attached to the <b>home</b>)</li><li>• <b>money</b> and <b>credit cards</b> up to £300 in total</li><li>• deeds and registered bonds and other personal documents up to £1,500 in total</li><li>• stamps or coins forming part of a collection up to £1,250 in total</li><li>• gold, silver, gold and silver plated articles, jewellery and furs up to £2,500 or 10% of the sum insured for <b>contents</b> whichever is less, within the private dwelling</li><li>• domestic oil in fixed fuel oil tanks up to £1,000</li></ul> <p><b>Contents</b> does NOT include:</p> <ul style="list-style-type: none"><li>• motor vehicles (other than garden machinery) caravans, trailers or watercraft or their accessories</li><li>• any living creature</li><li>• any part of the <b>buildings</b></li><li>• any property held or used for business purposes</li><li>• any property insured under any other insurance.</li></ul>
<b>Credit cards</b>	<b>Credit cards</b> , charge cards, debit cards, bankers cards and cash dispenser cards.

<b>Endorsement</b>	A change in the terms and conditions of this insurance.
<b>Europe</b>	<p>'<b>Europe</b>' will include:</p> <ul style="list-style-type: none"> <li>• EU member states;</li> <li>• Norway and Switzerland;</li> <li>• all Mediterranean Islands;</li> <li>• all countries with a Mediterranean shoreline;</li> <li>• the Canary Islands;</li> <li>• Madeira;</li> </ul> <p>and journeys between these countries.</p>
<b>Home</b>	The private dwelling of <b>standard construction</b> and the garages and outbuildings used for domestic purposes at the <b>premises</b> shown in the <b>schedule</b> .
<b>Money</b>	<ul style="list-style-type: none"> <li>• current legal tender, cheques, postal and money orders</li> <li>• postage stamps not forming part of a stamp collection</li> <li>• savings stamps, savings certificates and travellers' cheques</li> <li>• premium bonds, luncheon vouchers and gift tokens</li> </ul> <p>all held for private or domestic purposes.</p>
<b>Occupant</b>	A person or persons authorised by <b>you</b> to stay in the <b>home</b> overnight.
<b>Period of insurance</b>	The length of time for which this insurance is in force, as shown in the <b>schedule</b> and for which <b>you</b> have paid and <b>we</b> have accepted a premium.
<b>Personal possessions</b>	<p>Clothing, baggage, sports equipment and other similar items normally carried about the person and all of which belong to <b>you</b>.</p> <p><b>Personal possessions</b> does NOT include:</p> <ul style="list-style-type: none"> <li>• <b>money</b> and <b>credit cards</b></li> <li>• pedal cycles.</li> </ul>
<b>Premises</b>	The address which is named in the <b>schedule</b> .
<b>Sanitary ware</b>	Washbasins, sinks, bidets, lavatory pans and cisterns, shower trays, shower screens, baths and bath panels.
<b>Schedule</b>	The <b>schedule</b> is part of this insurance and contains details of <b>you</b> , the <b>premises</b> , the sums insured, the <b>period of insurance</b> and the sections of this insurance which apply.
<b>Standard construction</b>	Built of brick, stone or concrete and roofed with slates, tiles, asphalt, metal or concrete.
<b>United Kingdom</b>	The ' <b>United kingdom</b> ' will include England, Wales, Scotland, Northern Ireland, the Isle of Man and the Channel Islands, and journeys between these countries.
<b>Valuables</b>	<ul style="list-style-type: none"> <li>• jewellery</li> <li>• furs</li> <li>• gold, silver, gold and silver plated articles</li> <li>• pictures.</li> </ul>
<b>We / us / our</b>	Certain underwriters as identified on <b>your schedule</b> under a facility managed by Plum Underwriting Limited.
<b>You / your / insured</b>	The person or persons named in the <b>schedule</b> and all members of their family who permanently live in the <b>home</b> .
<b>Your broker</b>	The insurance broker who placed this insurance on <b>your</b> behalf.

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## General Conditions applicable to the whole of this insurance

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Each **home** included under this insurance is considered to be covered as if separately insured.

### Your duties

1. **You** must take all reasonable steps to prevent loss, damage or an accident and keep the **buildings** in a good state of repair.
2. **You** must tell **your broker** immediately if **you**
  - stop using the **home** as **your** permanent private residence
  - regularly leave the **home** unattended by day or night other than for **your** normal job of work, or
  - leave the **home** without an **occupant** for more than 30 consecutive days.When **we** receive this notice **we** have the option to change the conditions of this insurance.
3. **You** must tell **your broker** before **you** start any conversions, extensions or other structural work to the **buildings**. When **we** receive this notice **we** have the option to change the conditions of this insurance.

If **you** fail to comply with any of the above duties this insurance may become invalid.

### Data Protection Act 1998

**You** should understand that any information **you** have provided will be processed by **us**, in compliance with the provisions of the Data Protection Act 1998, for the purpose of providing insurance and handling claims, if any, which may necessitate providing such information to other parties.

### Several liability clause

The subscribing insurers' obligations under contracts of insurance to which they subscribe are several and not joint and are limited solely to the extent of their individual subscriptions. The subscribing insurers are not responsible for the subscription of any co-subscribing insurer who for any reason does not satisfy all or part of its obligations.

### Premium payment

No liability is undertaken until an application for insurance has been accepted by the underwriter and the premium paid. **We** reserve the right to decline any application for insurance or change the premium and terms quoted.

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## General Exclusions applicable to the whole of this insurance

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### a) Radioactive Contamination and Nuclear Assemblies Exclusion

**We** will not pay for

1. loss or destruction of or damage to any property whatsoever, or any loss or expenses whatsoever resulting or arising therefrom or any consequential loss
2. any legal liability of whatsoever nature

directly or indirectly caused by or contributed to by or arising from:-

- i) ionising radiations or contamination by radioactivity from any nuclear fuel or from any nuclear waste from the combustion of nuclear fuel,
- ii) the radioactive, toxic, explosive or other hazardous properties of any explosive nuclear assembly or nuclear component thereof.

### b) War Exclusion

**We** will not pay for any loss or damage or liability directly or indirectly occasioned by, happening through or in consequence of war, invasion, acts of foreign enemies, hostilities (whether war be declared or not), civil war, rebellion, revolution, insurrection, military or usurped power, or confiscation or nationalisation or requisition or destruction of or damage to property by or under the order of any government or public or local authority.

### c) Existing and Deliberate Damage

**We** will not pay for loss or damage

- occurring before cover starts or arising from an event before cover starts
- caused deliberately by **you** or any member of **your home**
- due to consequential loss of any kind or description.

