



# Home Insurance

Policy Wording

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## Welcome to Your Home Insurance

Thank you for selecting Henderson Home Insurance to protect your property. Your policy is underwritten by Royal and Sun Alliance Insurance plc.

As a homeowner, it is important that you regularly maintain your property keeping it in good condition and in good state of repair. If you are planning to make any home improvements such as a loft conversion or extension, let us know so we can ensure you are properly covered.

We hope that you are never unfortunate enough to need to make a claim but if you are, you can rest assured that you will receive an excellent service from our team of specialists.

This booklet includes the following important information:

- The terms and conditions of this insurance; and
- Easy to follow guidelines on what you need to do if your home and/or Contents are damaged and you wish to make a claim.

## Important information about your policy

We want to help you understand your home insurance policy and make you aware that the information you have provided is part of a legally binding contract of insurance with us.

This booklet, the Statement of Fact, Schedule and any Endorsements are evidence of that contract and should be read as if they are one document. Please read them carefully to ensure that your cover is exactly what you need, and keep them in a safe place.

During the Period of Insurance you are insured for those sections shown in your Schedule as being included. If you are in any doubt about the level of cover provided, or you have any questions relating to this insurance, please contact your Broker immediately.

### The Law Applicable to this Insurance

Under the laws of the United Kingdom both You and we are free to choose the law which applies to this contract to the extent permitted by those laws. Unless you and we agree otherwise, the law which applies to this insurance is the law which applies to the part of the United Kingdom where the premises are located.

We and You have agreed that any legal proceedings between you and us in connection with this insurance will only take place in the courts of the part of the United Kingdom in which the premises are located.

### Royal & Sun Alliance Insurance plc

Henderson Home Insurance is underwritten by Royal and Sun Alliance Insurance plc (No. 93792). Registered in England and Wales at St. Mark's Court, Chart Way, Horsham, West Sussex, RH12 1XL.

Royal and Sun Alliance Insurance plc are authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority.

### Your total peace of mind

Royal and Sun Alliance Insurance plc are covered by the Financial Services Compensation Scheme. You may be entitled to compensation from this Scheme if an insurer is unable to meet its obligations to you under this contract. If you were entitled to compensation under the Scheme, the level and extent of compensation would depend on the nature of the contract. Further information about the Scheme is available from the Financial Compensation Scheme, 10<sup>th</sup> Floor, Beaufort House, 15 St Botolph Street, London, EC3A 7QU or by telephoning 020 7741 4100 and on their website [www.fcsc.org.uk](http://www.fcsc.org.uk)

### Your Right to Cancel the Policy

If after reading through your insurance policy you decide not to proceed with this insurance, you have the right to cancel back to the start of the period of insurance without giving any reason, providing your instruction to cancel is submitted to your Broker within 14 days of either:

- The date you receive the policy documentation, or
  - The start of the period of insurance,
- Whichever is the latter.

Providing no claim has been made we will refund your premium in full.

If you wish to cancel your policy after 14 days you can do so at any time by contacting your Broker.

- On policies where the annual premium has been paid in full a refund of premium will be calculated from receipt of this notice on a pro-rata basis, providing no incidents have occurred which give rise to a claim.
- On policies where the premium is paid by monthly payments the cancellation will take effect from the end of the period for which you have paid and therefore no refund will be due.

We can cancel your policy by giving you 30 days written notice at your last known address if:

- We have identified serious grounds (such as the use or threat of violence or aggressive behaviour against our staff, contractors or property)
- There is a change in risk occurring which increases the risk under your policy and which we are unable to insure
- You breach any terms and conditions of your policy
- There is a default in instalment payments due under any linked loan agreement

Where possible, we will try to seek an opportunity to resolve the matter with you.

This will not affect your right to make a claim for any event that happened before the cancellation date. If we cancel the policy we will refund premiums already paid for the remainder of the current period of insurance providing no claims have been made. .

## Definitions

Where the following words appear in bold in this insurance contract, they will have the meanings shown below.

|                          |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|--------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Accidental Damage</b> | Sudden, unexpected and visible damage which is not inevitable and has not been caused on purpose.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <b>Bodily Injury</b>     | Includes death or disease.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Broker</b>            | The intermediary who arranged this insurance on <b>Your</b> behalf.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Buildings</b>         | <p>The <b>home</b> and its decorations including:</p> <ul style="list-style-type: none"> <li>• Fixtures and fittings attached to the <b>home</b>,</li> <li>• Greenhouses, tennis courts, swimming pools, drives, paths, patios and terraces, walls, gates and fences and fixed fuel tanks,</li> </ul> <p>which <b>You</b> own or for which <b>You</b> are legally responsible within the premises named in the <b>Schedule</b>.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <b>Contents</b>          | <p>Household goods, <b>Valuables and Personal Belongings</b>, within the <b>home</b>, which are <b>Your</b> property or which <b>You</b> are legally responsible for.</p> <p><b>Contents</b> include:</p> <ul style="list-style-type: none"> <li>• Tenants fixtures and fittings,</li> <li>• Radio and television aerials, satellite dishes, their fittings and masts which are attached to the <b>home</b>,</li> <li>• <b>Contents</b> that are within the premises shown in the <b>Schedule</b> but not contained within the <b>home</b> or <b>Outbuildings</b> at the time of loss or damage up to £500 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>Contents</b> in <b>Outbuildings</b> up to £2,500, unless otherwise stated in the <b>Schedule</b>,</li> <li>• Deeds and registered bonds and other personal documents up to £1,500 in total,</li> <li>• <b>Valuables and Personal Belongings</b> up to £7,000 in total, with the limit for any one item being £2,500 within the <b>home</b>, unless otherwise stated in the <b>Schedule</b>,</li> <li>• Domestic oil in fixed fuel oil tanks up to £750,</li> <li>• Pedal cycles up to £500 per pedal cycle within the <b>home</b>, unless otherwise stated in the <b>Schedule</b>,</li> <li>• <b>Office Equipment</b> up to £5,000 in total,</li> <li>• <b>Money and Credit Cards</b> up to £500 in total, unless otherwise stated in the <b>Schedule</b>.</li> </ul> |

## Contents (continued)

### Contents does not include:

- Motor vehicles (other than garden machinery), caravans, aircraft, trains, boats, hovercraft, wet-bikes, trailers and parts or their accessories,
- Any living creature,
- Any part of the **Buildings**,
- Any property held or used for business purposes other than as defined under **Office Equipment**,
- Any property insured under any other insurance,
- Landlords fixtures and fittings.

## Credit Cards

Includes charge cards, debit cards, banker's cards and cash dispenser cards.

## Endorsement

A change in the terms and conditions of this insurance.

## Excess

The amount stated in this booklet or in the **Schedule** and payable by **You** in the event of a claim.

## Heave

Upward and/or lateral movement of the site on which **Your Buildings** stand caused by swelling of the ground.

## Home

The private dwelling and the garages and **Outbuildings** (including sheds) used for domestic purposes at the premises shown in the **Schedule**, which **You** are legally responsible for.

## Landslip

Downward movement of sloping ground.

## Money

- Current legal tender, cheques, postal and money orders,
- Postage stamps not forming part of a stamp collection,
- Savings stamps and savings certificates, travellers' cheques,
- Premium bonds, luncheon vouchers and gift tokens,

all held for private or domestic purposes.

## Office Equipment

Computers and home **Office Equipment** used in conjunction with **Your** business at the **Home**.

### Office Equipment includes:

- Furniture,
- Computers (including keyboards and monitors),
- Printers,
- Fax machines and modems,
- Photocopiers and typewriters,
- Phone equipment,

in the **Home** which belong to **You** or for which **You** are legally responsible.

### Office Equipment does not include:

- Property more specifically insured by any other insurance,
- Compensation for **You** not being able to use the computer or any equipment following loss or damage,
- Loss of magnetism or corruption of data,
- The equipment being confiscated or repossessed ,
- The cost of reconstituting any lost or damaged data,
- Loss or damage to computer software, software tapes / discs / CD Roms and any data stored,
- Any **Money** held for business purposes,
- Any amount over £1,000 in respect of stock.

