



Property Owners Insurance

POLICY SUMMARY

This is a summary only and you should refer to the full terms and conditions in your policy documents or consult your broker for more information.

Product name: Property Owners' Insurance Policy (MUM PO 09 17)

Type of Insurance: Property Owners

Underwritten By: Manchester Underwriting Management Ltd

KEY FACTS OF COVER

Insuring Clauses	Limit
<p>Section 1 – Material Damage to Buildings and Contents Fire, Perils, Theft, Accidental Damage and Extensions</p> <p><u>Principal Extensions automatically included</u></p> <p>Alternative Accommodation Archaeological Discoveries Business Rates Capital Additions Contract Works Eviction of Squatters Failure of Third Party Insurances Fly Tipping Inadvertent Omission to Insure</p> <p>Index Linking Loss of Metered Supplies Managing Agents Munitions of War New Acquisitions Storm and Flood Resilience Storm and Flood Protection</p>	<p>Up to the sum insured agreed. MUM can provide a Total Sum Insured of up to £50M any one premises.</p> <p>Included within the Sum Insured unless stated otherwise</p> <p>30% of declared value and 36 months indemnity period</p> <p>20% of the Sum Insured or £5M, whichever is the lesser £500,000 any one contract</p> <p>£50,000 any one claim and £100,000 in all</p> <p>The Sum Insured or £5M, whichever is the lower £25,000 any one claim and £100,000 in all</p> <p>The Sum Insured or £5M, whichever is the lower</p> <p>£50,000 any one claim and £250,000 in all</p> <p>The Sum Insured or £5M, whichever is the lower</p>
<p>Section 2 – Business Interruption Loss of rent receivable following Damage</p> <p><u>Principal Extensions automatically included</u></p> <p>Accountants and Legal Fees Book Debts Buildings awaiting sale</p>	<p>200% of the Sum Insured for Rent Receivable in respect of each Premises</p> <p>Included within the Section 2 Sum Insured for Rent Receivable unless stated otherwise</p> <p>In all, during the Period of Insurance, 10% of the Sum Insured for Rent Receivable on the Premises or £250,000, whichever is the lower</p>

Capital Additions	The lesser of :
Denial of Access	<ul style="list-style-type: none"> • 20% of the Sum Insured for Rent Receivable; • £500,000 in respect of any Unoccupied Premises and £5M in respect of any other Premises 10% of the Sum Insured for loss of Rent Receivable or £5M whichever is the lesser
Disease, Vermin Defective Sanitary Arrangements, Murder Suicide	10% of the Sum Insured for loss of Rent Receivable or £1M whichever is the lesser
Failure of Supplies	10% of the Sum Insured for loss of Rent Receivable or £1M whichever is the lesser
Inadvertent Omission to Insure	For each Premises the lesser of: <ul style="list-style-type: none"> • 20% of the Sum Insured for Rent Receivable shown in the Schedule; • £500,000 in respect of any Unoccupied Premises and £5M in respect of any other Premises
Loss of Attraction	£250,000 for all losses or series of losses arising directly or indirectly from the same operating cause
Loss of Investment Income Managing Agents Premises	10% of the Sum Insured for Rent Receivable shown in the Schedule or £500,000, whichever is the lesser
New Acquisitions	£500,000 in respect of any Unoccupied Premises and £3M in respect of any other Premises
Section 3 – Loss of Money, Personal Accident and Assault Loss of money from safes etc. Accident and Assault	The Sum Insured Varying amounts according to injury
Section 4 – Employer’s Liability Your liability and Costs and Expenses in respect of Injury to any Employee arising in the course of their employment	£10M but £5M for Terrorism or if related to asbestos
<u>Principal Extensions automatically included</u>	Included within the Limit of Indemnity unless stated otherwise
Additional Persons Corporate Manslaughter	£5M in any one Period of Insurance which is a sub-limit that is part of the Limit of Indemnity
Health and Safety at Work Etc. Act 1974 Compensation for Court Attendance	£500 per day
Section 5 – Property Owners Liability Your liability and Costs and Expenses arising from accidental injury to a third party or their property	The Limit of Indemnity stated in the Schedule. MUM can provide up to £25M. The Limit of Indemnity for Asbestos-related or Terrorism-related claims is the lower of the Limit of Indemnity stated in the Schedule or £5M, which is a sub-limit that is part of the Limit of Indemnity. MUM can consider increased limits for Terrorism up to £25M.
<u>Principal Extensions automatically included</u>	Included within the Limit of Indemnity unless stated otherwise