### d) Electronic Data Exclusion Clause

**We** will not pay for

1. loss or destruction of or damage to any property whatsoever, or any loss or expenses whatsoever resulting or arising therefrom or any consequential loss
2. any legal liability of whatsoever nature

directly or indirectly caused by or contributed to, by or arising from

- computer viruses, erasure or corruption of electronic data
- the failure of any equipment to correctly recognise the date or change of date

For the purposes of this exclusion "computer virus" means a set of corrupting, harmful or otherwise unauthorised instructions or code including a set of maliciously introduced unauthorised instructions or code, programmatic or otherwise, that propagate themselves through a computer system or network of whatsoever nature. Computer virus includes but is not limited to 'trojan horses', 'worms' and 'time or logic bombs'.

### **e) Contracts (Rights of Third Parties) Act 1999 Clarification Clause**

A person who is not a party to this insurance has no right under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this insurance but this does not affect any right or remedy of a third party which exists or is available apart from that Act.

### **f) Biological and Chemical Contamination Clause**

**We** will not pay for

1. loss or destruction of or damage to any property whatsoever, or any loss or expenses whatsoever resulting or arising therefrom or any consequential loss
2. any legal liability of whatsoever nature
3. death or injury to any person

directly or indirectly caused by or contributed to, by or arising from Biological or Chemical contamination due to or arising from

- terrorism and/or
- steps taken to prevent, suppress, control or reduce the consequences of any actual, attempted, threatened, suspected or perceived terrorism.

for the purposes of this exclusion "terrorism" means any act(s) of any person(s) or organisation(s) involving

- the causing, occasioning or threatening of harm of whatever nature and by whatever means
- putting the public or any section of the public in fear

In circumstances in which it is reasonable to conclude that the purpose(s) of the person(s) or organisation(s) concerned are wholly or partly of a political, religious, ideological or similar nature.

### **g) Diminution in Value**

**We** will not pay for any reduction in value of the property insured following repair or replacement paid for under this insurance.

### **h) Wear and Tear**

**We** will not pay for damage caused by wear and tear or any other gradually operating cause.

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## Claims Conditions applicable to the whole of this insurance

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### Your duties

In the event of a claim or possible claim under this insurance

1. **you** must notify the claims department as soon as possible giving full details of what has happened.
2. **you** must provide **your broker** with written details of what has happened within 30 days and provide any other information **we** may require.
3. **you** must forward to **your broker** within 3 days notice of the claim, if a claim for liability is made against **you**, any letter, claim, writ, summons or other legal document **you** receive.
4. **you** must inform the Police as soon as possible following malicious acts, violent disorder, riots or civil commotion, theft, attempted theft or lost property.
5. **you** must not admit liability or offer or agree to settle any claim without **our** written permission.
6. **you** must take all reasonable care to limit any loss, damage or injury.
7. **you** must provide **us** with reasonable evidence of value or age (or both) for all items involved in a claim.
8. **you** must not abandon any property to **us** without **our** written permission.

If **you** fail to comply with any of the above duties this insurance may become invalid.

### How we deal with your claim

#### 1. Defence of claims

**We** may

- take full responsibility for conducting, defending or settling any claim in **your** name.
- take any action **we** consider necessary to enforce **your** rights or **our** rights under this insurance.

#### 2. Other insurance

**We** will not pay any claim if any loss, damage or liability covered under this insurance is also covered wholly or in part under any other insurance except in respect of any excess beyond the amount which would have been covered under such other insurance had this insurance not been effected.

This clause does not apply to fatal injury (section two-H).

#### 3. Fraudulent claims

If **you**, or anyone acting on **your** behalf, make a claim knowing it to be false or fraudulent in amount or in any other respect, this insurance shall be invalid and all claims shall be forfeited.

## Buildings

### What is covered

### What is not covered

This insurance covers the <b>buildings</b> for loss or damage directly caused by	<b>We</b> will not pay
1. fire, lightning, explosion or earthquake	the first £50 of every claim
2. aircraft and other flying devices or items dropped from them	the first £50 of every claim
3. storm, flood or weight of snow	<ul style="list-style-type: none"> <li>a) for loss or damage caused by subsidence, heave or landslip other than as covered under number 9 of section one</li> <li>b) for loss or damage to domestic fixed fuel-oil tanks in the open, swimming pools, tennis courts, drives, patios and terraces, gates and fences</li> <li>c) the first £50 of every claim</li> </ul>
4. escape of water from and frost damage to fixed water tanks, apparatus or pipes	<ul style="list-style-type: none"> <li>a) for loss or damage caused by subsidence, heave or landslip other than as covered under number 9 of section one</li> <li>b) for loss or damage to domestic fixed fuel-oil tanks and swimming pools</li> <li>c) for loss or damage while the <b>buildings</b> are not furnished enough to be normally lived in</li> <li>d) the first £50 of every claim</li> </ul>
5. escape of oil from a fixed domestic oil-fired heating installation and smoke damage caused by a fault in any fixed domestic heating installation	<ul style="list-style-type: none"> <li>a) for loss or damage caused by faulty workmanship</li> <li>b) for loss or damage while the <b>buildings</b> are not furnished enough to be normally lived in</li> <li>c) the first £50 of every claim</li> </ul>
6. theft or attempted theft	<ul style="list-style-type: none"> <li>a) for loss or damage while the <b>home</b> is not furnished enough to be normally lived in</li> <li>b) for loss or damage while the <b>home</b> is lent, let or sublet unless the loss or damage follows a violent and forcible entry</li> <li>c) the first £50 of every claim</li> </ul>

## Buildings (continued)

### What is covered

### What is not covered

This insurance covers the <b>buildings</b> for loss or damage directly caused by	<b>We</b> will not pay
7. collision by any vehicle or animal	the first £50 of every claim
8. any person taking part in a riot, violent disorder, strike, labour disturbance, civil commotion or acting maliciously	<ul style="list-style-type: none"> <li>a) for loss or damage while the <b>buildings</b> are not furnished enough to be normally lived in</li> <li>b) the first £50 of every claim</li> </ul>
9. subsidence or heave of the site upon which the <b>buildings</b> stand or landslip	<ul style="list-style-type: none"> <li>a) for loss or damage to domestic fixed fuel-oil tanks, swimming pools, tennis courts, drives, patios and terraces, walls, gates and fences unless the private dwelling is also affected at the same time by the same event</li> <li>b) for loss or damage to solid floors unless the walls of the private dwelling are damaged at the same time by the same event</li> <li>c) for loss or damage arising from faulty design, specification, workmanship or materials</li> <li>d) for loss or damage which compensation has been provided for or would have been but for the existence of this insurance under any contract or a guarantee or by law</li> <li>e) for loss or damage caused by coastal erosion</li> <li>f) for loss or damage whilst the <b>buildings</b> are undergoing any structural repairs, alterations or extensions</li> <li>g) the first £1,000 of every claim</li> </ul>
10. breakage or collapse of fixed radio and television aerials, fixed satellite dishes and their fittings and masts	<ul style="list-style-type: none"> <li>a) for loss or damage to radio and television aerials, satellite dishes, their fittings and masts</li> <li>b) the first £50 of every claim</li> </ul>
11. falling trees, telegraph poles or lamp-posts	<ul style="list-style-type: none"> <li>a) for loss or damage caused by trees being cut down or cut back within the <b>premises</b></li> <li>b) for loss or damage to gates and fences</li> <li>c) the first £50 of every claim</li> </ul>