|                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Outbuildings</b>          | <p>There is no limit on the number of garden sheds or greenhouses covered, but any individual outbuilding will be covered for no more than £5,000, unless specifically stated otherwise in the policy <b>Schedule</b>.</p> <p>Unless otherwise agreed, <b>Outbuildings</b> do not include:</p> <ul style="list-style-type: none"> <li>• Any Building which is not on a permanent foundation or base</li> <li>• Tree houses</li> <li>• Inflatable buildings (whether over swimming pools or not) or</li> <li>• Any structure which is made of canvas, PVC or any other non-rigid material.</li> </ul>                                                                                                                                                                                    |
| <b>Period of Insurance</b>   | The duration of this policy as shown in the <b>Schedule</b> .                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <b>Personal Belongings</b>   | <p><b>Personal Belongings</b> are items that belong to <b>You</b> and are normally worn or carried on the person.</p> <p><b>Personal Belongings</b> includes:</p> <ul style="list-style-type: none"> <li>• Luggage,</li> <li>• Clothing,</li> <li>• Sports, musical, camping and photographic equipment,</li> <li>• Mobile phones,</li> <li>• Portable computer equipment.</li> </ul> <p><b>Personal Belongings</b> does not include:</p> <ul style="list-style-type: none"> <li>• Tools used or held for business, professional or trade purposes,</li> <li>• <b>Valuables</b>,</li> <li>• Contact or corneal lenses or hearing aids unless otherwise specified in the <b>Schedule</b>,</li> <li>• Pedal cycles,</li> <li>• Any property insured under any other insurance.</li> </ul> |
| <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> | The <b>Buildings</b> which are constructed of brick, stone or concrete and roofed with slates, tiles, metal or concrete.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Subsidence</b>            | Downward movement of the site on which <b>Your Buildings</b> stand by a cause other than the weight of the <b>Buildings</b> themselves.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Terrorism</b>             | <p>Any act(s) of any person(s) or organisation(s) involving:</p> <ul style="list-style-type: none"> <li>• The causing, occasioning or threatening of harm of whatever nature and by whatever means,</li> <li>• Putting the public or any section of the public in fear,</li> </ul> <p>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.</p>                                                                                                                                                                                                                                                                                       |
| <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>Unfurnished</b>      | Where the main <b>Buildings</b> are not furnished enough for <b>You</b> to live in.                                                                                                          |
| <b>Unoccupied</b>       | Where the <b>Buildings</b> have not been lived in by <b>You</b> for more than 30 consecutive days during the <b>Period of Insurance</b> .                                                    |
| <b>Valuables</b>        | Items of gold, silver or other precious metals, jewellery and furs, and other collections (paintings, works of art etc.) which belong to <b>You</b> or are <b>Your</b> legal responsibility. |
| <b>We/Us/Our</b>        | The Insurer stated in the <b>Schedule</b> .                                                                                                                                                  |
| <b>You/Your/Insured</b> | The person or persons named in the <b>Schedule</b> and all members of <b>Your</b> family who permanently live in the <b>Home</b> , including any resident domestic employee(s).              |

## Our service commitment to you

**Our** aim is to ensure that all aspects of **your** insurance are dealt with promptly, efficiently and fairly. At all times **we** are committed to providing **you** with the highest standard of service.

If **you** have any questions or concerns about **your** insurance or the handling of a claim, **you** should contact:

Henderson Insurance Brokers Ltd  
 Trueman House  
 Capitol Park  
 Tingley, Leeds  
 LS27 0TS  
 Tel: 0113 393 6300  
 Fax: 0113 393 6363  
 Email: [privateclients@hibl.co.uk](mailto:privateclients@hibl.co.uk)

If **you** are not satisfied and wish to make a complaint, then **you** may contact the insurer's complaints team at:

Customer Relations Team  
 RSA  
 P O Box 2075  
 Livingston  
 EH54 0EP  
 Tel: 0800 107 6161  
 Fax: 01422 325 227  
 Email: [crt.halifax@uk.rsagroup.com](mailto:crt.halifax@uk.rsagroup.com)

If remain dissatisfied, **you** may refer the matter at any time to:

Financial Ombudsman Service  
 South Quay Plaza  
 183 Marsh Wall  
 London  
 E14 9SR  
 Tel: 0800 023 4567 (for landline users)  
 0300 123 9123 (for mobile users)  
 Email: [complaint.info@financial-ombudsman.org.uk](mailto:complaint.info@financial-ombudsman.org.uk)  
 Website: [www.financial-ombudsman.org.uk](http://www.financial-ombudsman.org.uk)

In all communications the policy/certificate number appearing in the **Schedule** should be quoted.

**Your** right to take legal action against **us** is not affected by referral to either the Customer Relations Team or the Financial Ombudsman Service.

## Our service commitment to you

**Our** aim is to ensure that all aspects of **your** insurance are dealt with promptly, efficiently and fairly. At all times **we** are committed to providing **you** with the highest standard of service.

If **you** have any questions or concerns about **your** insurance or the handling of a claim, **you** should contact:

| Policy Enquiries                                                                                                                                                                                                                 | Claims Enquiries                                                                                                                                                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <u>Henderson Insurance Brokers LTD</u><br>Trueman House<br>Capitol Park<br>Tingley, Leeds<br>Postcode<br>Tel: 0113 393 6300<br>Fax: 0113 393 6363<br>Email: <a href="mailto:privateclients@hibl.com">privateclients@hibl.com</a> | Affinity Claims<br>St Marks Court<br>Chart Way<br>Horsham<br>RH12 1RZ<br>Tel: 0845 0000 825<br>Email: <a href="mailto:home_claims@gbtpa.com">home_claims@gbtpa.com</a> |

If **you** are not satisfied and wish to make a complaint, then **you** may contact the insurer's complaints team at:

Customer Relations Team  
RSA  
P O Box 2075  
Livingston  
EH54 0EP  
Tel: 0800 107 6161  
Fax: 01422 325 227  
Email: [crt.halifax@uk.rsagroup.com](mailto:crt.halifax@uk.rsagroup.com)

If remain dissatisfied, **You** may refer the matter at any time to:

Financial Ombudsman Service  
South Quay Plaza  
183 Marsh Wall  
London  
E14 9SR  
Tel: 0800 023 4567 (for landline users)  
0300 123 9123 (for mobile users)  
Email: [complaint.info@financial-ombudsman.org.uk](mailto:complaint.info@financial-ombudsman.org.uk)  
Website: [www.financial-ombudsman.org.uk](http://www.financial-ombudsman.org.uk)

In all communications the policy/certificate number appearing in the **Schedule** should be quoted.

**Your** right to take legal action against **us** is not affected by referral to either the Customer Relations Team or the Financial Ombudsman Service.

## How to make a Claim

Although **we** hope that **you** will never need to make a claim on **your** insurance policy, **we** have made everything as simple and straightforward as possible should **you** ever need to use **our** claims service.

When an accident happens, **you** should take any immediate action **you** think will to protect **your** property and belongings from further damage, such as switching off the gas, electricity or water.

If **you** need to make a claim under this policy, please contact **us** straight away by calling the claims helpline on:

0845 0000 825

To help **us** deal with **your** claim quickly **we** may require **you** to provide **us** with assistance and evidence that **we** require concerning the cause and value of any claim. Ideally, as part of the initial notification, **you** will provide:

- **Your** name, address, and **your** home and mobile telephone numbers
- Policy/Certificate number
- The date of the incident
- The cause of the loss or damage
- Details of the loss or damage together with claim value if known
- Names and addresses of any other parties involved or responsible for the incident (including details of injuries) and addresses of any witnesses.

This information will enable **us** to make an initial evaluation on policy liability and claim value. **We** may, however, request additional information depending upon circumstances and value which may include the following:

- Original purchase receipts, invoices, instruction booklets or photographs
- Purchase dates and location of lost or damaged property
- For damaged property, confirmation from a suitable qualified expert that the item **you** are claiming for is beyond repair.

In the majority of cases, **we** will be able to tell **you** whether **you** are covered and will tell **you** what **you** need to do next.

For some claims **we** or someone acting on **our** behalf may wish to meet with **you** to discuss the circumstances of the claim, to inspect the damage, or to undertake further investigations.

For **Buildings** claims, **we** have a network of authorised repairers ready to put things right. If **we** appoint an authorised repairer:

- They will make **your home** safe for **you**,
- If further work is required, they will arrange a convenient time to complete the work,
- **You** will not need to obtain estimates,
- **You** can be assured of the standard of the work.

For **Contents** or **Valuables** and **Personal Belongings** claims, if an authorised repairer or supplier is used:

- **We** will arrange for someone to repair or replace the damaged items,
- **You** can be assured of the standard of work.

## Claims Terms and Conditions

### Applicable to the whole of this insurance

These are the Claims terms and conditions which **you** and **your** family will need to keep to as **your** part of the contract. If **you** do not, a claim may be rejected or payment could be reduced. In some circumstances **your** policy might be invalid.

If anything happens which might lead to a claim, what **you** must do depends on what has happened. The sooner **you** tell **us** the better. In some cases, there are other people **you** must contact first.

- If **you** or **your** family are the victim of malicious damage, vandalism, theft or attempted theft or accidental loss **you** must tell the police immediately and obtain the police reference number. Tell **us** as soon as **you** can.
- If **you** or **your** family are the victim of riot **you** must tell **us** as soon as **you** can or no later than 7 days after the riot.
- For all other claims **you** must notify **us** as soon as possible, giving full details of what has happened.
- **You** must provide **us** with details of what has happened within 30 days of discovering the loss or damage.
- **We** may, however, request additional information depending upon circumstances and value which may include the following:
  - Original purchase receipts, invoices, instruction booklets or photographs, bank or credit card statements, utility bills, pre-purchase surveys, or plans or deeds of your property;
  - Purchase dates and location of lost or damaged items; and/or
  - For damaged property, confirmation by a suitable qualified expert that the item **you** are claiming for is beyond repair.

Where **we** have asked **you** for specific information relevant to **your** claim **we** will pay for any approved expenses **you** incur in providing **us** with the above information.

- If a claim for liability is made against **you**, any letter, claim, writ, summons or other legal document **you** receive must be forwarded to **us** within 14 days, unanswered.
- **You** must not admit liability, or offer or agree to settle any claim without our written permission.
- **You** must take care to limit any loss, damage or liability.