<p>Contingent liability (non-owned vehicles) Cross Liabilities Additional Persons Defective Premises Act 1972 Health and Safety at Work Data Protection Act Compensation for Court Attendance Corporate Manslaughter</p> <p>Consumer Protection Act 1987 and Food Safety Act 1990 Legionella</p> <p>Libel Slander</p> <p>Overseas Personal Liability Managing Agents Financial Loss</p>	<p>£500 per day £5M in any one Period of Insurance, which is a sub-limit that forms part of the overall Limit of Indemnity</p> <p>£5M or the Limit of Indemnity stated in the Schedule, whichever is the lesser, which is a sub-limit that forms part of the overall Limit of Indemnity</p> <p>£500,000 in the aggregate, which is a sub-limit that forms part of the overall Limit of Indemnity</p> <p>£1M in the aggregate, which is a sub-limit that forms part of the overall Limit of Indemnity</p>
<p>Section 6 – Terrorism Damage to buildings and loss of rent as a consequence of any Act of Terrorism</p>	<p>The Sum Insured in the aggregate</p>
<p>Section 7 – Commercial Legal Protection Employee Disputes and Compensation Awards Legal Defence Contract Disputes Debt Recovery Property Protection Tax Protection Commercial and Residential Leased and Let Property Cover</p>	<p>£100,000 or such lesser amounts as are stated in the Policy, and £1M in the aggregate</p>

PRINCIPAL EXCLUSIONS

<p>All Sections Sonic Booms Pollution and Contamination unless arising from a Defined Peril Electronic Risks</p>
<p>Section 1 – Material Damage Consequential loss Contract Works, other than under Extension 9</p>
<p>Section 2 – Business Interruption Alterations, additions and improvements to Premises made after commencement of the Period of Insurance, other than under Extension 6 Damage to buildings acquired by You after commencement of the Period of Insurance, other than under Extension 16</p>

Section 3 – Loss of Money, Personal Accident and Assault

Benefits for longer than 104 weeks of Temporary Total Disablement or Temporary Partial Disablement

Any benefits unless the Death, Loss of Sight, Loss of Limb or Disablement occurs or commences within 24 months of the date of the Accident or Assault

More than one benefit for each Insured Person arising out of the same Accident or Assault

Death, Loss of Sight, Loss of Limb or Disablement caused directly or indirectly by illness, disease or psychiatric injury

Section 4 – Employer's Liability

In circumstances where compulsory insurance or security is required by Road Traffic Act legislation
Any Injury which occurs Offshore

Section 5 – Property Owners Liability

Arising out of pollution or contamination, other than when caused by a sudden, identifiable, unintended and unexpected incident, which takes place in its entirety at a specific time and place during the Period of Insurance

Arising out of the ownership or use of any mechanically propelled vehicle

Arising out of the supply, installation, erection, manufacture, repair, alteration or treatment of any products, goods, buildings or other property

Arising out of the ownership, possession or use by You, or anyone on Your behalf, of any vessel or craft

Arising out of professional negligence, wrongful or inadequate treatment, examination, prescription or advice

For Damage to any property belonging to You, or in Your charge or control

Arising out of the ownership, possession or use of any buildings or premises, other than those insured under Section 1 (Material Damage) unless stated otherwise

Judgments or awards in the USA or Canada

Deliberate acts

Section 6 – Terrorism

War, riot etc.

Cyber exposures as more fully defined in Section 6 Exclusion 2

Nuclear risks

Section 7 – Commercial Legal Protection

If there are not Reasonable Prospects

If the Date of Occurrence is not during the Period of Insurance

Legal proceedings in incidents outside the Countries Covered

and as more fully described in Section 7.

CLAIMS PROCESS

For Commercial Legal Protection claims, refer to Section 7 of the Policy. Otherwise, notice of a claim or circumstance should be given in writing to Quadra Claims Services Limited, 86 Deansgate, Manchester M3 2ER

Tel.: +44 (0)161 696 3652 (business hours) or 0161 838 6600 (out of hours)

Email: manchesterunderwriting@quadraclaims.co.uk

COMPLAINTS

For Commercial Legal Protection claims, refer to Section 7 of the Policy. Otherwise, complaints must be referred in the first instance to:

In connection with the handling of a claim:

Quadra Claims Services Limited, 86 Deansgate, Manchester M3 2ER

Tel.: +44 (0) 161 838 6600

Email: manchesterunderwriting@quadraclaims.co.uk

In connection with all other matters, **MUM**:

The Complaints Manager, Manchester Underwriting Management Limited whose address is Link House, St. Mary's Way, Chesham, Buckinghamshire HP5 1HR

Tel.: +44 (0)1494 770700

E-mail: complaints@manchesterunderwriting.com

If **You** remain dissatisfied after **We** have considered **Your** complaint, or if **You** have not received a written final response within eight weeks from the date that **MUM** received **Your** complaint, **You** may be entitled to refer **Your** complaint to the Financial Ombudsman Service who will independently consider **Your** complaint free of charge. Their contact details are:

Post: The Financial Ombudsman Service, Exchange Tower, London E14 9SR

Telephone: 0800 023 4567 (calls to this number are now free on mobile phones and landlines) or 0300 1239123 or from outside the UK: +44 (0) 20 7964 0500 Fax: +44 (0)20 7964 1001

Email: complaint.info@financial-ombudsman.org.uk

Website: www.financial-ombudsman.org.uk

Please note:

- **You** must refer **Your** complaint to the Financial Ombudsman Service within six months of the date of the final response
- The Financial Ombudsman Service will normally only consider a complaint from a business that has an annual turnover or annual balance sheet which does not exceed 2 million Euros and has fewer than 10 employees.