

Property Owners Policy

Important Notice to Policyholder

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

We continually review Our product offerings to ensure the cover provided is competitive in an ever-changing market. We have reissued Your policy wording to reflect changes to the cover. This notice is to advise You of the important updates.

The changes, summarised below, take effect from the renewal date. Please note that these changes may apply to aspects of the policy of insurance for which cover has not been provided. Please therefore read all Policy documentation carefully as this will confirm the cover provided. Please contact Your broker, intermediary or Agent, should You have any questions.

Your policy wording changes are summarised as follows:

General Definitions

Amended:

- Reinstatement Basis – Special Condition ii deleted
- Vacant or Disused – increased to 90 consecutive days

Section 1 The Structure

Following Extensions are amended:

- Extension 4 Fees – managing agents fees included with Our consent
- Extension 7 Damage by Emergency Services – increased to £50,000 per claim
- Extension 9 Trace and Access – increased to £50,000 per claim
- Extension 10 Subrogation Waiver – extended to include managing agents
- Extension 17 Metered Water and Heating Oil – limit £25,000 per claim
- Extension 19 Alternative Accommodation Costs – 20% of the Sum Insured for 36 months
- Extension 21 removal of Nests – increased to £2,500 per claim

Following Extensions are added:

- Extension 27 Theft and Malicious Damage by Tenants – limit £10,000 per claim
- Extension 28 Emergency Access – damage up to £5,000 in any period of insurance
- Extension 29 Archaeological Discoveries – damage up to £50,000 any one occurrence
- Extension 30 Obsolete Building Materials
- Extension 31 Reinstatement to Match
- Extension 32 Illegal Cultivation of Drugs
- Extension 33 Involuntary Betterment
- Extension 34 Gardening Equipment up to £10,000 any one claim

Section 1: The Structure (contd.)

Following Extensions are added:

- Extension 35 Tree Felling or Lopping costs up to £2,500 in any period of insurance
- Extension 36 Removal of Vermin
- Extension 37 Seventy Two Hours Clause
- Extension 38 Inadvertent Omission to Insure – up to £500,000 in the aggregate during any Period of Insurance
- Extension 39 Newly Acquired/Newly Completed Redeveloped or Refurbished Properties – limit £500,000 any one premises
- Extension 40 Debris Recycling Costs – up to 25% of costs and expenses incurred in removal of debris
- Extension 41 Energy Performance and Sustainable Buildings – limit £50,000 any one claim
- Extension 42 Third Party Failure to Insure – up to £1,000,000 any one premises including any payment under Section 4: Rent Receivable
- Extension 43 Incombustible Reinstatement
- Extension 44 Loss Minimisation – limit £25,000 in total for all claims or series of claims, arising out of any one original cause
- Extension 45 Preservation of Undamaged Property
- Extension 46 Privity of Contract – limit £2,000,000 any one premises including any payment under Section 4: Rent Receivable

Section 2 Landlords Contents

Following Extensions are amended:

- Extension 1 Temporary removal – limit increased to £50,000
- Extension 5 Alternative Accommodation Costs – increased to 36 months

Following Extensions are added:

- Extension 6 Theft and Malicious Damage by Tenants – limit £10,000 per claim
- Extension 7 Documents
- Extension 8 Seventy Two Hours Clause

Section 3 Public Liability

Following Extensions are amended:

- Extension 4 Compensation for Court Attendance – rate per day for directors/partners increased to £750
- Extension 11 Corporate Manslaughter and Corporate Homicide Act 2007 – limit £1,000,000 in the aggregate any one period of insurance

Section 3 Public Liability

Following Extensions are added:

- Extension 12 Environmental Statutory Clean Up Costs – up to £100,000
- Extension 13 Leased or Rented Premises
- Extension 14 Legionellosis up to £100,000

Section 4 Rent Receivable

Cover amended

- to include costs and expenses in re-letting the Premises following Damage

Following Extensions are amended:

- Extension 8 Waiver of Subrogation Rights – extended to include managing agents

Following Extensions are added:

- Extension 11 Third Party Failure to Insure – up to £1,000,000 any one premises including any payment under Section 1: The Structure
- Extension 12 Privity of Contract – up to £2,000,000 any one premises including any payment under Section 1: The Structure
- Extension 13 Loss of Investment Income on Late Payment of Rent

Following Condition is added:

- Condition 6 Buildings Awaiting Sale

Section 6 Employers Liability

Following Extensions are amended:

- Extension 6 Compensation for Court Attendance – rate per day for directors/partners increased to £750
- Extension 7 Corporate Manslaughter and Corporate Homicide Act 2007 – limit £1,000,000 in the aggregate any one period of insurance

Section 9: Terrorism

Following definitions are added:

- Computer Systems
- Covered Loss
- Data
- Event and Head of Cover

Following Exclusions are amended:

- The Cyber exclusion is reworded. Cover is now provided for certain losses caused by remote digital interference (cyber terrorism). It is also updated to include nation state exclusion.

Following Definitions are amended:

- Denial of Service Attack – updated to include reference to performance, Computer Systems and procurement of such actions or instructions by other Computer Systems.
- Phishing – updated to include reference to Data.
- Private Individual – updated to include reference to beneficiary, executor and premises owned by any such person.
- Virus or Similar Mechanism – 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.