### How we deal with your claim

**We** may need to get into a building that has been damaged to salvage anything **we** can and to make sure no more damage happens. **You** must help **us** to do this but **you** must not abandon **your** property to **us**.

**You** must not settle, reject, negotiate or offer to pay any claim **you** have made or intend to make under this policy without **our** written permission. **We** have the right, if **we** choose, in **your** name but at **our** expenses to:

- Take over the defence or settlement of any claim;
- Start legal action to get compensation from anyone else;
- Start legal action to get back from anyone else any payments that have already been made.

**You** must provide **us**, at **your** expense, with any information and assistance as **we** may require about any claim. **You** must help **us** to take legal action against anyone or help defend any legal action if **we** ask **you** to.

When **you** call **us**, at **our** option **we** will:

- Ask **you** to get estimates for building repairs or replacement items; or
- Arrange for the damage to be inspected by one of **our** claims advisors, an independent loss adjuster or other expert – their aim is to help **us** agree a fair settlement with **you**; or
- Arrange for the repair or a replacement as quickly as possible.

### Other Insurance

If, at the time of any loss, damage or liability covered under this insurance, there is any other policy on force, insuring the same loss, damage or liability covered by this policy; **we** shall only be liable for **our** proportional share.

## General Conditions

### Applicable to the whole of this insurance

These are the conditions of the insurance **you** and **your** family will need to meet as **your** part of the contract. If **you** do not, a claim may be rejected or payment could be reduced. In some circumstances **your** policy might be invalid.

#### Take care

**You** must take care to provide complete and accurate answers to the questions **we** ask when **you** take out, make changes to, and renew **your** policy.

**You** must take steps to avoid any accident and to prevent loss or damage to everything which is covered by this insurance and to keep all the property insured in good condition and in a good state of repair.

**You** must always make sure that the sums insured shown in **your schedule** are adequate.

- i. **Buildings** should be insured for the full cost of rebuilding the **buildings** in the same form, style and condition as new plus a amount agreed by **us** for architects', surveyors', consulting engineers and legal fees, debris removal costs and other costs to comply with government or local authority requirements,.

Please note that the rebuilding cost of **your home** may be different from its market value.

- ii. **Contents** should be insured for the full cost of replacement as new.

#### Change in Circumstances

Using the address on the front of **your Schedule** **You** must tell **us** within 14 days as soon as **you** know about any of the following changes:

- **You** are going to move **home** permanently;
- Someone other than **your** family is going to live in **your home**;
- **Your home** is going to be used for short periods each week or as a holiday home;
- **Your home** is going to be **Unoccupied**;
- Work is to be done on **your home** which is not routine repair, maintenance or decoration, for example any structural alteration or extension to **your home**;
- **You** or any member of **your** family has received a conviction for any offence except for driving;
- Any increase in the value of **your Contents** or the rebuilding cost of **your Buildings**;



- Any part of **your home** is going to be used for any trade, professional or business purposes;  
There is no need to tell **us** about trade, professional or business use if:
  - The trade, professional or business use is only clerical; and
  - **You** do not have staff employed to work from **your home**; and
  - **You** do not have any visitors in **your home** in connection with **your** trade, profession or business; and
  - **You** do not keep any business **Money** or stock in **your home**.

**We** may re-assess **your** cover and premiums when **we** are told about changes in **your** circumstances. If **you** do not tell **us** about changes or give **us** incorrect information, the wrong terms may be quoted, **we** may be entitled to reject payment of a claim or a payment could be reduced. In some circumstances **your** policy might be invalid, and **you** may not be entitled to a refund of premium.

#### Transfer of Interest

**You** cannot transfer **your** interest in the policy without **our** written permission.

#### Fraud

**You** must not act in a fraudulent manner. If **you** or anyone acting for **you**:

- Make a claim under the policy knowing the claim to be false, or fraudulently exaggerated in any respect; or
- Make a statement in support of a claim knowing the statement to be false in any respect; or
- Submit a document in support of a claim knowing the document to be forged or false in any respect; or
- Make a claim in respect of any loss or damage caused by **your** wilful act or with **Your** connivance

Then:

- **We** shall not pay the claim;
- **We** shall not pay any other claim which has been or will be made under the policy;
- **We** may, at **our** option, declare the policy void;
- **We** shall be entitled to recover from **you** the amount of any claim paid under the policy since the last renewal date;
- **We** shall not make any return premiums;
- **We** may inform the Police of the circumstances.

#### Important Notice

Please note that if the information provided by **you** is not complete and accurate, **we** may:-

- cancel **your** policy and refuse to pay any claim, or
- not pay any claim in full, or
- revise the premium and/or change any **Excess**, or
- revise the extent of cover or terms of this insurance.

## Payments

- a) Where payment of premium is not made, any cover otherwise provided by this insurance will be inoperative from the date the premium was due.
- b) Where a claim has been notified during the current **Period of Insurance**, **you** must continue with the monthly payments throughout the remaining **Period of Insurance**, or pay the remaining premium in full. If **you** fail to do so, **we** may deduct any outstanding amount from any claims settlement.

# General Exclusions

## Applicable to the whole of this insurance

### 1) Radioactive Contamination and Nuclear Assemblies Exclusion

**We will not pay for:**

- a. Loss or destruction of or damage to any property whatsoever, or any loss or expenses whatsoever resulting or arising therefrom, and
- b. Any legal liability of whatsoever nature,

Directly or indirectly caused by or contributed to, by or arising from:

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

### 2) 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.**

### 3) Existing and/or Deliberate Damage

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

- Occurring outside of the **Period of Insurance**;
- Caused deliberately by **you** or any person lawfully in the **home**,

### 4) Pollution or Contamination Exclusion

**We will not pay for loss, damage or liability of any kind directly or indirectly caused by or arising out of pollution and/or contamination other than:**

- When caused by oil or water escaping from a fixed oil or fixed water installation, or,
- When caused by a sudden, identified, unexpected and unforeseen accident which happens in its entirety at a specific moment of time during the **Period of Insurance** at the **home**, and
- Reported to **us** not later than 30 days from the end of the **Period of Insurance**.

In which all such pollution and/or contamination arising out of such accident shall be deemed to have happened at the time of such accident.

### 5) Contract (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.

#### 6) **Electronic Data Exclusion**

**We** will not pay for:

- a. Loss or destruction of or damage to any property whatsoever, or any loss or expenses whatsoever resulting or arising therefrom, and
- b. 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 change of date.

For the purpose of this exclusion 'computer virus' means a corrupting instruction from an unauthorised source that propagates itself via a computer system or network.

#### 7) **Terrorism**

**We** will not pay for any loss, damage, liability, cost or expense of any kind directly or indirectly caused by, resulting from or in connection with any act of **Terrorism**.

For the purpose of this exclusion, 'terrorism' means the use, or threat of use, of biological, chemical and/or nuclear force or contamination by any person(s), whether acting alone or on behalf of or in connection with any organisation(s) or government(s), committed for political, religious, ideological or similar purposes including the intention to influence any government(s) or put any section of the public in fear.

#### 8) **Confiscation**

**We** will not pay for loss, damage or liability occasioned by or happening through confiscation or detention by customs or other officials or authorities.

#### 9) **Loss of Value**

**We** will not pay for any reduction in market value of any property following its repair or reinstatement.

#### 10) **Indirect Loss or Damage**

**We** will not pay for any loss or damage that is not directly associated with the incident that caused **you** to claim, except where that loss or damage is expressly included within this insurance.

#### 11) **Wear and Tear**

**We** will not pay for any loss, damage, liability, cost or expense of any kind directly or indirectly caused by or resulting from wear and tear, depreciation, corrosion, rusting, damp, rising damp, rising water table, insects, vermin, fungus, condensation, fading, frost or anything that happens gradually, the process of cleaning, dyeing, repair, alteration, renovation, restoration or anything reaching the end of its serviceable life.

#### 12) **Financial Sanctions**

**We** will not provide any cover or be liable to provide any indemnity, payment or other benefit under this policy where doing so would breach any prohibition or restriction imposed by law or regulation.

If any such prohibition or restriction takes effect during the **Period of Insurance** **we** may cancel this policy immediately by giving **you** written notice at **your** last known address. If **we** cancel the policy **we** will refund premiums already paid for the remainder of the current **Period of Insurance**, provided no claims have been paid or are outstanding.

#### 13) **Defective Design or Construction**

**We** will not pay for any loss, damage, liability, cost or expense of any kind caused by or resulting from poor or faulty design, workmanship or use of faulty materials.

#### 14) **Rot**

**We** will not pay for any loss, damage, liability, cost or expense of any kind caused by rot whether or not this is caused directly or indirectly by any other cover included in this insurance.

## Data Protection Act 1998

Please read the following carefully as it contains important information relating to the details that **you** have given **us**. **You** should show this notice to any other party related to this insurance.

### How your information will be used and who we share it with

**Your** information comprises of all the details **we** hold about **you** and **your** transactions and includes information obtained from third parties.

If **you** contact **us** electronically, **we** may collect **your** electronic information identifier e.g. Internet Protocol (IP) address or telephone number supplied by **your** service provider.

