

SPECIALIST INSURANCE AGENCY LTD

SUMMARY OF COVER

POLICY SUMMARY

This is an important document and contains a summary of the cover provided by Lloyd's of London through Specialist Insurance Agency Ltd. We recommend you take the time to read it but please remember it is a summary and does not contain the complete terms and conditions of cover.

The summary does not form part of your contract of insurance.

INSURER

This Insurance is underwritten by Lloyd's of London (the insurance is provided by certain underwriting syndicate(s) at Lloyd's of London led by Syndicate 510). A written authority carrying the seal of Lloyd's allows Specialist Insurance Agency Ltd to sign and issue your insurance on behalf of Underwriters.

ABOUT YOUR POLICY

This Insurance provides the following coverage:

Household insurance cover.

This insurance only relates to those sections of the insurance which you request and we agree to insure.

Buildings are defined as: The private dwelling built of brick, stone or concrete and roofed with slates, tiles, metal or concrete, its decorations and fixtures and fittings, garages and outbuildings swimming pools, tennis courts, drives, patios and terraces, walls, gates and fences and fixed fuel tanks.

Contents are defined as: Household goods and personal property, within the home, which are your property or for which you are legally responsible.

Buildings and **Contents** are covered for loss or damage caused by:-

- Fire, Lightning, Explosion or Earthquake
- Aircraft and other Flying Devices
- Storm, Flood, Weight of Snow
- Escape of Oil from fixed domestic oil-fired heating installations
- Escape of Water from fixed water tanks, apparatus or pipes
- Accidental damage to oil pipes, underground supply pipes, sewers, drains and cables
- Theft or attempted theft
- Collision by any vehicle or animal
- Riots, Strikes, Violent Disorder, Civil Commotion and Malicious Damage
- Subsidence or Heave of the site or Landslip
- Falling Trees, Lamp-posts or Telegraph Poles
- Accidental Damage

The Building sum insured is index linked to protect you against inflation (only if applicable)

Buildings cover also includes

- Frost damage to fixed water tanks, apparatus and pipes
- Damage caused by falling aerials and satellite dishes
- Breakage of fixed glass, solar panels, sanitary fixtures and ceramic hobs
- Loss of rent due to you and temporary accommodation costs up to 10% of the sum insured for Buildings
- Architect's and Surveyor's fees, debris removal and additional costs as a result of Local Authority requirements
- Increased domestic metered water charges up to £750 in all following an escape of water
- Anyone buying your home until completion of sale
- Your legal liability as owner up to £2,000,000 for any one accident or series of accidents arising out of one event

Contents cover also includes

- Property in the open up to £250
- Temporary removal to certain other premises in the United Kingdom for up to 20% of the sum insured for contents
- Accidental damage to televisions, audio and video equipment including radios, video recorders, home computers and satellite decoders
- Breakage of ceramic hobs, mirrors, fixed glass in furniture, double glazing and sanitary ware
- Rent you have to pay or temporary accommodation costs up to 10% of the sum insured for contents
- Fatal injury to you caused by fire or burglars up to a maximum of £10,000 for each insured person
- Increased domestic metered water charges up to £750 in all following an Escape of Water
- Your legal liability as occupier up to £2,000,000 for any one accident or series of accidents arising out of one event
- Your legal liability for accidents to domestic staff up to £5,000,000 for any one accident or series of accidents arising out of one event

SIGNIFICANT OR UNUSUAL EXCLUSIONS OR LIMITATIONS

1) Contents Cover

Unless otherwise agreed by us, the following limitations apply to contents:-

- money and credit cards are insured up to a maximum of £300 in total
- deeds and registered bonds and other personal documents are insured up to a maximum of £1500 in total
- stamps or coins forming part of a collection are insured up to a maximum of £1250 in total
- gold, silver, gold and silver plated articles, jewellery and furs are insured up to a maximum of £2500 or 10% of the sum insured for contents whichever is the less
- domestic oil in fixed fuel oil tanks is insured up to a maximum of £1000
- theft of contents from detached outbuildings are insured up to £500 or 3% of the sum insured, whichever is the greater
- Porcelain, china, glass and other brittle items are insured up to £1,000 in respect of accidental damage

Contents does NOT include:

- motor vehicles (other than garden machinery) caravans, trailers or watercraft or their accessories
- any living creature
- any part of the buildings
- any property held or used for business purposes
- any property insured under any other insurance