## Buildings (continued)

### What is covered

### What is not covered

This section of the insurance also covers	<b>We</b> will not pay
<p>A) the cost of repairing accidental damage to</p> <ul style="list-style-type: none"> <li>• fixed glass and double glazing (including the cost of replacing frames)</li> <li>• solar panels</li> <li>• <b>sanitary ware</b></li> <li>• ceramic hobs</li> </ul> <p>all forming part of the <b>buildings</b></p>	<p>a) for damage while the <b>buildings</b> are not furnished enough to be normally lived in</p> <p>b) the first £50 of every claim</p>
<p>B) the cost of repairing accidental damage to</p> <ul style="list-style-type: none"> <li>• domestic oil pipes</li> <li>• underground water-supply pipes</li> <li>• underground sewers, drains and septic tanks</li> <li>• underground gas pipes</li> <li>• underground cables</li> </ul> <p>which <b>you</b> are legally liable for</p>	<p>the first £50 of every claim</p>
<p>C) loss of rent due to <b>you</b> which <b>you</b> are unable to recover</p> <ul style="list-style-type: none"> <li>• additional costs of alternative accommodation, substantially the same as <b>your</b> existing accommodation, which <b>you</b> have to pay for while the <b>buildings</b> cannot be lived in following loss or damage which is covered under section one</li> </ul>	<p>any amount over 10% of the sum insured for the <b>buildings</b> damaged or destroyed</p>
<p>D) expenses <b>you</b> have to pay and which <b>we</b> have agreed in writing for</p> <ul style="list-style-type: none"> <li>• architects', surveyors', consulting engineers' and legal fees</li> <li>• the cost of removing debris and making safe the building</li> <li>• costs <b>you</b> have to pay in order to comply with any Government or local authority requirements</li> </ul> <p>following loss or damage to the <b>buildings</b> which is covered under section one</p>	<p>a) any expenses for preparing a claim or an estimate of loss or damage</p> <p>b) any costs if Government or local authority requirements have been served on <b>you</b> before the loss or damage</p>

**Buildings (continued)**

**What is covered**

**What is not covered**

<p>This section of the insurance also covers</p>	<p><b>We</b> will not pay</p>
<p>E) increased domestic metered water charges <b>you</b> have to pay following an escape of water which gives rise to an admitted claim under number 4 of section one</p>	<p>more than £750 in any <b>period of insurance</b>. If <b>you</b> claim for such loss under sections one and two, <b>we</b> will not pay more than £750 in total</p>
<p>F) anyone buying the <b>home</b> who will have the benefit of section one until the sale is completed or the insurance ends, whichever is sooner</p>	<p>if the <b>buildings</b> are insured under any other insurance</p>
<p>G) trace and access cover – if there is a leak from <b>your</b> fixed water or oil tanks, apparatus or pipes <b>we</b> will pay for the necessary, and reasonable expenses <b>you</b> incur in locating the source of the leak and making the necessary repairs</p>	<p>more than £1,000 in total during the <b>period of insurance</b></p>

**Buildings (continued)**

Accidental damage to the **buildings**

The following applies only if the **schedule** shows that Accidental Damage to the **buildings** is included.

**What is covered**

**What is not covered**

This extension covers	<b>We</b> will not pay
accidental damage to the <b>buildings</b>	<ul style="list-style-type: none"> <li>a) for damage or any proportion of damage which <b>we</b> specifically exclude elsewhere under section one</li> <li>b) for the <b>buildings</b> moving, settling, shrinking, collapsing or cracking</li> <li>c) for damage while the <b>home</b> is being altered, repaired, cleaned, maintained or extended</li> <li>d) for damage to outbuildings and garages which are not of <b>standard construction</b></li> <li>e) for damage while the <b>home</b> is lent, let or sublet</li> <li>f) for the cost of general maintenance</li> <li>g) for damage caused by infestation, corrosion, damp, wet or dry rot, mould or frost</li> <li>h) for damage arising from faulty design, specification, workmanship or materials</li> <li>i) for damage from mechanical or electrical faults or breakdown</li> <li>j) for damage caused by dryness, dampness, extremes of temperature or exposure to light</li> <li>k) for damage to swimming pools, tennis courts, drives, patios and terraces, walls, gates and fences and fuel tanks</li> <li>l) for any damage caused by or contributed to by or arising from any kind of pollution and/or contamination</li> <li>m) the first £50 of every claim</li> </ul>

Conditions that apply to section one (**buildings**) only

Settling claims

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How **we** deal with **your** claim

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1. If **your** claim for loss or damage is covered under section one, **we** will pay the full cost of repair as long as:
  - the **buildings** were in a good state of repair immediately prior to the loss or damage and
  - the sum insured is enough to pay for full cost of rebuilding the **buildings** in their present form and
  - the damage has been repaired or loss has been reinstated.

If the **buildings** were not in a good state of repair **we** will deduct an amount from **your** claim.

2. **We** will not pay the cost of replacing or repairing any undamaged parts of the **buildings** which form part of a pair, set, suite or part of a common design or function when the loss or damage is restricted to a clearly identifiable area or to a specific part.
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**Your** sum insured

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1. **We** will not reduce the sum insured under section one after **we** have paid a claim as long as **you** agree to carry out **our** recommendations to prevent further loss or damage.
  2. If **you** are under-insured, which means the cost of rebuilding the **buildings** at the time of loss or damage is more than **your** sum insured for the **buildings**, then **we** will only pay a proportion of the claim. For example if **your** sum insured only covers one half of the cost of rebuilding the **buildings**; **we** will only pay one half of the cost of repair or replacement.
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Limit of insurance

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**We** will not pay more than the sum insured for each **premises** shown in the **schedule**.