**We** may use and share **your** information with other members of the Group to help **us** and them:

- Asses financial and insurance risks;
- Recover debt;
- Prevent and detect crime;
- Develop **our** services, systems and relationships with **you**;
- Understand **our** customers' requirements;
- Develop and test products and services

**We** do not disclose **your** information to anyone outside the Group except:

- Where **we** have **your** permission; or
- Where **we** are required or permitted to do so by law; or
- To credit reference and fraud prevention agencies that provide a service to **us**, **our** partners or **you**; or
- Where **we** may transfer rights and obligations under this agreement

**We** may transfer **your** information to other countries on the basis that anyone **we** pass it to provide an adequate level of protection. In such cases, the Group will ensure it is kept securely and used only for the purpose for which **you** provided it. Details of the companies and countries involved can be provided on request.

From time to time **we** may change the way **we** use **your** information. Where **we** believe **you** may not reasonably expect such a change **we** shall write to **you**. If **you** do not object, **you** will consent to that change.

**We** will not keep **your** information for longer than is required.

### Sensitive Information

Some of the information **we** ask **you** for may be sensitive personal data, as defined by the Data Protection Act 1998 (such as information about health or criminal convictions). **We** will not use such sensitive personal data about **you** or others except for the specific purpose for which **you** provide it and to carry out the services described in **your** policy documents. Please ensure that **you** only provide **us** with sensitive information about other people with their agreement.

## Fraud Prevention Agencies

If false or inaccurate information is provided and fraud is identified or suspected, details may be passed to fraud prevention agencies. Law enforcement agencies may access and use this information.

**We** and other organisations may also access and use this information to prevent fraud and money laundering, for example when:

- Checking details on applications for credit and credit related or other facilities;
- Recovering debt;
- Checking details on proposals and claims for all types of insurance;
- Checking details of job applicants and employees

Please contact the Data Protection Liaison Officer at the address below if **you** want to receive details of the relevant fraud prevention agencies.

**We** and other organisations may access and use from other countries the information recorded by fraud prevention agencies.

## Claims History

Insurers pass information to the Claims and Underwriting Exchange Register (CUE) run by Insurance Database Services Ltd (IDS Ltd). Under the conditions of **your** policy, **you** must tell **us** about any incident (such as a fire, water damage, theft or an accident) which may or may not give rise to a claim. When **you** tell **us** about an incident, **we** will pass information relating to it to the registers

## How to contact us

On payment of a small fee, **you** are entitled to receive a copy of the information **we** hold about **you**. If **you** have any questions, or **you** would like to find out more about this notice **you** can write the address shown in **your Schedule**.

## Section 1 - Buildings

The following cover applies only if the **Schedule** shows that **Buildings** is included.

| What is covered:                                                                                                                                    | What is not covered:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Loss or damage to <b>Your Buildings</b> during the <b>Period of Insurance</b> caused by the following insured events:                               | The <b>Excess</b> shown in <b>Your Schedule</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 1. Fire, smoke, lightning, explosion or earthquake.                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 2. Aircraft and other flying devices or items dropped from them.                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 3. Storm, flood or weight of snow.                                                                                                                  | <ul style="list-style-type: none"> <li>• Loss or damage caused by <b>Subsidence</b>, <b>Heave</b> or <b>Landslip</b> other than as covered under number 9 of Section 1</li> <li>• Loss or damage to domestic, fixed fuel oil tanks in the open, swimming pools or covers, fences, gates and hedges,</li> <li>• Damage caused by a rise in the water table (the level below which the ground is completely saturated with water)</li> <li>• Loss or damage to any moveable <b>Contents</b> in the open</li> <li>• Damage caused by frost,</li> <li>• Loss or damage caused by weight of snow to garages and <b>Outbuildings</b> which are not fully enclosed or have a plastic or glass roof or are not of <b>Standard Construction</b>.</li> </ul> |
| 4. Escape of water from and frost damage to fixed water tanks, heating installation, apparatus or pipes.                                            | <ul style="list-style-type: none"> <li>• Loss or damage caused by <b>Subsidence</b>, <b>Heave</b> or <b>Landslip</b> other than as covered under number 9 of Section 1,</li> <li>• Loss or damage to domestic, fixed fuel oil tanks in the open, swimming pools or covers,</li> <li>• Loss or damage if <b>your home</b> is <b>Unoccupied</b> or <b>Unfurnished</b>,</li> <li>• Loss or damage to heating installations that are outdoors or in an outbuilding, unless the installation is connected to a domestic heating boiler protected by a frost stat device,</li> <li>• Loss or damage caused by failure of or lack of sealant and/or grout.</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>• Loss or damage by faulty workmanship,</li> <li>• Loss or damage if <b>your home</b> is <b>Unoccupied</b> or <b>Unfurnished</b>,</li> <li>• Loss or damage due to wear and tear or any gradually operating cause.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| 6. Theft or attempted theft.                                                                                                                        | <ul style="list-style-type: none"> <li>• Loss or damage if <b>your home</b> is <b>Unoccupied</b> or <b>Unfurnished</b>.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |

## Section 1 – Buildings (continued)

The following cover applies only if the **Schedule** shows that **Buildings** is included.

| What is covered:                                                                                                      |                                                                                                                  | What is not covered:                            |                                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Loss or damage to <b>Your Buildings</b> during the <b>Period of Insurance</b> caused by the following insured events: |                                                                                                                  | The <b>Excess</b> shown in <b>Your Schedule</b> |                                                                                                                                                                                                                                                        |
| 7.                                                                                                                    | Collision or impact by any vehicle or animal.                                                                    | •                                               | Loss or damage if <b>your home</b> is <b>Unoccupied</b> or <b>Unfurnished</b> ,                                                                                                                                                                        |
|                                                                                                                       |                                                                                                                  | •                                               | Loss or damage caused by insects, birds, vermin or domestic pets.                                                                                                                                                                                      |
| 8.                                                                                                                    | Riot, violent disorder, strike, labour disturbance, civil commotion or malicious acts.                           | •                                               | Loss or damage if <b>your home</b> is <b>Unoccupied</b> or <b>Unfurnished</b> .                                                                                                                                                                        |
| 9.                                                                                                                    | <b>Subsidence</b> , or <b>Heave</b> of the site upon which the <b>Buildings</b> stand or <b>Landslip</b> .       | •                                               | Loss or damage to domestic fixed fuel-oil tanks, swimming pools or covers, tennis courts, drives, patios and terraces, walls, gates and fences unless the exterior walls of the private dwelling are also affected at the same time by the same cause, |
|                                                                                                                       |                                                                                                                  | •                                               | Loss or damage to solid floors, unless the walls of the <b>home</b> are damaged at the same time by the same cause,                                                                                                                                    |
|                                                                                                                       |                                                                                                                  | •                                               | Loss or damage arising from faulty design, specification, workmanship or materials,                                                                                                                                                                    |
|                                                                                                                       |                                                                                                                  | •                                               | 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,                                                                                        |
|                                                                                                                       |                                                                                                                  | •                                               | Loss or damage caused by river or coastal erosion,                                                                                                                                                                                                     |
|                                                                                                                       |                                                                                                                  | •                                               | Loss or damage caused by normal settlement, shrinkage or expansion,                                                                                                                                                                                    |
|                                                                                                                       |                                                                                                                  | •                                               | Loss or damage whilst the <b>Buildings</b> are undergoing any structural repairs, alterations or extensions.                                                                                                                                           |
| 10.                                                                                                                   | Breakage or collapse of fixed radio and television aerials, fixed satellite dishes and their fittings and masts. |                                                 |                                                                                                                                                                                                                                                        |
| 11.                                                                                                                   | Falling trees, branches, telegraph poles or lamp-posts.                                                          | •                                               | Loss or damage caused by trees being cut down or cut back,                                                                                                                                                                                             |
|                                                                                                                       |                                                                                                                  | •                                               | Loss or damage to gates, hedges and fences.                                                                                                                                                                                                            |



## Section 1 – Buildings (continued)

The following cover applies only if the **Schedule** shows that **Buildings** is included.

| What is covered:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | What is not covered:<br>The <b>Excess</b> shown in <b>Your Schedule</b>                                                                                                                                                                               |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>a. The cost of <b>Accidental Damage</b> 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>                                                                                                                                                                                                                                                                            | <ul style="list-style-type: none"> <li>• Loss or damage if <b>your home</b> is <b>Unoccupied</b> or <b>Unfurnished</b>.</li> </ul>                                                                                                                    |
| <p>b. The cost of <b>Accidental Damage</b> 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>serving the <b>Home</b> and which <b>You</b> are legally responsible for.</p>                                                                                                                                                                                                                | <ul style="list-style-type: none"> <li>• Damage arising from faulty design, specification, workmanship or materials.</li> </ul>                                                                                                                       |
| <p>c. If <b>you</b> have to move out of <b>your home</b> because of any loss or damage covered under Section 1 <b>Buildings</b>, we will pay <b>you</b> for one of the following expenses or losses we have agreed to:</p> <ul style="list-style-type: none"> <li>• The cost of alternative accommodation for the time <b>you</b> cannot live in <b>your home</b>,</li> <li>• An amount equal to the rent which <b>you</b> pay while <b>you</b> are not living in <b>your home</b>.</li> </ul> <p>We will only pay under this Section for the period <b>your home</b> is unfit to live in.</p> | <ul style="list-style-type: none"> <li>• Any amount over 10% of the sum insured for the <b>Buildings</b> damaged or destroyed.</li> </ul>                                                                                                             |
| <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 and Government or local authority requirements,</li> </ul> <p>Following loss or damage to the <b>Buildings</b> under Section 1.</p>                                                                                                                       | <ul style="list-style-type: none"> <li>• Any expense for preparing a claim or an estimate for loss or damage,</li> <li>• Any costs if Government or local authority requirements have been served on <b>you</b> before the loss or damage.</li> </ul> |