- 2) **Exclusions that apply to the whole of this insurance:-**
- a) Loss or damage caused directly or indirectly by radioactive contamination and nuclear assemblies
 - b) Loss, damage or liability directly or indirectly occasioned by, happening through or in consequence of war, invasion, acts of foreign enemies, hostilities (whether war be declared or not), civil war, rebellion, revolution, insurrection, military or usurped power, or confiscation or nationalisation or requisition or destruction of or damage to property by or under the order of any government or public or local authority
 - c) Existing or Deliberate Damage
 - d) Loss, damage or liability resulting from computer viruses, erasure or corruption of electronic data or the failure of any equipment to correctly recognise the date or change of date
 - e) Loss, damage or liability caused by Biological or Chemical contamination arising from
 - i) terrorism,
 - ii) steps taken to prevent, suppress, control or reduce the consequences of any actual, attempted, threatened, suspected or perceived act of terrorism
 - f) Any reduction in value of the property insured following repair or replacement
 - g) We will not pay for any damage caused by wear and tear or any other gradually operating cause.
- 3) **Policy Excess**
There is a £250 all claims excess. For claims resulting from Subsidence, Landslip or Heave the excess is £1000. Any specific excesses that may be applied will be advised to you.
- 4) **Tell us about any changes in occupancy of the home**
You must tell us if the home is insufficiently furnished enough to be normally lived in. This may result in restrictions in cover. If you do not tell us of these changes your claim may not be covered.
- 5) **Tell us about any changes to the home**
You must tell us before you start any structural work to the buildings that:-
- change the use of the buildings in any way
 - involves the external surfaces of the buildings being affected/changed
 - means you having to move out of the buildings for any period of time

How We Settle Your Claim

Buildings - We will pay the full cost to repair or replace the loss or damage providing the buildings have been maintained in a good state of repair and the sum insured is adequate to cover the full cost of rebuilding the home.

Contents - Providing the sum insured is adequate, we will at our option pay either the full cost to repair or, in the event of total loss or destruction of any article, we will pay the cost of replacing the article as new as long as you have paid or we have authorised the cost of replacement.

This basis of settlement does not apply to clothes or pedal cycles where we will take off an amount for depreciation.

The maximum we will pay you in respect of any item/section will be the sum insured shown in the Schedule.

PERIOD OF INSURANCE

The period covered by this insurance is normally for 12 months. Renewal will be subject to the terms and conditions that apply at the time of renewal.

COOLING OFF PERIOD

If you decide that you do not wish to proceed then you can cancel this insurance by writing to us within 14 days of either:-

- The date you receive your policy documentation; or
- The start of the period of insurance
whichever is the later.

CANCELLATION

We may cancel your insurance by sending 30 days notice by registered post to your correspondence address shown in the schedule. We will return any premium you have paid for any period of insurance left.

CLAIMS

If you believe that you have a claim under this Insurance, you should contact the Claims Dept at Specialist Insurance Agency Ltd on 08451 777 555, or send an email to commercial@specialistinsure.com or write to the Claims Dept. Specialist Insurance Agency Ltd, St James House, 158 Winchester Road, Southampton SO16 6UE

THE FINANCIAL SERVICES AUTHORITY (FSA)

The FSA is the independent watchdog that regulates financial services. Specialist Insurance Agency Ltd is authorised and regulated by the Financial Services Authority and our registration number is 309005.

Our permitted business is advising and arranging insurance contracts. You can check this on the FSA's website, www.fsa.gov.uk/register or by contacting the FSA on 0845 6061234.

COMPLAINTS

If for any reason you wish to register a complaint, please contact us on 08451 777 555 or write to Specialist Insurance Agency Ltd, St James House, 158 Winchester Road, Southampton SO16 6UE.

If you are not satisfied with the way a complaint has been handled you may ask the Complaints Department at Lloyd's to review your case.

If you cannot settle your complaint with Lloyd's you may be entitled to refer it to the Financial Ombudsman Service.

Please refer to our Terms of Business and to page 29 of the Policy Book for full details on the complaints procedure.

This complaint procedure is without prejudice to your right to take legal proceedings.

COMPENSATION

Lloyd's insurers are covered by the Financial Services Compensation Scheme. You may be entitled to compensation from the Scheme if a Lloyd's insurer is unable to meet its obligations to you under this contract. If you were entitled to compensation under the Scheme, the level and extent of the compensation would depend on the nature of this contract. Further Information about the Scheme is available from the Financial Services Compensation Scheme (7th floor Lloyd's Chambers, Portsoken Street, London E1 8BN) and on their website: www.fscs.org.uk

LAW & JURISDICTION APPLICABLE TO THE INSURANCE

The parties are free to choose the law applicable to this Insurance Contract. Unless specifically agreed to the contrary this insurance shall be governed by the laws of England and subject to the exclusive jurisdiction of the courts of England.