

RENOVATION PLAN INSURANCE

Insurance Product Information Document

Company: Howden UK Brokers Limited Product: Renovation Plan - Premier

Registered in England and Wales. Registered address: One Creechurch Place, London, United Kingdom, EC3A 5AF.
Authorised and regulated by the Financial Conduct Authority FRN No. 307663

This document is a summary of insurance cover and restrictions found in the policy. It is not personalised to your individual selections and does not provide a complete representation of all the provisions of your policy. Please refer to your policy documentation, including the Schedule, for full details of your cover, sums insured and the terms and conditions.

What is this type of insurance?

This policy meets the needs of customers who wish to protect their residential or commercial property whilst undergoing renovation, extension or conversion work. Acceptable in either an individual or company name but when the property is commercial there must be a residential element to the project.



What is insured?

Buildings

- ✓ Loss or damage to your buildings caused by fire, lightning, earthquake, explosion, aircraft or anything falling from an aircraft, storm or flood, escape of water, impact by any vehicles, animals, trees, malicious damage, riot and civil commotion, theft and attempted theft
- ✓ Building fees and debris removal costs

Public Liability

- ✓ Your legal liability for damages and costs/expenses in respect of accidental injury to any person or damage to property up to £2,000,000

The below covers are optional for an additional premium. Please refer to your policy schedule to see if these covers are included.

Contents

- ? Loss or damage to your contents caused by fire, lightning, earthquake, explosion, aircraft or anything falling from an aircraft, storm or flood, escape of water, impact by any vehicles, animals, trees, malicious damage, riot and civil commotion, theft and attempted theft.

Hired in Plant

- ? Your legal liability for physical loss or damage to a hired in plant and continuing hiring charges for the hired in plant following the loss or damage



What is not insured?

- ✗ Accidental damage to your buildings
- ✗ Loss or damage when the scope of the works are more substantial than those advised to us
- ✗ Subsidence, landslip or heave
- ✗ Damage to the buildings caused by lopping, topping or felling of trees
- ✗ Terrorism
- ✗ Storm or flood damage to swimming pools, gates, fences, paved patios and terraces
- ✗ Frost or rising groundwater levels
- ✗ Basement excavations
- ✗ Employers Liability



Are there any restrictions on cover?

- ! We will not pay more than the sum insured shown on the schedule.
- ! Inner limits, excesses and specific exclusions apply to some covers and can be found in the Premier policy wording
- ! The excess for escape of water claims will increase to £2,500 where the property is unoccupied for more than 14 days with no renovation or construction work going on or the property remains vacant following completion of the works, and the water system has not been fully drained down
- ! If at the time of any loss or damage the cost of rebuilding the whole of your buildings or replacing the contents is more than the sum insured, we will pay for the loss or damage in the same proportion
- ! Storm and flood cover will only apply if the property is considered wind and weatherproof
- ! Theft and malicious damage cover will only apply from/to the building(s) when secure against intruders.
- ! There must be forcible and violent entry to or from the building for theft cover to apply to items stolen from it
- ! Contractor to have a minimum of £2,000,000 public liability cover in force for the duration of the contract.



Where am I covered?

Existing structure, works being undertaken, materials for use in the works and Public Liability

- ✓ At the address shown in the schedule.



What are my obligations?

- You must take reasonable care to provide complete and accurate answers to questions we ask when you take out or make changes to your policy
- You must notify us, if works cease, or if there is a break or delay in the contract works in excess of 30 consecutive days
- You must tell us as soon as reasonably possible if any of the details you have told us have changed
- You must take all reasonable care to prevent loss or damage, accident, bodily injury, or legal proceedings. If legal proceedings are underway, you must tell us without delay and take all reasonable steps to reduce the costs of these proceedings.
- You must take all reasonable steps to prevent any accidents and rectify any defects that may pose a danger to life or property as soon as reasonably possible.
- You must ensure that all forms of protection provided for the security of the premises, including all locks, are kept in working order and are put into operation whenever the premises are left unattended
- You must tell us as soon as possible of any event which may result in a claim, and follow the claims procedure set out in the policy.
- You must abide by the terms, provisions, conditions and clauses of the policy – failure to do so could affect your cover
- All works to be carried out in compliance with planning permissions, consents and regulations required by all relevant authorities
- You must ensure that the inside of the building and surrounding areas are kept clear from all combustibles, including waste and refuse
- The premises must be visited for maintenance purposes and all rooms entered, at least once a week by you or an authorised adult.
- Where the property is unoccupied the water must be switched off at the mains or the heating must be maintained at a minimum of 15 degrees centigrade or 58 degrees Fahrenheit at all times
- The contract works must not cease/break or delay for 30 consecutive days including bank holidays & weekends. If there is a break or delay for more than 30 consecutive days cover will be restricted to, Fire, Lighting, Explosion, Earthquake, or Aircraft & other flying objects or anything dropped from them.
- If works are complete & the property is unoccupied pending sale, cover can continue up to the expiry date of the period of insurance subject to an increased excess of £500 unless otherwise stated as higher.



When and how do I pay?

You must pay your premium in full before the policy commences.



When does the cover start and end?

The cover starts and expires on the date shown on your schedule. Should the works over run we are able to offer extensions of cover, we will contact you prior to the expiry of the policy. We will continue cover for 14 days past the expiry date shown on the schedule free of charge.



How do I cancel the contract?

You may cancel the insurance, without giving reason, by contacting Howden UK Brokers Limited. You will be entitled to a pro-rata refund of premium, provided no claim has been made during the current period of insurance. For example, if you have been covered for six months, the deduction for the time you have been covered will be half of the annual premium.

If you cancel within your cooling off period no cancellation fee will be applied.

If we pay any claim, in whole or in part, then no refund of premium will be allowed.