## Contents

### What is covered

### What is not covered

This insurance covers the <b>contents</b> for loss or damage directly caused by	<b>We</b> will not pay
1. fire, lightning, explosion or earthquake	the first £50 of every claim
2. aircraft and other flying devices or items dropped from them	the first £50 of every claim
3. storm, flood or weight of snow	a) for property in the open b) the first £50 of every claim
4. escape of water from fixed water tanks, apparatus or pipes	the first £50 of every claim
5. escape of oil from a domestic fixed oil-fired heating installation and smoke damage caused by a fault in any fixed domestic heating installation	a) for loss or damage caused by faulty workmanship b) the first £50 of every claim
6. theft or attempted theft	a) for loss or damage whilst the <b>home</b> is lent, let or sublet unless the loss or damage is caused by a violent and forcible entry b) any amount over £500 or 3% of the sum insured for <b>contents</b> whichever is greater, within detached domestic outbuildings and garages c) the first £50 of every claim
7. collision by any vehicle or animal	the first £50 of every claim
8. any person taking part in a riot, violent disorder, strike, labour disturbance, civil commotion or acting maliciously	the first £50 of every claim

**Contents (continued)**

**What is covered**

**What is not covered**

<p>This insurance covers the <b>contents</b> for loss or damage directly caused by</p>	<p><b>We</b> will not pay</p>
<p>9. subsidence or heave of the site upon which the <b>buildings</b> stand or landslip</p>	<ul style="list-style-type: none"> <li>a) for loss or damage following damage to solid floors unless the walls of the private dwelling are damaged at the same time by the same event</li> <li>b) for loss or damage arising from faulty design, specification, workmanship or materials</li> <li>c) for loss or damage which but for the existence of this insurance would be covered under any contract or a guarantee or by law</li> <li>d) for loss or damage whilst the <b>buildings</b> are undergoing any structural repairs, alterations or extensions</li> <li>e) for loss or damage by coastal erosion</li> <li>f) the first £50 of every claim</li> </ul>
<p>10. falling trees, telegraph poles or lamp-posts</p>	<ul style="list-style-type: none"> <li>a) for loss or damage caused by trees being cut down or cut back within the <b>premises</b></li> <li>b) the first £50 of every claim</li> </ul>

## Contents (continued)

### What is covered

### What is not covered

This section of the insurance also covers	<b>We</b> will not pay
<p>A) accidental damage to</p> <ul style="list-style-type: none"> <li>• televisions, satellite decoders</li> <li>• audio and video equipment</li> <li>• radios</li> <li>• home computers, video cassette recorders all situated within the <b>home</b></li> </ul>	<p>a) for damage or deterioration caused in the process of cleaning, repair, renovation, or dismantling</p> <p>b) for damage to tapes, records, cassettes, discs or computer software</p> <p>c) for mechanical or electrical faults or breakdown</p> <p>d) the first £50 of every claim</p>
<p>B) accidental breakage of</p> <ul style="list-style-type: none"> <li>• fixed glass and double glazing</li> <li>• <b>sanitary ware</b> forming part of the <b>buildings</b> which <b>you</b> are legally liable for as a tenant and do not have other insurance for</li> <li>• mirrors</li> <li>• glass tops and fixed glass in furniture</li> <li>• ceramic hobs</li> </ul>	<p>a) for the cost of repairing, removing or replacing frames</p> <p>b) the first £50 of every claim</p>
<p>C) the <b>contents</b>, if these are not already insured, whilst they are temporarily out of the <b>home</b> against loss or damage directly caused by</p> <p>(i) any of the events insured under numbers 1-10 in section two while the <b>contents</b> are</p> <ul style="list-style-type: none"> <li>• in any occupied private dwelling</li> <li>• in any <b>buildings</b> where <b>you</b> are living or working</li> <li>• in any building for valuation, cleaning or repair</li> <li>• in any furniture store</li> <li>• in any bank or safe deposit</li> </ul> <p>(ii) fire, lightning, explosion, earthquake, theft or attempted theft while the <b>contents</b> are being moved to <b>your</b> new <b>home</b> or to or from any bank, safe deposit or furniture store</p>	<p>a) for <b>contents</b> outside the <b>United Kingdom</b></p> <p>b) for <b>money</b> or <b>credit cards</b></p> <p>c) any amount over 20% of the sum insured under section two for <b>contents</b> in a furniture store</p> <p>d) the first £50 of every claim</p>
<p>D) up to twelve months rent <b>you</b> have to pay as occupier if the <b>home</b> cannot be lived in following loss or damage which is covered under section two</p>	<p>any amount over 20% of the sum insured under section two for the <b>contents</b> of the <b>buildings</b> damaged or destroyed</p>
<p>E) costs of using other accommodation, substantially the same as <b>your</b> existing accommodation, which <b>you</b> have to pay for if the <b>home</b> cannot be lived in following loss or damage which is covered under section two</p>	<p>any amount over 10% of the sum insured under section two for the <b>contents</b> of the <b>buildings</b> damaged or destroyed</p>

## Contents (continued)

### What is covered

### What is not covered

What is covered	What is not covered
<p>This section of the insurance also covers</p> <p>F) <b>you</b> legal responsibility as a tenant for loss or damage to the <b>buildings</b> caused by loss or damage which is covered under section two</p>	<p><b>We</b> will not pay</p> <p>a) any amount over £1,000 or 10% of the sum insured, whichever is the greater, under section two for the <b>contents</b> of the <b>buildings</b> damaged or destroyed</p> <p>b) for loss or damage caused by fire, lightning or explosion to the <b>buildings</b> other than to the landlord's fixtures or fittings</p> <p>c) for loss or damage arising from subsidence, heave or landslip</p> <p>d) for loss or damage caused by any person taking part in a riot, violent disorder, strike, labour disturbance, civil commotion or acting maliciously</p> <p>e) for loss or damage while the <b>buildings</b> are not furnished enough to be normally lived in</p> <p>f) the first £50 of every claim</p>
<p>G) the cost of repairing accidental damage to</p> <ul style="list-style-type: none"> <li>• domestic oil pipes</li> <li>• underground water-supply pipes</li> <li>• underground sewers, drains and septic tanks</li> <li>• underground gas pipes</li> <li>• underground cables</li> </ul> <p>which <b>you</b> are legally liable for as tenant only</p>	<p>the first £50 of every claim</p>
<p>H) fatal injury to <b>you</b>, happening at the <b>premises</b> shown in the <b>schedule</b>, caused by outward and visible violence by burglars or by fire, provided that death ensues within twelve months of such injury, for the following amounts</p> <ul style="list-style-type: none"> <li>• £10,000 for each insured person over sixteen years of age</li> <li>• £5,000 for each insured person under sixteen years of age, at the time of death</li> </ul>	
<p>I) costs <b>you</b> have to pay for replacing locks to safes, alarms and outside doors in the <b>home</b> following theft or loss of <b>your</b> keys</p>	<p>any amount over £250 in total</p>
<p>J) increased domestic metered water charges <b>you</b> have to pay following an escape of water which gives rise to an admitted claim under what is covered, item 4 of section two</p>	<p>more than £750 in any <b>period of insurance</b>. If <b>you</b> claim for such loss under sections one and two, <b>we</b> will not pay more than £750 in total</p>

## Contents (continued)

Accidental damage to the **contents**

The following applies only if the **schedule** shows that accidental damage to **contents** is included.

