

Premier Property Owners

Important Notice to Policyholder

(applicable from the Effective Date shown on your Renewal Schedule)

We continually review our product offerings to ensure that the cover provided is competitive in an ever-changing market. This notice is to advise you of important updates that have been applied to your Policy with effect from renewal.

Please note that these amendments may apply to aspects of this Policy for which cover has not been provided.

Your Policy has been reissued. The main changes are summarised as follows:

- The section headed **Helpline Services** has been updated.

General Exclusions

- General Exclusions **E** and **F** have been combined and replaced with **E War, Government Action and Terrorism**.

Section 1: Buildings

- This Section is now renamed **Section 1: Property Damage**.
- The Definition of **Buildings** has been changed.
- New items for **Landlord's Contents** and **Communal Contents** have been added.
- The Peril of **Explosion** has been rewritten to exclude engineering cover which is provided by **Section 6: Engineering Breakdown**.
- The Perils of **Storm** and **Flood** are now two separate perils.
- The Limits in many of the Extensions have either been increased or removed.
- The following new Extensions have been added:
 - **Archaeological Discoveries** (up to £50,000)
 - **Debris Recycling Costs**
 - **Emergency Access** (up to £5,000)
 - **Energy Performance and Sustainable Buildings** (up to £50,000)
 - **Gardening Equipment** (up to £10,000 – but excluding Theft, Malicious Damage, Storm and Flood to property in the open)
 - **2 Years Ground Rent** (up to 10% of the Buildings Sum Insured)
 - **Illegal Cultivation of Drugs**
 - **Incombustible Reinstatement** (up to the limit stated in your Schedule)
 - **Involuntary Betterment**
 - **Loss Minimisation** (up to £25,000)
 - **Obsolete Building Materials**
 - **Theft and Malicious Damage by Tenants** (up to £10,000)
 - **Tree Felling or Lopping** (up to £5,000 any one Period of Insurance)
 - **Workmen**
 - **Underground Services**
- The **Removal of Tenants Debris** Extension has been rewritten.

- The **Underinsurance Condition** has been amended to include a basis of calculation for underinsurance for Landlord's Contents.

Section 2: Loss of Rent

- This Section is now renamed **Section 2: Loss of Income**.
- An item for **Estimated Gross Revenue** has been added and the Section wording has been updated to reflect this.
- A Premium Adjustment Clause has been added relating to Estimated Gross Revenue items.

Sections 1 and 2: (Supplemental)

- Optional Extensions A to D are amended to become Additional Extensions and cover under these Extensions will now automatically apply if:
 - we hold the insurance on all of the properties you own which are connected with your business; and
 - you have an obligation to arrange such insurance.

Section 3: Terrorism

- This Section has been completely rewritten. Cover is now provided for certain losses caused by remote digital interference (cyber terrorism). It is also updated to include nation state exclusion. The Definitions have been updated accordingly.
- The following Definitions have been added:

Computer Systems

Covered Loss

Data

Damage

Event

Head of Cover

- The following Definitions have been amended:
 - **Denial of Service Attack** has been updated to include reference to performance, Computer Systems and procurement of such actions or instructions by other Computer Systems.
 - **Phishing** has been updated to include reference to Data.
 - **Private Individual** now includes reference to beneficiary, executor and premises owned by any such person.
 - **Virus or Similar Mechanism** has been updated to include reference to: purpose, interference, adversely affect, infiltrate or monitor computer programs, Computer Systems, Data, operations, whether involving self-replication or not. Exploitation of bugs or vulnerabilities in a computer program to damage, interfere with, adversely affect or monitor computer programs, Computer Systems, Data or operations, whether involving self-replication or not.

Section 4: Property Owners' Liability

- Extension **L General Interest Condition** has been added to note the interest of freeholders, head lessees, mortgagees etc.

Section 5: Employers' Liability

- The Court Attendance Costs (Extension B) have been increased to £250 any director or partner of the Insured and £150 any Employee.

Section 6: Engineering Breakdown

- This Section has been completely rewritten. Cover now includes:
 - **Electronic Derangement**
 - Wind turbines up to 10kw and photovoltaic equipment up to 50kw are now covered within the definition of Covered Equipment.
 - **Anchor Locations** – covering an Accident involving a well-known third-party business upon which your business depends upon to provide customers to the premises.
 - **Public Relations Costs**
 - **Loss of Rent** is now **Loss of Income**
- Cover under the **Loss of Avoidance** Extension is no longer available and this Extension has been removed.
- Many of the limits under this Section have been increased.

Section 7: Legal Expenses

- This Section has been completely rewritten. Cover now includes legal expenses for:
 - **Employment Disputes, Compensation Awards, Employee Civil Legal Defence** and **Service Occupancy**
 - **Legal Defence** now includes cover for **Criminal Pre-proceedings, Criminal Prosecution Defence, Data Protection, Wrongful Arrest, Statutory Notice Appeals** and **Jury Service and Court Attendance**.
 - **Statutory Licence Appeal**
 - **Tenancy Disputes**
 - **Debt Recovery**
 - **Personal Injury**
 - **Tax Protection**
- **Rent Recovery** and **Nuisance and Eviction** are optional covers.

This notice is to inform you of such changes and certain other updates, but does not form part of your policy. Please read your updated policy documentation carefully and contact your broker, intermediary or agent, who arranged the policy, should you have any questions.