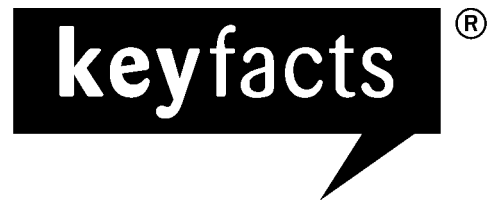


RENOVATIONPLAN



Summary of Cover

ABOUT THIS DOCUMENT

The following summary does not contain the full terms and conditions of the contract which can be found in the policy document, a copy of which is available on request. The summary does not form part of your contract of insurance.

INSURER

The insurance is issued by Novae Syndicates Limited, administered by First Commercial Insurance Brokers Ltd, which are authorised and regulated by the Financial Services Authority.

TYPE OF INSURANCE AND COVER

This insurance provides the following sections:

This insurance only relates to those sections of the insurance which you have requested and are included on the policy schedule.

Buildings	- Section 1 - As defined in the policy and specified in the schedule.
Contents	- Section 2 - As defined in the policy and specified in the schedule.
Public Liability	- Section 3 - As defined in the policy and specified in the schedule.
Hired in Plant	- Section 4 - As defined in the policy and specified in the schedule.
Legal Expenses	- Section 5 - As defined in the separate policy and specified in the policy schedule

BUILDINGS - SECTION 1 & CONTENTS - SECTION 2 - *Depending on the level of cover that you have requested cover is provided for loss or damage caused by:*

LEVEL 1 - FIRE, LIGHTNING, EXPLOSION, EARTHQUAKE, AIRCRAFT or articles dropped therefrom

LEVEL 2 - FIRE, LIGHTNING, EXPLOSION, EARTHQUAKE, AIRCRAFT or articles dropped therefrom
STORM, TEMPEST or FLOOD, excluding damage caused to swimming pools, gates, fences, paved patios and terraces. ESCAPE OF WATER from fixed water tanks, apparatus or pipes. IMPACT by any vehicles, animal, tree, telegraph pole or lamp post, excluding damage caused through lopping, topping and/or felling of trees.

LEVEL 3 - FIRE, LIGHTNING, EXPLOSION, EARTHQUAKE, AIRCRAFT or articles dropped therefrom
STORM, TEMPEST or FLOOD, excluding damage caused to swimming pools, gates, fences, paved patios and terraces. ESCAPE OF WATER from fixed water tanks, apparatus or pipes. IMPACT by any vehicles, animal, tree, telegraph pole or lamp post, excluding damage caused through lopping, topping and/or felling of trees.
Damage caused by any person of MALICIOUS INTENT including Squatters up to £5000 during any one period of insurance, RIOT and CIVIL COMMOTION and THEFT or attempted theft by forcible and violent entry or attempted thereat.

SIGNIFICANT OR UNUSUAL EXCLUSIONS OR LIMITATIONS

- * Cover is only available where the works to be undertaken are of a minor nature i.e. excluding substantial demolition, water diversion and excavations of a major nature or piling.
- * You are responsible for paying the first part of each claim as follows:
 - Buildings - £250 increasing to £1000 for unfixed materials left in the open
 - Contents - £250
 - Public Liability - £500
 - Hired in Plant - £500
- * Cover is available for subsidence, heave or landslip if the property is occupied and we have agreed to provide this cover.
- * In the event of total destruction, Insurers will rebuild. Where the relevant Authority will not allow rebuilding as original, Insurers will rebuild as allowed up to the Sum Insured after deduction of the excess OR pay in cash 80% of the sum insured hereon without deduction of the Excess.
- * Contractors undertaking works at the Insured premises must have a minimum of £2,000,000 indemnity under an in-force Public Liability policy for the duration of the works.
- * Works in progress must be continuous, any break or delay in excess of thirty (30) consecutive days, including Bank Holidays and weekend must be advised to us.
- * The existing Buildings must be secure against intruders and made wind and weather proof from the elements and be so maintained otherwise cover in respect of Buildings and the Contents therein shall be restricted to FIRE, LIGHTNING, EXPLOSION, EARTHQUAKE or AIRCRAFT risks only.
- In the event that the Property is unoccupied the following action must be taken:
 - The premises must be inspected at least once a week by you or your representative.
 - All security must be maintained and placed in operation whenever the property is unattended.
 - All water must be switched off at the mains and the water system drained OR the heating must be maintained at a minimum of 15 degrees centigrade or 58 degrees fahrenheit at all times.
 - The gas and/or electricity must be turned off at the mains unless this is used to maintain the security or heating of the property.
- * Once works are complete cover will continue whilst the property is unoccupied awaiting sale until renewal of the policy, providing you comply with the above terms regarding unoccupied properties, subject to an increased excess of £500 in respect of damage caused by any person of MALICIOUS INTENT or Squatters.
- * Cover is limited to £5,000 in respect of damage caused by malicious intent including Squatters.
- * Hand tools and domestic garden implements are covered under Section 2 Contents and are limited to £2,500 and £250 any one item in respect of hand tools. It is a requirement that such items be kept in a locked building of standard construction as defined under buildings.
- * Hired in Plant - When selected cover is limited to a maximum of £20,000.
- * Cover for unfitted items in the Buildings and unfixed materials in the open is limited to a maximum of £25,000.
- * We should be advised immediately if the building becomes permanently occupied as your home or is let to tenants in order that your policy can be amended accordingly.