## Section 1 – Buildings (continued)

The following cover applies only if the **Schedule** shows that **Buildings** is included.

| What is covered:                                                                                                                                                                                                                                                                                                       | What is not covered:                                                                                                                                                                                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                        | The <b>Excess</b> shown in <b>Your Schedule</b>                                                                                                                                                                                                           |
| e. Increased metered water charges or replacement of oil <b>you</b> have to pay following an escape of water or oil which gives rise to an admitted claim under event 4 or 5 of Section 1 <b>Buildings</b> .                                                                                                           | <ul style="list-style-type: none"> <li>More than £1,000 in any <b>Period of Insurance</b>. If <b>you</b> claim for such loss under Section 1 <b>Buildings</b> and Section 2 <b>Contents</b>, <b>we</b> will not pay more than £1,000 in total.</li> </ul> |
| f. Anyone buying the <b>home</b> who will have the benefit of Section 1 <b>Buildings</b> cover until the sale is completed or the insurance ends, whichever is sooner.                                                                                                                                                 | <ul style="list-style-type: none"> <li>Loss or damage if the <b>Buildings</b> are insured under another insurance.</li> </ul>                                                                                                                             |
| g. The cost of replacing and fitting the locks or lock mechanism of external doors and windows of the <b>Home</b> if the keys are lost or stolen anywhere in the world.                                                                                                                                                | <ul style="list-style-type: none"> <li>More than £1,000 in total.</li> </ul>                                                                                                                                                                              |
| h. If <b>your Buildings</b> are damaged by water or oil escaping from any fixed tanks, apparatus, pipes or any fixed heating installation in <b>your home</b> , <b>we</b> will pay the cost of removing and replacing any other parts of <b>your Buildings</b> find and repair the source of the leak and making good. | <ul style="list-style-type: none"> <li>More than £5,000 any one event.</li> </ul>                                                                                                                                                                         |
| i. Damage to the <b>Buildings</b> caused by forced access to deal with medical emergency or to prevent damage to the <b>home</b> .                                                                                                                                                                                     |                                                                                                                                                                                                                                                           |
| j. The costs of locating the source of damage caused by escape of water or oil at the <b>home</b> .                                                                                                                                                                                                                    | <ul style="list-style-type: none"> <li>More than £5,000 in any <b>Period of Insurance</b>.</li> </ul>                                                                                                                                                     |

## Section 1 – Buildings (continued)

### Accidental Damage to the Buildings

The following cover applies only if the **Schedule** shows that **Accidental Damage to Buildings** is included:

| What is covered:                                                         | What is not covered:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|--------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                          | The <b>Excess</b> shown in <b>Your Schedule</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| This extension covers <b>Accidental Damage</b> to the <b>Buildings</b> . | <ul style="list-style-type: none"> <li>• Damage or any proportion of damage which <b>we</b> specifically exclude elsewhere under Section 1 <b>Buildings</b>,</li> <li>• The <b>Buildings</b> moving, settling, shrinking, collapsing or cracking,</li> <li>• Damage while the <b>home</b> is being altered, repaired, professionally cleaned, maintained or extended,</li> <li>• The cost of general maintenance,</li> <li>• Damage caused by infestation, corrosion, damp, wet or dry rot, mould or frost,</li> <li>• Damage arising from faulty design, specification, workmanship or materials,</li> <li>• Damage from mechanical or electrical faults or breakdown,</li> <li>• Damage caused by dryness, dampness, extreme of temperature or exposure to light,</li> <li>• Damage to swimming pools or covers, gates and fences and fuel tanks,</li> <li>• Damage caused by domestic pets,</li> <li>• Depreciation in value,</li> <li>• Loss or damage if <b>your home</b> is <b>Unoccupied</b> or <b>Unfurnished</b> for more than 60 consecutive days.</li> </ul> |

## Section 1 – Buildings (continued)

### Personal Liability (as owner of the Home)

The following cover applies only if the **Schedule** shows that **Buildings** is included:

| What is covered:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | What is not covered:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | The <b>Excess</b> shown in <b>Your Schedule</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <p><b>We</b> will pay all amounts which <b>you</b> become legally liable to pay as owner of the <b>Buildings</b> and land belonging to it for accidents happening in and around <b>your home</b> during the <b>Period of Insurance</b> which result in:</p> <ul style="list-style-type: none"> <li>• <b>Bodily Injury</b> to any person other than <b>you</b> or a domestic employee,</li> <li>• Loss or damage to property which <b>you</b> or <b>your</b> domestic employees do not own or have legal responsibility for.</li> </ul> <p>If <b>you</b> die, <b>we</b> will pay amounts <b>your</b> personal representatives become legally liable to pay for liability under this Section.</p> <p><b>We</b> will pay up to £2,000,000 for any one accident or series of accidents arising out of any one event. In addition, <b>we</b> will also pay any costs and expenses <b>we</b> have agreed in writing.</p> | <p><b>You</b> are not covered for liability arising:</p> <ul style="list-style-type: none"> <li>• As occupier of the <b>home</b>,</li> <li>• From any agreement or contract unless <b>you</b> would have been legally liable anyway,</li> <li>• From the ownership or occupation of any land or <b>Buildings</b> other than the <b>home</b>,</li> <li>• Where <b>you</b> are entitled to cover from another source,</li> <li>• From any trade or business activity,</li> <li>• From any communicable disease or condition,</li> <li>• From <b>you</b> owning or using any: <ul style="list-style-type: none"> <li>a) Power-operated lift,</li> <li>b) Mechanically-propelled vehicle or horse drawn vehicle (other than domestic garden equipment not licensed for road use),</li> <li>c) Aircraft, hovercraft or watercraft (other than rowing boats or canoes),</li> <li>d) Caravan or trailer,</li> <li>e) Animals other than <b>Your</b> pets</li> <li>f) Dangerous dogs specified under the Dangerous Dogs Act 1991.</li> </ul> </li> <li>• From the direct or direct consequence of assault or alleged assault,</li> <li>• From any deliberate or wilful or malicious act.</li> <li>• Liability arising from The Third Party Wall etc. Act 1996.</li> </ul> |

## Section 1 – Buildings (continued)

### Defective Premises Act 1972

The following cover applies only if the **Schedule** shows that **Buildings** is included:

| What is covered:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | What is not covered:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>Your</b> liability under Section 3 of the Defective Premises Act 1972 or Section 5 of the Defective Premises (Northern Ireland) Order 1975, as owner of any previous <b>Home</b> which <b>You</b> occupied, for accident happening in and around that <b>Home</b> which result in:</p> <ul style="list-style-type: none"> <li>• <b>Bodily Injury</b> to any person, or</li> <li>• Loss or damage to property.</li> </ul> <p>If <b>you</b> die, <b>we</b> will pay amounts <b>your</b> personal representatives become legally liable to pay for liability under this Section.</p> <p><b>We</b> will pay up to £2,000,000 for any one accident or series of accidents arising out of any one event. In addition, <b>we</b> will also pay any costs and expenses <b>we</b> have agreed in writing.</p> | <p>The <b>Excess</b> shown in <b>Your Schedule</b></p> <ul style="list-style-type: none"> <li>• Liability arising from an incident which happened over 7 years after this insurance ends or <b>your home</b> was sold, whichever is the sooner.</li> <li>• Liability arising from any cause for which <b>you</b> are entitled to cover under another source, or</li> <li>• The cost of correcting any fault or alleged fault,</li> <li>• Liability arising from any <b>home</b> previously owned and occupied by <b>you</b> in which <b>you</b> still hold legal title or have an interest.</li> <li>• Anything owned by or the legal responsibility of <b>your</b> family</li> <li>• Injury , death, disease or illness to any of <b>your</b> family (other than <b>your</b> domestic employees who normally live with <b>you</b>)</li> <li>• Liability arising from any employment, trade, profession or business of any of <b>your</b> family</li> <li>• Liability accepted by any of <b>your</b> family under any agreement, unless the liability would exist without the agreement</li> <li>• Liability arising from The Party Wall etc Act 1996</li> </ul> |

## Section 1 – Buildings (continued)

### Conditions that apply to Section 1 – Buildings only

#### 1) How **we** deal with **your** claim

If **your** claim for loss or damage is covered under Section 1, **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.

**We** will take an amount off for wear and tear (from the cost of any replacement or repair) if immediately before the loss or damage, the **Buildings** were not in a good state of repair.

**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.

#### 2) **Your** sum insured

**Your Buildings** should be insured for the full cost of rebuilding the **Buildings** in the same form, style and condition as new plus a amount for architects', surveyors, consulting engineers and legal fees, debris removal costs and other costs to comply with government or local authority requirements.

