

# SUMMARY OF IMPROVEMENTS TO PROPERTY OWNERS ePRODUCT

NIG has listened to broker feedback and the changing needs of clients to deliver average free and much more. The results are three significant enhancements, a raft of new extensions and increases, which together, all add up to a comprehensive product refresh.

## KEY CHANGES

**Removal of average** from our policy wording.

**Increased unoccupancy cover** from 30 to 90 days.

**Included tenant theft and malicious damage** as standard (up to £10,000 per claim) on Acturis. Previously, only available on TheHub.

## CHANGES TO EXTENSION LIMITS

**Increased extension limits** from £25,000 to £50,000 for:

- Damage by emergency services.
- Trace and access.
- Temporary removal.

**Plus, we've increased limits for:**

- Removal of nests – from £1,000 to £2,500.
- Compensation for court attendance for partners and directors (public and employers liability sections) – from £500 to £750 a day.

**Other changes:**

- Loss of metered water and heating oil (up to £25,000) for any one claim. Previously this was for any one period of insurance.

## NEW MATERIAL DAMAGE EXTENSIONS

- Emergency access damage up to £5,000 in any period of insurance.
- Archaeological discoveries damage up to £50,000 per occurrence.
- Obsolete building materials.
- Reinstatement to match.
- Illegal cultivation of drugs.

- Involuntary betterment.
- Gardening equipment up to £10,000 per claim.
- Tree felling or lopping costs up to £2,500 in the aggregate during any period of insurance.
- Removal of vermin.
- 72 hours clause.
- Inadvertent omission to insure up to £500,000 in the aggregate during any period of insurance.
- Newly acquired/newly completed, redeveloped or refurbished properties up to £500,000 per premises.
- Debris recycling costs up to 25% of the total claim cost for debris removal.
- Energy performance and sustainable buildings up to £50,000 per claim.
- Loss minimisation up to £25,000 for all claims or series of claims arising from one original cause.
- Preservation of undamaged property.
- Privity of contract up to £2m on any one premises, including payments under Section 4: Rent Receivable.

## NEW LANDLORDS CONTENTS EXTENSIONS

- Documents up to £25,000 on any one loss.

## NEW PUBLIC LIABILITY EXTENSIONS

- Environmental statutory clean-up costs up to £100,000.
- Leased or rented premises.
- Legionellosis up to £100,000.

## NEW RENT RECEIVABLE EXTENSIONS

- Loss of investment income on late payment of rent.

## MORE INFORMATION

To find out more about the improvements we've made to Property Owners eProduct, talk to your Senior Business Development Manager or Regional Manager.

To get a quote, visit the TheHub or Acturis.

**For full details of improvements and wordings see policy wording and product summary on TheHub.**