### What is covered

### What is not covered

This extension covers	<b>We</b> will not pay
accidental damage to the <b>contents</b> within the <b>home</b>	<ul style="list-style-type: none"> <li>a) for damage or any proportion of damage which <b>we</b> specifically exclude elsewhere under section two</li> <li>b) for damage to <b>contents</b> within garages and outbuildings</li> <li>c) for damage or deterioration of any article caused by dyeing, cleaning, repair, renovation or whilst being worked upon</li> <li>d) for damage caused by chewing, tearing, scratching or fouling by animals</li> <li>e) any amount over £1,000 in total for porcelain, china, glass and other brittle articles</li> <li>f) for <b>money, credit cards</b>, documents or stamps</li> <li>g) for damage to contact, corneal or micro corneal lenses</li> <li>h) for damage while the <b>home</b> is lent, let or sub let</li> <li>i) for damage caused by insects, vermin, infestation, corrosion, damp, wet or dry rot, mould or frost</li> <li>j) for damage arising out of faulty design, specification, workmanship or materials</li> <li>k) for damage from mechanical or electrical faults or breakdown</li> <li>l) for damage caused by dryness, dampness, extremes of temperature and exposure to light</li> <li>m) for any loss or damage caused by or contributed to, by or arising from any kind of pollution and/or contamination</li> <li>n) for the first £100 of every claim</li> </ul>

Conditions that apply to section two (**contents**) only

Settling claims

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How **we** deal with **your** claim

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1. If **you** claim for loss or damage to the **contents we** will at **our** option repair, replace or pay for any article covered under section two.  
For total loss or destruction of any article **we** will pay **you** the cost of replacing the article as new, as long as:
    - the new article is as close as possible to but not an improvement on the original article when it was new; and
    - **you** have paid or **we** have authorised the cost of replacement.The above basis of settlement will not apply to
    - clothes
    - pedal cycleswhere **we** will take off an amount for depreciation.
  2. **We** will not pay the cost of replacing or repairing any undamaged parts of the **contents** which form part of a pair, set or suite or part of a common design or function when the loss or damage is restricted to a clearly identifiable area or to a specific part.
- 

**Your** sum insured

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1. **We** will not reduce the sum insured under section two after **we** have paid a claim as long as **you** agree to carry out **our** recommendations to prevent further loss or damage.
  2. If **you** are under-insured, which means the cost of replacing or repairing the **contents** at the time of the loss or damage is more than **your** sum insured for the **contents**, then **we** will only pay a proportion of the claim. For example if **your** sum insured only covers one half of the cost of replacing or repairing the **contents**, **we** will only pay one half of the cost of repair or replacement.
- 

Limit of insurance

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**We** will not pay any more than the sum insured for the **contents** of each **premises** shown in the **schedule**.

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## Accidents to Domestic Staff

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This section applies only if the **contents** are insured under section two.

### What is covered

### What is not covered

<b>We will indemnify you</b>	<b>We will not indemnify you</b>
for amounts <b>you</b> become legally liable to pay, including costs and expenses which <b>we</b> have agreed in writing, for <b>bodily injury</b> by accident happening during the <b>period of insurance</b> anywhere in the world to <b>your</b> domestic staff employed in connection with the <b>premises</b> shown in the <b>schedule</b>	for <b>bodily injury</b> arising directly or indirectly <ul style="list-style-type: none"><li>• from any vehicle outside the <b>premises</b></li><li>• from any vehicle used for racing, pacemaking or speed testing</li><li>• from any communicable disease or condition</li><li>• in Canada or the United States of America after the total period of stay has exceeded 30 days in the <b>period of insurance</b></li></ul>

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Limit of insurance

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**We** will not pay more than **£5,000,000** for any one accident or series of accidents arising out of any one event, plus the costs and expenses which **we** have agreed in writing.

## Legal Liability to the Public

This section applies only if the **schedule** shows that either the **buildings** are insured under section one or the **contents** are insured under section two of this insurance.

### Part A

Part A of this section applies in the following way:

- if the **buildings** only are insured, **your** legal liability as owner only but not as occupier is covered under Part A (i) below
- if the **contents** only are insured, **your** legal liability as occupier only but not as owner is covered under Part A (i) and Part A (ii) below
- if the **buildings** and **contents** are insured, **your** legal liability as owner or occupier is covered under Part A (i) and Part A (ii) below

### What is covered

### What is not covered

We will indemnify <b>you</b>	We will not indemnify <b>you</b> for any liability
<p>i) as owner or occupier for any amounts <b>you</b> become legally liable to pay as damages for</p> <ul style="list-style-type: none"> <li>• <b>bodily injury</b></li> <li>• damage to property</li> </ul> <p>caused by an accident happening at the <b>premises</b> during the <b>period of insurance</b></p> <p>OR</p> <p>(ii) as a private individual for any amounts <b>you</b> become legally liable to pay as damages for</p> <ul style="list-style-type: none"> <li>• <b>bodily injury</b></li> <li>• damage to property</li> </ul> <p>caused by an accident happening anywhere in the world during the <b>period of insurance</b></p>	<p>a) for <b>bodily injury</b> to</p> <ul style="list-style-type: none"> <li>• <b>you</b></li> <li>• any other permanent member of the <b>home</b></li> <li>• any person who at the time of sustaining such injury is engaged in <b>your</b> service</li> </ul> <p>b) for <b>bodily injury</b> arising directly or indirectly from any communicable disease or condition</p> <p>c) arising out of any criminal or violent act to another person or property</p> <p>d) for damage to property owned by or in the charge or control of</p> <ul style="list-style-type: none"> <li>• <b>you</b></li> <li>• any other permanent member of the <b>home</b></li> <li>• any person engaged in <b>your</b> service</li> </ul> <p>e) in Canada or the United States of America after the total period of stay in either or both countries has exceeded 30 days in the <b>period of insurance</b></p> <p>f) arising directly or indirectly out of any profession, occupation, business or employment</p> <p>g) which <b>you</b> have assumed under contract and which would not otherwise have attached</p> <p><b>(Exclusions continued over the page)</b></p>

**Legal Liability to the Public (continued)**

Part A (continued)