The most **we** will pay is the amount stated in the **Schedule**.

#### 3) Underinsurance

If the cost of repairing the **Buildings** is more than **your** sum insured at the time of any loss or damage, then **we** will only pay a share of the claim. For example if **your** sum insured only covers one third of the cost of repairing **your Buildings**, **we** will only pay one third of the cost of the repair.

#### 4) Maintaining the sum insured

After **we** have settled a claim, **we** will not reduce **your** sum insured on **your Buildings**, as long as **you** take the measures **we** suggest to prevent any further loss or damage.

**We** will not charge any extra premium for maintaining the sum insured.

#### 5) Inflation Protection

The **sum insured** shown on **your schedule** will be adjusted in line with a recognised index. Please note that if **we** selected **your sum insured** for **you**, the **sum insured** shown on **your schedule** will not be adjusted.

No extra charge will be made for any increase until the renewal of the policy, when the renewal premium will be based on the adjusted **sum insured** and limits.

For **your** protection, **we** will not reduce **your sum insured** or limits if the index moves down unless **you** ask **us** to.

## Section 2 – Contents

The following cover applies only if the **Schedule** shows that **Contents** is included.

| What is covered:                                                                                                                                    | What is not covered:                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Loss or damage to <b>Your Contents</b> during the <b>Period of Insurance</b> caused by the following insured events:                                | The <b>Excess</b> shown in <b>Your Schedule</b>                                                                                                                                                                                                                                                                                                                                                                                                              |
| 1. Fire, smoke, lightning, explosion or earthquake.                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 2. Aircraft and other flying devices or items dropped from them.                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| 3. Storm, flood or weight of snow                                                                                                                   | <ul style="list-style-type: none"> <li>• Damage caused by a rise in the water table (the level below which the ground is completely saturated with water),</li> <li>• <b>Contents</b> that are located within the premises shown in the <b>Schedule</b> but not contained within the <b>Home</b> or <b>Outbuildings</b> at the time of loss or damage.</li> </ul>                                                                                            |
| 4. Escape of water from and frost damage to fixed water tanks, heating installation, apparatus or pipes                                             | <ul style="list-style-type: none"> <li>• Loss or damage if <b>your home</b> is <b>Unoccupied</b> or <b>Unfurnished</b>,</li> <li>• Loss or damage if the installation is outdoors or in an outbuilding, unless the installation is connected to a domestic heating boiler protected by a frost-stat device,</li> <li>• Loss or damage to the installation itself,</li> <li>• Loss or damage caused by failure of or lack of sealant and/or grout.</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>• Loss or damage by faulty workmanship,</li> <li>• Loss or damage if <b>your home</b> is <b>Unoccupied</b> or <b>Unfurnished</b>,</li> <li>• Loss or damage to the installation itself.</li> </ul>                                                                                                                                                                                                                    |
| 6. Theft or attempted theft                                                                                                                         | <ul style="list-style-type: none"> <li>• Loss or damage if <b>your home</b> is <b>Unoccupied</b> or <b>Unfurnished</b>,</li> <li>• Loss where property is obtained by any person using any form of payment which proves to be counterfeit, false, fraudulent, invalid, uncollectible, irrecoverable or irredeemable for any reason.</li> </ul>                                                                                                               |
| 7. Collision or impact by any vehicle or animal                                                                                                     | <ul style="list-style-type: none"> <li>• Loss or damage caused by insects, birds, vermin or domestic pets,</li> <li>• Loss or damage if <b>your home</b> is <b>Unoccupied</b> or <b>Unfurnished</b>.</li> </ul>                                                                                                                                                                                                                                              |
| 8. Riot, violent disorder, strike, labour disturbance, civil commotion or malicious acts                                                            | <ul style="list-style-type: none"> <li>• Loss or damage if <b>your home</b> is <b>Unoccupied</b> or <b>Unfurnished</b>.</li> </ul>                                                                                                                                                                                                                                                                                                                           |

## Section 2 – Contents (continued)

The following cover applies only if the **Schedule** shows that **Contents** is included.

| What is covered:                                                                                                     | What is not covered:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Loss or damage to <b>Your Contents</b> during the <b>Period of Insurance</b> caused by the following insured events: | The <b>Excess</b> shown in <b>Your Schedule</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 9. <b>Subsidence</b> , or <b>Heave</b> of the site upon which the <b>Buildings</b> stand or <b>Landslip</b>          | <ul style="list-style-type: none"> <li>• Loss or damage arising from faulty design, specification, workmanship or materials,</li> <li>• Loss or damage whilst the <b>Buildings</b> are undergoing any structural repairs, alterations or extensions,</li> <li>• Loss or damage caused by river or coastal erosion,</li> <li>• Loss or damage to solid floors, unless the walls of the <b>home</b> are damaged at the same time by the same event,</li> <li>• Loss or damage which but for the existence of this insurance would be covered under any contract or a guarantee or by law.</li> </ul> |
| 10. Breakage or collapse of fixed radio and television aerials, fixed satellite dishes and their fittings and masts  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| 11. Falling trees, branches, telegraph poles or lamp-posts                                                           | <ul style="list-style-type: none"> <li>• Loss or damage caused by trees being cut down or cut back, within the boundary of the <b>Buildings</b>.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                        |



## Section 2 – Contents (continued)

The following cover applies only if the **Schedule** shows that **Contents** is included.

| What is covered:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | What is not covered:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | The <b>Excess</b> shown in <b>Your Schedule</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p>a. The cost of <b>Accidental Damage</b> to:</p> <ul style="list-style-type: none"> <li>• Television sets (including digital and satellite receivers),</li> <li>• Audio, video, games consoles, DVD players/recorders,</li> <li>• Radios,</li> <li>• Home computers and associated equipment,</li> <li>• Receiving aerials, dishes and closed circuit television cameras, situated within the <b>home</b>.</li> </ul>                                                                                                                                                                                                                                                                                                                                                      | <ul style="list-style-type: none"> <li>• Damage to video cameras, digital cameras or digital imaging or recording equipment designed to be hand held or carried, portable audio equipment, laptop computers and musical instruments,</li> <li>• Loss or damage caused by domestic pets,</li> <li>• Loss or damage or deterioration caused in the process of cleaning, repair, renovation, dismantling, adjusting, maintenance or misuse,</li> <li>• Loss or damage to tapes, records, cassettes, discs, DVD's or computer software,</li> <li>• Mechanical or electrical faults or breakdown,</li> <li>• Damage caused from light, or atmospheric or climatic conditions,</li> <li>• Damage caused by scratching or denting,</li> <li>• Damage caused by computer viruses.</li> </ul> |
| <p>b. If <b>you</b> have to move out of <b>your home</b> because of any loss or damage covered under Section 2 - <b>Contents</b>, <b>we</b> will pay <b>you</b> for one of the following expenses or losses <b>we</b> have agreed to:</p> <ul style="list-style-type: none"> <li>• The cost of alternative accommodation for the time <b>You</b> cannot live in <b>your home</b>,</li> <li>• An amount equal to the rent which <b>you</b> pay while <b>you</b> are not living in <b>your home</b>.</li> </ul> <p><b>We</b> will only pay under this Section for the period <b>your home</b> is unfit to live in.</p>                                                                                                                                                         | <ul style="list-style-type: none"> <li>• Any amount over 20% of the sum insured for <b>Contents</b> specified in the <b>Schedule</b>.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p>c. The <b>Contents</b>, if these are not already insured elsewhere whilst they are temporarily out of the <b>Home</b> against loss or damage directly caused by:</p> <p>i. Events 1-11 under Section 2 <b>Contents</b> 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 new home</b> or to or from any bank, safe deposit or furniture store.</p> | <ul style="list-style-type: none"> <li>• <b>Contents</b> outside the <b>United Kingdom</b>,</li> <li>• <b>Money</b> or <b>Credit Cards</b>,</li> <li>• More than £500 for <b>Contents</b> in a furniture store.</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

## Section 2 – Contents (continued)

The following cover applies only if the **Schedule** shows that **Contents** is included.