PERIOD OF INSURANCE

The insurance offered is either a 6 or 12 month contract. The insurance may be renewed, but renewal will be subject to the terms and conditions that apply at the time of renewal.

CANCELLATION

Your right to change your mind

You may cancel the insurance, without giving reason, by sending us written notice and returning the insurance documents within 14 days of it starting or if later within 14 days of you receiving the insurance documents. We will make a charge equal to the period of cover you have had, but this charge will be subject to a minimum amount of £25 plus Insurance Premium Tax (IPT). However, there will be no return of premium where a loss is paid within the terms and conditions of the policy.

After this period you may cancel the insurance at any time by sending us written notice but no return premium will be given during the first 12 (TWELVE) months. After a period of 12 (TWELVE) months a prorata refund will be allowed subject to a minimum charge of £ 75 + Insurance Premium Tax provided no claim has been made in the current period of insurance.

CLAIMS

If a claim or possible claim occurs you must report it to **First Commercial Insurance Brokers Ltd, Key House, Burnham Business Park, Burnham-on-Crouch, Essex, CM0 8TE**, in writing (email is acceptable) as soon as possible. We will ask you to complete a claim form and you must tell the police immediately if the loss is caused by riot, malicious acts, theft or attempted theft.

COMPLAINTS

If you have any cause to complain about your insurance, or us please contact **First Commercial Insurance Brokers Ltd** who administers the insurance on your behalf.

If you are still not satisfied with the way that a complaint has been dealt with you should write to the Chief Executive of Novae Syndicates Limited, 71 Fenchurch Street, London, EC3M 4HH.

After this action, if you are still not satisfied with the way a complaint has been dealt with, you should refer your case to the Policy & Market Assistance Department at Lloyd's. The address is Lloyds Market Services, One Lime Street, London EC3M 7HA.

Having followed this procedure if you are still not satisfied your complaint can be referred to the Financial Ombudsman Service, South Quay Plaza, 183 Marsh Wall, London E14 9SR.

These procedures do not affect your right to take legal action if necessary.

COMPENSATION

You may be entitled to compensation from the Financial Services Compensation Scheme should Novae Syndicates Limited be unable to meet its liabilities under this insurance. The first £2,000 of a claim is protected in full and 90% of the remainder of the claim will be met.

LANGUAGE AND LAW APPLICABLE TO THE INSURANCE

This insurance is written in English and all communications about it will be in English. Unless specifically agreed to the contrary this insurance shall be subject to English Law.

NOTICE TO POLICYHOLDERS

The following updates apply to your insurance policy document.

COMPLAINTS PROCEDURE

With effect the 1st of November 2009 the Financial Ombudsman Service is changing its complaint handling rules concerning small businesses. From this date the Ombudsman will only consider your complaint if you are a private individual or a "micro-enterprise". This is defined as a business with an annual turnover not exceeding 2 million Euros and fewer than ten staff.

FINANCIAL SERVICES COMPENSATION SCHEME (FSCS)

With effect the 1st of January 2010 the Financial Services Compensation Scheme arrangements are changing. From this date the first 90% of every claim is protected without any upper limit. You can get further information about the compensation scheme arrangements from the FSCS or by visiting their website at www.fscs.org.uk.

(RPSOC-A-06/01/2009)