**What is not covered**

	<p><b>We will not indemnify <b>you</b> for any liability</b></p>
	<p>h) arising out of <b>your</b> ownership, possession or use of</p> <p>i) any motorised or horsedrawn vehicle other than</p> <ul style="list-style-type: none"> <li>• domestic gardening equipment used within the <b>premises</b> and</li> <li>• pedestrian controlled gardening equipment used elsewhere</li> </ul> <p>ii) any power-operated lift</p> <p>iii) any aircraft or watercraft other than manually operated rowing boats, punts or canoes</p> <p>iv) any animal other than cats, horses or dogs which are not designated as dangerous under the Dangerous Dogs Act 1991</p> <p>i) in respect of any kind of pollution and/or contamination other than</p> <ul style="list-style-type: none"> <li>• caused by a sudden, identified, unexpected and unforeseen accident which happens in its entirety at a specific moment of time during the <b>period of insurance</b> at the <b>premises</b> named in the <b>schedule</b> and</li> <li>• reported to us not later than 30 days from the end of the <b>period of insurance</b></li> </ul> <p>in which case all such pollution and/or contamination arising out of such accident shall be deemed to have happened at the time of such accident</p> <p>j) arising out of <b>your</b> ownership, occupation, possession or use of any land or building that is not within the <b>premises</b></p> <p>k) if <b>you</b> are entitled to indemnity under any other insurance, including but not limited to any horse or travel insurance, until such insurance(s) is exhausted</p>

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## Legal Liability to the Public (continued)

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Part B

**What is covered**

**What is not covered**

<b>We will pay for</b>	<b>We will not indemnify you</b>
<p>sums which <b>you</b> have been awarded by a court in the <b>United Kingdom</b> and which still remain outstanding three months after the award has been made provided that:</p> <ul style="list-style-type: none"> <li>• Part A(ii) of this section would have indemnified <b>you</b> had the award been made against <b>you</b> rather than to <b>you</b></li> <li>• there is no appeal pending</li> <li>• <b>you</b> agree to allow <b>us</b> to enforce any right which <b>we</b> shall become entitled to upon making payment</li> </ul>	<p>for any amount in excess of £100,000</p>

Part C

<b>We will indemnify you for</b>	<b>We will not indemnify you</b>
<p>any amount <b>you</b> become legally liable to pay under Section 3 of the Defective Premises Act 1972 or Article 5 of the Defective Premises (Northern Ireland) Order 1975 in connection with any <b>home</b> previously owned and occupied by <b>you</b></p>	<ul style="list-style-type: none"> <li>• for any liability if <b>you</b> are entitled to indemnity under any other insurance</li> <li>• for the cost of repairing any fault or alleged fault</li> </ul>

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Limit of insurance

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**We will not pay**

- in respect of pollution and/or contamination:- more than **£2,000,000** in all
- in respect of other liability covered under section four:- more than **£2,000,000** in all for Part A and C, and **£100,000** for Part B for any one accident or series of accidents arising out of any one event, plus the costs and expenses which **we** have agreed in writing.

## Valuables and personal possessions

### What is covered

### What is not covered

This insurance covers	<b>We</b> will not pay
<p><b>Valuables</b> and <b>personal possessions</b> listed in the <b>schedule</b> (or specification(s) attached) against physical loss or damage within the geographical limits shown in the <b>schedule</b></p>	<ul style="list-style-type: none"> <li>a) for damage caused by moth or vermin</li> <li>b) for damage from electrical or mechanical faults or breakdown</li> <li>c) any amount over £1,000 for any one item unless stated otherwise in the <b>schedule</b> or the specification(s) attached to the <b>schedule</b></li> <li>d) for damage or deterioration of any article caused by dyeing, cleaning, repair, renovation or whilst being worked upon</li> <li>e) for damage to guns caused by rusting or bursting of barrels</li> <li>f) for breakage of any sports equipment whilst in use</li> <li>g) for any loss of or damage to contact, corneal or micro corneal lenses</li> <li>h) for theft or disappearance of jewellery from baggage unless such baggage is carried by hand and under <b>your</b> personal supervision</li> <li>i) the first £50 of every claim in respect of unspecified items</li> <li>j) for mobile telephones and computer equipment unless otherwise stated in the specification(s) attached to the <b>schedule</b></li> <li>k) any amount over £500 in total in respect of theft or disappearance of property from any vehicle when such vehicle is left unattended without an authorised <b>occupant</b></li> <li>l) any amount over £2,000 in total in respect of theft or disappearance of jewellery from hotel or motel rooms during <b>your</b> absence from such rooms</li> </ul>

Conditions that apply to section five (valuables and personal possessions) only

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How **we** deal with **your** claim

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1. **We** will at **our** option repair, replace or pay for any article lost or damaged.
2. If any insured item which is part of a pair or set and has an insured value of £1,000 or over:
  - **we** will not pay for the cost of replacing any undamaged or remaining items that form part of such pair or set.
  - **we** will not pay more than the proportion that the lost or damaged item bears to the insured value of such pair or set.

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**Your** sum insured

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1. If the total value of unspecified items at the time of the loss or damage is more than **your** sum insured for such items, then **we** will only pay for a proportion of the claim. For example if **your** sum insured only represents one half of the total value of unspecified items **we** will only pay one half of the cost of repair or replacement.

However, if **personal possessions** are lost or damaged away from the **home** **we** will not take account of the value of **personal possessions** in the **home** at the time of such loss or damage.

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Limit of insurance

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**We** will not pay more than the sum(s) insured shown in the **schedule**.

Section Six

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## Domestic freezer cover

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The following cover applies only if the **schedule** shows that it is included.

### What is covered

### What is not covered

What is covered	What is not covered
Section two of this insurance extends to cover	We will not pay
the cost of replacing <b>your</b> food in <b>your</b> fridge or freezer if it is spoiled due to a change in temperature or contaminated by refrigeration fumes	a) for loss or damage caused by any electricity or gas company cutting off or restricting <b>your</b> supply b) for loss or damage due to the failure of <b>your</b> electricity or gas supply caused by a strike or any other industrial action c) the first £50 of every claim

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Limit of insurance

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**We** will not pay more than the sum insured shown in the **schedule**.

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## Pedal cycle cover

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The following cover applies only if the **schedule** shows that it is included.

### What is covered

### What is not covered

<p>Section two of this insurance extends to cover the following</p>	<p><b>We</b> will not pay</p>
<p>the cost of repairing or replacing <b>your</b> pedal cycles following:</p> <ul style="list-style-type: none"> <li>• theft or attempted theft</li> <li>• accidental damage</li> </ul> <p>anywhere in the <b>United kingdom</b></p>	<p>a) for loss or damage to:</p> <ul style="list-style-type: none"> <li>• tyres,</li> <li>• lamps,</li> <li>• accessories,</li> </ul> <p>unless the cycle is stolen or damaged at the same time</p> <p>b) for damage from mechanical or electrical faults or breakdown</p> <p>c) for loss or damage while the cycle is used for racing or pacemaking or is let out on hire or is used other than for private purposes</p> <p>d) to replace a stolen cycle unless it was locked to an immovable object or kept in a locked building at the time of the theft</p> <p>e) the first £50 of every claim</p>

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Limit of insurance

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**We** will not pay more than the sum insured shown in the **schedule**.