| What is covered:                                                                                                                                                                                                        | What is not covered:                                                                                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                         | The <b>Excess</b> shown in <b>Your Schedule</b>                                                                                                                                                                                                              |
| d. Loss or damage to <b>Contents</b> belonging to visitors as a result of insured events 1 to 11                                                                                                                        | <ul style="list-style-type: none"> <li>Loss or damage to <b>Contents</b> which are covered by any other insurance,</li> <li>Loss or damage to <b>Contents</b> belonging to a paying guest or lodger,</li> <li>More than £250 for any one visitor.</li> </ul> |
| e. Fatal injury to <b>you</b> , happening at the premises 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. | <ul style="list-style-type: none"> <li>More than £10,000 for each <b>insured</b> with no policy <b>Excess</b> applying.</li> </ul>                                                                                                                           |
| f. 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 anywhere in the world.                                            | <ul style="list-style-type: none"> <li>More than £500 in total.</li> </ul>                                                                                                                                                                                   |
| g. Increased metered water charges <b>you</b> have to pay, or replacement of oil following an escape of water or oil which gives rise to an admitted claim under number 4 or 5 of Section 2 <b>Contents</b> .           | <ul style="list-style-type: none"> <li>More than £1,000 in any <b>Period of Insurance</b>. If <b>you</b> claim for such loss under Section 1 <b>Buildings</b> and Section 2 <b>Contents</b>, <b>we</b> will not pay more than £1,000 in total.</li> </ul>    |
| h. <b>We</b> will pay for an amount not exceeding £50 per day to <b>you</b> or any member of <b>your</b> household in respect of loss or irrecoverable earning and additional expenses arising from service as a Juror. | <ul style="list-style-type: none"> <li>More than £1,000 in total.</li> </ul>                                                                                                                                                                                 |
| i. <b>Accidental Damage</b> to: mirrors, glass or ceramic tops to furniture and fixed glass in furniture.                                                                                                               | <ul style="list-style-type: none"> <li>Loss or damage if <b>your home</b> is <b>Unoccupied</b> or <b>Unfurnished</b> for more than 60 consecutive days.</li> </ul>                                                                                           |
| j. Amounts that <b>you</b> become legally liable to pay under a tenancy agreement for loss or damage caused by events 1 – 11 of Section 2 <b>Contents</b> or events a) and b) of Section 1 <b>Buildings</b> .           | <ul style="list-style-type: none"> <li>Any amount over 20% of the sum insured for <b>Contents</b> specified in the <b>Schedule</b>.</li> </ul>                                                                                                               |

**We** will only provide this cover if the loss or damage occurs during the **Period of Insurance**.

If **you** die, **we** will pay all amounts **your** personal representatives become legally liable to pay for liability under this Section.

## Section 2 – Contents (continued)

The following cover applies only if the **Schedule** shows that **Contents** is included.

| What is covered:                                                                                                                                                                                                                                                                                                                | What is not covered:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                 | The <b>Excess</b> shown in <b>Your Schedule</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| k. <b>Your Contents</b> sum insured is automatically increased by £3,500 for gifts during any month in which <b>you</b> celebrate a religious festival, against insured events 1 – 11 of Section 2 <b>Contents</b> .                                                                                                            |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| l. <b>Your Contents</b> sum insured is automatically increased by £5,000 for wedding/birthday within the <b>home</b> against loss or damage by events 1 – 11 of Section 2 <b>Contents</b> , for one month before and one month after <b>your</b> wedding day/ <b>your</b> birthday (if within the <b>Period of Insurance</b> ). |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| m. <b>Contents</b> belonging to a member of <b>your</b> family who is away at University/College during term time but who usually resides at the <b>Home</b> against loss or damage by events 1-11 of Section 2 <b>Contents</b> .                                                                                               | <ul style="list-style-type: none"> <li>• More than £2,500 in total,</li> <li>• More than £500 for any one item,</li> <li>• Theft unless following forcible and violent entry.</li> </ul>                                                                                                                                                                                                                                                                                                                                                            |
| n. The cost of replacing electronic information <b>you</b> have bought and stored on equipment within <b>your home</b> and that is lost or damage by events 1 – 11 of Section 2 <b>Contents</b> .                                                                                                                               | <ul style="list-style-type: none"> <li>• The cost of remaking a file, tape or disk,</li> <li>• The cost of rewriting the electronic information,</li> <li>• More than £500 in any one <b>Period of Insurance</b>,</li> <li>• The cost of any information stored for business purpose use.</li> </ul>                                                                                                                                                                                                                                                |
| o. The cost of replacing <b>your</b> food in <b>your</b> refrigerator or freezer if it is spoiled due to a change in temperature or contaminated by refrigeration fumes during the <b>Period of Insurance</b> .                                                                                                                 | <ul style="list-style-type: none"> <li>• Loss or damage caused by any electricity or gas company deliberately cutting off or restoring <b>your</b> supply,</li> <li>• Loss or damage due to the failure of <b>your</b> electricity or gas supply caused by a strike or any other industrial action,</li> <li>• Loss or damage caused where <b>you</b> have not complied with the operating instructions set out in the manufacturers hand book,</li> <li>• Loss or damage unless <b>you</b> tell <b>us</b> within 48 hours of discovery.</li> </ul> |
| p. Damage to the <b>Contents</b> caused by forced access to deal with a medical emergency or to prevent damage to the <b>home</b> .                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

## Section 2 – Contents (continued)

### Accidental Damage to the Contents

The following cover applies only if the **Schedule** shows that **Accidental Damage** to the **Contents** is included.

| What is covered:                                                                           | What is not covered:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|--------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                            | The <b>Excess</b> shown in <b>Your Schedule</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| This extension covers <b>Accidental Damage</b> to the <b>Contents</b> of the <b>Home</b> . | <ul style="list-style-type: none"> <li>• Damage or any proportion of damage which <b>we</b> specifically exclude elsewhere under Section 2 <b>Contents</b>,</li> <li>• Damage or deterioration of any article caused by dyeing, professional cleaning, repair, renovation or whilst being worked upon,</li> <li>• More than £1,000 in total for porcelain, china, glass and other brittle articles,</li> <li>• <b>Money, Credit Cards</b>, documents or stamps,</li> <li>• Damage to contact, corneal or micro corneal lenses,</li> <li>• Damage arising out of faulty design, specification, workmanship or materials</li> <li>• Damage caused by dryness, dampness, extremes of temperature and exposure to light,</li> <li>• Damage caused by domestic pets,</li> <li>• Loss or damage if <b>your home</b> is <b>Unoccupied</b> or <b>Unfurnished</b>.</li> </ul> |

## Section 2 – Contents (continued)

### Personal Liability

The following cover applies only if the **Schedule** shows that **Contents** is included.

| What is covered:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | What is not covered:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>We will pay for:</b></p> <ol style="list-style-type: none"> <li>All amounts which <b>you</b> become legally liable to pay for accidents not connected with <b>you</b> owning or living in the <b>home</b>, or</li> <li>All amounts which <b>you</b> become legally liable to pay as occupier but not as owner for incidents happening in and around <b>your home</b>,</li> </ol> <p>which result in:</p> <ul style="list-style-type: none"> <li><b>Bodily Injury</b> to any person other than <b>You</b> or a domestic employee,</li> <li>Loss or damage to property which <b>you</b> or <b>your</b> domestic employees do not own or have legal responsibility for.</li> </ul> <p><b>We will provide this cover for accidents which occur during the Period of Insurance.</b></p> <p>If <b>you</b> die, <b>we</b> will pay all amounts <b>your</b> personal representatives become legally liable to pay for liability under this Section.</p> <p><b>We will pay up to £2,000,000 for any one accident or series of accidents arising out of any one event. In addition, we will also pay any costs and expenses we have agreed in writing.</b></p> | <p>Liability arising:</p> <ul style="list-style-type: none"> <li>As owner of the <b>home</b>,</li> <li>From any agreement or contract unless <b>you</b> would have been legally liable anyway,</li> <li>During visits to Canada or the United States of America which are for more than 60 days in any one <b>Period of Insurance</b>,</li> <li>From the ownership or occupation of any land or <b>Buildings</b> other than the <b>home</b>,</li> <li>Where <b>you</b> are entitled to cover from another source,</li> <li>From any trade or business activity,</li> <li>From <b>you</b> owning or using any: <ol style="list-style-type: none"> <li>Power-operated lift,</li> <li>Mechanically-propelled vehicle or horse-drawn vehicle (other than domestic garden equipment not licensed for road use),</li> <li>Aircraft, hovercraft or watercraft (other than rowing boards or canoes),</li> <li>Caravan or trailer,</li> <li>Animals other than <b>your</b> pets,</li> <li>Dangerous dogs specified under the Dangerous Dogs Act 1991.</li> </ol> </li> <li>From loss or damage while the <b>home</b> is <b>Unfurnished</b> or <b>Unoccupied</b>,</li> <li>From the transmission of any communicable disease or virus by <b>you</b> or any member of <b>your</b> family,</li> <li>From firearms (except shotguns used for sporting purposes),</li> <li>For <b>Bodily Injury</b> to a member of <b>your</b> family or any person usually living in the <b>home</b> or to a person under contract or service or apprenticeship to <b>you</b> or <b>your</b> family,</li> <li>Damage to property owned by or held in trust or in the custody or control of <b>you</b> or <b>your</b> family or any person usually living in the <b>home</b>,</li> <li>The direct or indirect consequences of assault or alleged assault,</li> <li>Any deliberate, wilful or malicious act.</li> </ul> |

## Section 2 – Contents (continued)

### Unrecovered Court Awards

The following cover applies only if the **Schedule** shows that **Contents** is included.

| What is covered:                                                                                                                                                                                                                                                                                                                                                                                                                                                               | What is not covered:                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>We</b> will pay <b>you</b> all the amounts which have been awarded in courts within the <b>United Kingdom</b> and which still remain outstanding three months after the award has been made provided that:</p> <p><b>We</b> may take proceedings, at <b>our</b> own expense and for <b>our</b> own benefit, to recover any payment <b>we</b> have made under this insurance.</p> <p><b>We</b> will also pay any costs and expenses <b>we</b> have agreed in writing.</p> | <ul style="list-style-type: none"> <li>• More than £250,000 for any claim or series of claims during the <b>Period of Insurance</b>,</li> <li>• Damage to property owned by or held in trust or in the custody or control of <b>you</b> or <b>your</b> family or any person usually living in the <b>home</b>,</li> <li>• The direct or indirect consequence of assault or attempted assault,</li> <li>• Any deliberate, wilful or malicious act.</li> </ul> |

## Section 2 – Contents (continued)

### Accidents to Domestic Employees

The following cover applies only if the **Schedule** shows that **Contents** is included.

| What is covered:                                                                                                                                                                                                                                                                                                       | What is not covered:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p><b>We</b> will pay all amounts <b>you</b> become legally liable to pay, including costs and expenses which <b>we</b> have agreed in writing, for accidental <b>Bodily Injury</b> to domestic employees happening during the <b>Period of Insurance</b> in connection with incidents arising at the <b>home</b>.</p> | <ul style="list-style-type: none"> <li>• More than £5,000,000 for any one claim or series of claims arising out of any one incident, including the costs and expenses that <b>we</b> have agreed in writing.</li> </ul> <p><b>Bodily Injury</b> arising directly or indirectly:</p> <ul style="list-style-type: none"> <li>• From any communicable disease or condition,</li> <li>• From the ownership or occupation of any land or <b>Buildings</b> other than the <b>home</b>,</li> <li>• Where <b>you</b> are entitled to cover from another source,</li> <li>• From any trade or business activity,</li> <li>• From <b>you</b> owning or using any: <ul style="list-style-type: none"> <li>a) Power-operated lift,</li> <li>b) Mechanically-propelled vehicle or horse-drawn vehicle (other than domestic garden equipment not licensed for road use),</li> <li>c) Aircraft, hovercraft or watercraft (other than rowing boards or canoes),</li> <li>d) Caravan or trailer,</li> <li>e) Animals other than <b>your</b> pets,</li> <li>f) Dangerous dogs specified under the Dangerous Dogs Act 1991.</li> </ul> </li> <li>• From loss or damage while the <b>home</b> is <b>Unfurnished</b> or <b>Unoccupied</b>,</li> <li>• From firearms (except shotguns used for sporting purposes),</li> <li>• The direct or indirect consequences of assault or alleged assault,</li> <li>• Any deliberate, wilful or malicious act.</li> </ul> |

## Section 2 – Contents (continued)

### Conditions that apply to Section 2 – Contents only

#### 1) How **we** deal with **your** claim

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 2 **Contents**.

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,
- Camping equipment,
- Household linen,
- Pedal cycles,

where **we** will take off an amount for wear and tear.

**We** will not pay the cost of replacing or repairing any undamaged parts of the **Contents** 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.

#### 2) **Your** sum insured

**Your Contents** must be insured for the full cost of replacement as new.

The most **we** will pay is the amount stated in the **Schedule**.

#### 3) Underinsurance

If the cost of replacing or repairing the **Contents** is more than **your** sum insured at the time of any loss or damage, then **we** will only pay a share of the claim. For example if **your** sum insured only covers one third of the cost of replacing or repairing **your Contents**, **we** will only pay one third of the cost of repair or replacement.

#### 4) Maintaining the sum insured

After **we** have settled a claim, **we** will not reduce **your** sum insured on **your Contents**, as long as **you** take the measures **we** suggest to prevent any further loss or damage.

**We** will not charge any extra premium for maintaining the sum insured.

#### 5) Inflation Protection

The sum insured shown on your schedule will be adjusted in line with a recognised index. Please note that if we selected your sum insured for you, the sum insured shown on your schedule will not be adjusted.

No extra charge will be made for any increase until the renewal of the policy, when the renewal premium will be based on the adjusted sum insured and limits.

For your protection, we will not reduce your sum insured or limits if the index moves down unless you ask us to.



## Section 3 – Valuable and Personal Belongings (cover away from the Home)

The following cover applies only if the **Schedule** shows that **Valuables** and **Personal Belongings** is included.

| What is covered:                                                                                                                                                                                                                                                                                                               | What is not covered:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Accidental loss, damage or theft of <b>your Valuables</b> and <b>Personal Belongings</b> listed in the <b>Schedule</b> occurring during the <b>Period of Insurance</b> when in the <b>United Kingdom</b> or when elsewhere in the world during a temporary visit not exceeding 90 days in any one <b>Period of Insurance</b> . | <p>The <b>Excess</b> shown in <b>Your Schedule</b></p> <ul style="list-style-type: none"> <li>• Damage caused by moth, vermin or rot,</li> <li>• Damage from electrical or mechanical faults or breakdown,</li> <li>• More than £2,500 for any one item (including articles forming a pair or set) unless stated otherwise in the <b>Schedule</b> or the specification(s) attached to the <b>Schedule</b>,</li> <li>• Damage or deterioration of any article caused by dyeing, cleaning, repair, maintenance, renovation or whilst being worked upon,</li> <li>• Damage to guns caused by rusting or bursting barrels,</li> <li>• Breakage of any sports equipment whilst in use,</li> <li>• Theft or disappearance of jewellery from baggage unless such baggage is carried by hand and under <b>Your</b> personal supervision,</li> <li>• More than £1,500 in total in respect of portable computer equipment unless otherwise stated in the <b>Schedule</b>,</li> <li>• Theft or disappearance of property from any vehicle when such vehicle is left unattended without an authorised occupant, unless taken from a locked boot or glove box. We will not pay more than £1,000</li> <li>• More than £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> <li>• Loss or damage caused by domestic pets,</li> <li>• Faulty workmanship,</li> <li>• Riot or civil commotion outside the <b>United Kingdom</b>,</li> <li>• Depreciation in value,</li> <li>• More than £500 per claim for loss or damage to mobile phones or pagers. Unless otherwise stated in the <b>Schedule</b>.</li> </ul> |

## Section 3 – Valuable and Personal Belongings (continued)

The following cover applies only if the **Schedule** shows that **Valuables** and **Personal Belongings** is included.

| What is covered:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | What is not covered:                                                                                                                                                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | The <b>Excess</b> shown in <b>Your Schedule</b>                                                                                                                                                                                                                                          |
| <p>Theft or accidental loss of <b>Money</b> or fraudulent use of <b>your credit card(s)</b>.</p> <p>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>.</p> <p>Provided that within 24 hours of <b>you</b> discovering any such loss or theft, <b>you</b> have notified the card issuing company and the Police.</p> <p>Where <b>you</b> have reported <b>your credit card(s)</b>, cheque card or cash dispenser card for unauthorised or fraudulent use, in most circumstances <b>you</b> will only be liable for the first £50 of the claim.</p> | <ul style="list-style-type: none"> <li>Any shortages due to error or omission,</li> <li>Loss of value,</li> <li>More than £1,000 in total, any one event,</li> <li>Loss where conditions under which <b>your credit card(s)</b> were issued to <b>you</b> have been breached.</li> </ul> |

## Section 3 – Valuable and Personal Belongings (continued)

Conditions that apply to Section 3 – **Valuables** and **Personal Belongings** only

### 1) How **we** deal with **your** claim

**We** will at **our** option repair, replace or pay for any article covered under Section 3 **Valuables** and **Personal Belongings**.

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,
- Camping equipment,
- Household linen,

where **we** will take off an amount for wear and tear.

**We** will not pay the cost of replacing or repairing any undamaged parts of the **Contents** 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.

### 2) **Your** sum insured

The most **we** will pay under Section 3 **Valuables** and **Personal Belongings** is the sum insured shown on the **Schedule**.

The most **we** will pay for any one item under Section 3 **Valuables** and **Personal Belongings** is £1,500 unless otherwise stated in the **Schedule**.

### 3) Underinsurance

If the cost of replacing or repairing the **Contents** is more than **your** sum insured at the time of any loss or damage, then **we** will only pay a share of the claim. For example if **your** sum insured only covers one third of the cost of replacing or repairing **your Contents**, **we** will only pay one third of the cost of repair or replacement.

## Section 4 – Pedal Cycles

The following cover applies only if the **Schedule** shows that Pedal Cycles are included.

| What is covered:                                                                                                                                                                                                                                                                                                                                                                                                            | What is not covered:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>This insurance extends to cover the cost of repairing or replacing <b>your</b> pedal cycle(s) (as shown in the <b>Schedule</b>) following:</p> <ul style="list-style-type: none"> <li>• Theft or attempted theft,</li> <li>• <b>Accidental Damage</b>,</li> </ul> <p>Anywhere in the <b>United Kingdom</b>, and up to 90 days elsewhere in the world during a temporary visit during the <b>Period of Insurance</b>.</p> | <p>The <b>Excess</b> shown in <b>Your Schedule</b></p> <ul style="list-style-type: none"> <li>• Loss or damage to tyres, lamps or accessories unless the cycle is stolen or damaged at the same time,</li> <li>• Damage from mechanical or electrical faults or breakdown,</li> <li>• Loss or damage while the cycle is used for racing or pace-making or is let out on hire or is used other than for private purposes,</li> <li>• Theft unless it was locked to an immovable object or kept in a locked building at the time of the theft,</li> <li>• More than the sum insured shown in the <b>Schedule</b>,</li> <li>• More than £500 any one pedal cycle unless shown in the <b>Schedule</b></li> <li>• Theft by fraudulent means.</li> </ul> |