## Money and credit card cover

The following cover applies only if the **schedule** shows that it is included.

### What is covered

### What is not covered

<p>Section five of this insurance extends to cover the following</p>	<p><b>We</b> will not pay</p>
<ul style="list-style-type: none"> <li>• theft or accidental loss of <b>money</b></li> <li>• any amounts which <b>you</b> become legally liable to pay as a result of unauthorised use following loss or theft of <b>your credit card(s)</b></li> </ul> <p>within the geographical limits shown in the <b>schedule</b>, provided that</p> <ul style="list-style-type: none"> <li>• within 24 hours of <b>your</b> discovering any such loss or theft, <b>you</b> have notified the police and, in the case of <b>credit card(s)</b>, the card issuing company; and</li> <li>• <b>you</b> have complied with all other conditions under which <b>your credit card(s)</b> were issued to <b>you</b></li> </ul>	<ul style="list-style-type: none"> <li>a) to make up any shortages due to error or omission</li> <li>b) for loss of value</li> <li>c) the first £50 of every claim</li> </ul>

Limit of insurance

**We** will not pay more than the sum(s) insured shown in the **schedule**.

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## Endorsements

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The following clauses apply only if they are mentioned in the **schedule**.

1. **Hotel and Motel Clause**

This insurance does not cover theft or disappearance of jewellery from hotel or motel rooms during **your** absence from such rooms.

(This clause overrides exclusion 1) of section five).

2. **Alarm Clause**

This insurance does not cover loss or damage from authorised entry:

- when the **premises** are left unattended, or
- at night,

unless:

- a) at all such times the intruder alarm has been put into full and effective operation, and
- b) the intruder alarm is kept in good working order throughout the **period of insurance** under a maintenance contract with the installing company.

3. **Safe Clause**

This insurance does not cover theft of jewellery from the **home** unless the jewellery is kept in a locked safe whilst not being worn.

4. **Keys Clause**

This insurance does not cover theft of jewellery from safe(s) unless **you** have removed the keys of the safe(s) from the **home** while **you** are absent from the **premises**.

5. **Climatic Conditions Clause**

This insurance does not cover loss or damage caused by dryness, dampness, extremes of temperature or exposure to the light.

6. **Musical Instruments Clause**

This insurance does not cover the breaking of strings, reeds or drumheads forming part of musical instruments.

7. **Theft Limitation Clause**

This insurance does not cover theft or attempted theft from the **home** other than as a result of violent and forcible entry.

8. **Non-standard Construction Clause**

It is agreed that the private dwelling of the **home** is not of **standard construction**.

9. **Minimum Security Clause**

This insurance does not cover loss or damage from unauthorised entry to the private dwelling of the **home** unless the undernoted minimum protections are fitted.

External Doors: 5 Lever Mortice Deadlocks (conforming to British Standard 3621).

Patio Doors: In addition to a central locking device, key operated bolts to top and bottom opening sections.

Windows: Key operated security locks to all ground floor and other accessible windows.

10. **Subsidence, Heave or Landslip Exclusion Clause**

Subsidence or heave of the site upon which the **buildings** stand or landslip as shown in number 9 of sections one and two is not covered by this insurance.

11. **Flood Exclusion Clause**

Section One (buildings) and Section Two (contents) of this insurance do not cover loss or damage caused by flood other than directly resulting from escape of water from fixed water tanks, apparatus or pipes as shown in number 4 of Sections One and Two

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## Endorsements (continued)

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### 12. **Contractors Exclusion Clause**

This insurance does not cover loss, damage or liability arising out of the activities of contractors.

### 13. **Index-linking Clause**

The sums insured in section one (**buildings**) and section two (**contents**) will be indexed each month in line with the following:

Section one (**buildings**): The House Rebuilding Cost Index issued by the Royal Institution of Chartered Surveyors.

Section two (**contents**): The Consumer Durables Section of the General Index of Retail Prices or a similar index selected by **us**.

**We** will not charge **you** an extra premium for any monthly increase, but at each renewal **we** will calculate the premium using the new sums insured.

For **your** protection should the index fall below zero **we** will not reduce the sum insured.

### 14. **Business Use Extension Clause**

In return for the payment of an extra premium section four A(i) extends to include **your** legal liability, as defined in that section, for using the **home** for the business purposes which are detailed in the **schedule**. However, **we** will not cover any liability arising out of advice given or services rendered in respect of **your** profession, occupation or business or employment.

### 15. **Thatch Clause**

It is **your** duty to ensure that:

- where it is within **your** control **you** do not allow any bonfires/incinerators to be lit within 50 metres of the **premises**.
- all old thatch and thatching is burnt at a distance of more than 50 metres from the **premises**.
- no naked flames or tools producing naked flames be present in the attic or loft space at any time.
- two fire extinguishers are kept in the **home** and are maintained in good working order; one of which must be stored in the kitchen and be dry powder.

If **you** fail to comply with the above duties this insurance may become invalid in respect of loss or damage caused by fire.

### 16. **Your Bank's or Building Society's Interest Clause**

The rights of the bank or building society who provided **your** mortgage will not be affected by anything **you** do to increase the risk of loss or damage to the **home** provided that they were unaware of such action. The bank or building society must write and tell **us** as soon as they become aware of any action **you** have taken to increase the risk of loss or damage. They may also have to pay an extra premium which **you** will have to repay them.

### 17. **Protections Clause**

It is **your** duty to ensure that all protections provided for the security of the **home** and **contents**:

- are maintained in good working order, and
- are in full and effective operation whenever **you** are absent from the **premises**.

If **you** fail to comply with the above duties this insurance will become invalid in respect of loss or damage resulting from unauthorised entry.

### 18. **Unattended Vehicles Clause**

This insurance does not cover theft or disappearance of property from any vehicle when such vehicle is left unattended without an **occupant**.

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## Endorsements (continued)

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### 19. **Unoccupancy Clause**

If **you** leave the **home** without an **occupant** for more than 30 consecutive days **we** will not pay

- a) the first £250 of each and every claim
- b) for loss or damage caused by theft or attempted theft or malicious acts to
  - **money** and **credit cards**
  - **valuables**
  - televisions, satellite decoders
  - audio and video equipment
  - radios
  - home computers, video cassette recorders
- c) for loss or damage directly caused by escape of water from and frost damage to fixed water tanks, apparatus or pipes unless the water has been turned off at the point of supply to the **buildings**.

### 20. **Chimney Clause**

It is **your** duty to ensure that:-

- all chimneys and/or flues to solid fuel stoves, boilers and open fires are kept in a good state of repair and they must be professionally cleaned within two weeks of the inception date of this insurance or not more than 6 months since the last time they were professionally cleaned, whichever is the sooner. Thereafter **you** must have them cleaned at not more than 6 monthly intervals.
- **you** must keep in **your** possession the original dated receipts for all cleaning operations (including any cleaning operation prior to the inception of this insurance) for a period of 18 months. **You** will have to produce them for **our** inspection if we ask for them.
- for the purposes of this insurance "professionally" shall refer to an individual or company who are members of a recognised professional trade body.

If **you** fail to comply with any of the above duties this insurance may become invalid in respect of loss or damage caused by fire.

### 21. **Flat Roof Endorsement**

It is a condition of this insurance that the areas of flat roof be checked and maintained in good condition, at **your** expense, at least every 5 years.

#### 21a. **Flat Roof Warranty**

It is warranted that the flat roof area must be inspected every 5 years at **your** expense and any defect discovered immediately rectified. In the event of non compliance **we** may not pay **your** claim in the event of storm damage. The policy excess applicable is increased by £150 in respect of any loss or damage to the flat roof areas or any resulting damage from loss or damage to the flat roof areas.

### 22a. **Unoccupancy Clause**

While the **home** is unoccupied

- (a) The **home** must be visited at least once every week by **you** or **your** representative. A visit record of dates, times and any observations must be recorded in a central inspection record. Presentation of which will be required in the event of a claim
- (b) All security at the property must be maintained and placed in operation whenever the **home** is unattended

Section one (buildings) and Section two (contents) of this insurance do not cover,

- (c) Loss or damage by escape of water from and frost damage to fixed water tanks, apparatus or pipes UNLESS the water is turned off at the mains and all tanks and pipes are drained, OR the central heating system is in continuous operation to maintain a minimum temperature of 60 degrees Fahrenheit/15 degrees Celsius between the 1st October and the 1st April inclusive.
- (d) The first £250 of every claim other than fire and subsidence, heave and landslip which are as per the Certificate wording.
- (e) Jewellery, furs, gold, silver, gold and silver plated articles.

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## Endorsements (continued)

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**23. Improvement in Rental Provision Cover**

Section one (buildings) and Section two (contents) of this insurance are altered to provide (where applicable) 12 months loss of rent cover with a maximum 20% of the building sum insured and not 10% as stated on the policy wording.

**24. Single Flat(s)/Part of Building Endorsement**

In the event of loss or damage arising from the insured causes to the common parts of the building which the insured flat forms part of, **our** liability is limited to the percentage the said flat bears to the total number of flats forming the building(s). In any event **our** maximum liability is the sum insured stated.

**25. Accidental Damage to Building**

It is noted for the purpose of this policy that exclusion "e)" of the accidental damage to buildings section is deleted in full allowing cover to be provided for lent, let or sublet properties.

**27. Voluntary Excess Clause (£150)**

Please note all declared excesses applicable to this policy and schedule are increased by £150 (except for item 9, subsidence that remains unaltered).

**28. Voluntary Excess Clause (£400)**

Please note all declared excesses applicable to this policy and schedule are increased by £400 (except for item 9, subsidence that remains unaltered).

**29. Voluntary Excess Clause (£900)**

Please note all declared excesses applicable to this policy and schedule are increased by £900 (except for item 9, subsidence that remains unaltered).

**30. Increased Property Owners Liability to £5,000,000**

The limit of insurance in respect of other liability covered under Section Three - Legal Liability to the Public (as owner only, but not as occupier), is amended to state: "more than £5,000,000 for any one accident or series of accidents arising out of any one event, plus the costs and expenses which we have agreed in writing". The limit of insurance in respect of pollution and/or contamination remains unchanged.

**31. Contents of Common Areas**

The Definition of **Buildings** shall extend "landlords fixtures and fittings" to include landlords contents comprising furniture, furnishings, carpets, and other property in the common hall, stairway, and other common parts (including storage rooms and compartments) of the **Home** all belonging to **you** or for which **you** are legally responsible excluding

- a) Any loss and/or damage in excess of £5,000
- b) **Valuables**
- c) Money, stamps, certificates, cheques, securities, or documents
- d) Television, video ,audio equipment and computers
- e) Clothing and **Personal possessions**
- f) Animals
- g) Property more specifically insured
- h) Property in the open
- i) Motor vehicles, their contents or accessories

If **you** claim for loss or damage to the contents of common areas **we** will at our option indemnify **you** by payment, replacement, reinstatement or repair. A deduction for wear and tear will be made in respect of:

- Property not proved to be less than one year old at the time of loss or damage
- Household linen, clothing, pedal cycles
- Any items not repaired or replaced and which are less than one year old at the time of loss or damage.

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## Endorsements (continued)

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**32. Trace and Access**

It is hereby noted and agreed that page 13 of the household policy wording Section One (buildings) item G) Trace and Access cover is to be added and specifically included.

**33. Escape of Water Excess Increase**

The standard policy excess of £100 is increased to £250 in respect of the following perils Section One (buildings), what is covered item 4, "escape of water from and frost damage to fixed water tanks, apparatus or pipes", and Section Two (contents), what is covered item 4, "escape of water from fixed water tanks, apparatus or pipes.

**53. Malicious Damage by Tenant**

It is hereby noted and agreed that under Section 1 (buildings) what is covered Peril 8 "any person taking part in a riot, violent disorder, strike, labour disturbance, civil commotion or acting maliciously" the exclusions are deleted and replaced with the following:

What is not covered:

- a) for loss or damage whilst the home is unoccupied
- b) the first £100 of any claim
- c) more than £5,000 where the malicious damage is caused by a person lawfully allowed in your home.

**54. Six Monthly Inspection**

Unless it is **unoccupied** the **home** must be inspected internally and externally at least once every 6 months by either **you** or **your** adult representative. A record of dates, times and any observations must be recorded in a central inspection record which must be made available to **us** on request. **You** must immediately notify **us** should **you** become aware that the condition of the **home** has deteriorated by any means and/or the **home** has been subject to unlawful access or attempted unlawful access of any kind.

**100. Subsidence Heave or Landslip Exclusion Clause**

Subsidence or heave of the site upon which the buildings stand or landslip as shown in cover item 9 of Sections One (buildings) and Two (contents) is not covered by this insurance.

**101. Flood Exclusion Clause**

Section One (buildings) and Section Two (contents) of this insurance do not cover loss or damage caused by flood other than directly resulting from escape of water from fixed water tanks, apparatus or pipes as shown in cover item 4 of Sections One and Two.

**102. Storm Exclusion Clause**

Section One (buildings) and Section Two (contents) of this insurance do not cover loss or damage caused by storm as shown in cover item 3 of Sections One and Two.

**103. Theft Exclusion Clause**

Section One (buildings) and Section Two (contents) of this insurance do not cover loss or damage caused by theft or attempted theft as shown in cover item 6 of Sections One and Two.







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