



Property Owners Insurance Insurance Product Information Document

This insurance is underwritten by Argenta Syndicate 2121 at Lloyd's. Argenta Syndicate Management Limited (registered number 204974) (ASML) is authorised by the Prudential Regulation Authority (PRA) and regulated by the Financial Conduct Authority (FCA) and the PRA.

The following summary does not contain the full terms and conditions of the contract which can be found in your policy documentation.






What is this type of insurance?




This policy is intended to provide cover for buildings, landlord's contents, loss of rent, employers liability and property owners' liability for property owners.

 What is insured?	 What is not insured?
Material Damage	Material Damage
✓ Loss or damage to buildings and landlord's contents	✗ Boiler Explosion (unless boiler is used for domestic purposes only)
✓ Cover includes debris removal (including stock debris), drain clearance and professional fees	✗ Damage attributable solely to changes in the water table level
✓ Automatic reinstatement of cover following a loss (subject to payment of additional premium)	✗ Wear, tear, frost, wet or dry rot, dampness or dryness or any other gradually operating cause
✓ Up to 10% of sum insured cover (maximum £250,000) for newly acquired buildings or alterations to existing buildings	✗ Corrosion, rust, shrinkage, evaporation, loss of weight, marring, scratching
✓ Costs incurred to restore or repair the grounds, landscape gardens, pavements and road surfaces following damage by emergency services attending in relation to an insured event	✗ Change in temperature, colour, texture or finish
✓ Up to £100,000 for reasonable measures taken to avoid or mitigate impending damage	✗ Moth, vermin, insects, fungal attack
✓ Up to £10,000 for trace and access	✗ Inherent vice, latent defect, faulty design or materials
✓ Up to £500 for changing locks following the theft of keys	✗ Faulty or defective workmanship, operational error or omission
✓ Up to £10,000 for additional metered water charges	✗ Joint leakage, failure of welds, cracking, fracturing, collapse or overheating of boilers, etc
✓ Up to £10,000 for the unauthorised use of electricity, gas, oil or water	✗ Mechanical or electrical breakdown or derangement of the particular machine, apparatus or equipment
✓ Up to £1,500 for removal of wasp and bee nests	✗ Pollution and/or contamination
✓ Up to £5,000 for felling and lopping trees which have become an immediate threat to life or property	✗ Storm, wind, rain, hail, sleet, snow, flood or dust cover for moveable property in the open, fences and gates
	✗ Theft which does not involve forcible and violent means

		x	Acts of fraud or dishonesty
		x	Property in Transit (though this shall not apply in respect of the Temporary Removal extension)
		x	Money and Securities
		x	Subsidence damage to roads, car parks, pavements, outdoor swimming pools, outdoor tennis courts, walls gates and fences unless the buildings are damaged at the same time or resulting from demolition, groundworks, excavation, etc
		x	Normal settlement, bedding down, etc and river or coastal erosion
		x	Disappearance or unexplained or inventory shortage
		x	Damage to a building or structure caused by its own collapse or cracking
		x	Damage to any property arising from its undergoing any process of production, packing, treatment, testing, commissioning, servicing, alteration, cleaning or repair
		x	Damage to fixed glass or sanitaryware occurring during installation or removal, or which was cracked at inception of this insurance
		x	Damage by fire to any property undergoing any process involving the application of heat.
		x	Property or structures in course of construction or erection (including materials and supplies in connection with the construction or erection)
		x	Maintenance and routine alteration or decoration
		x	Delay, loss of market or any form of consequential loss.
		x	Damage to livestock, growing crops, trees, vehicles licensed for road use, caravans, trailers, railway locomotives or rolling stock, water or aircraft, piers, jetties, bridges, culverts or excavations
		x	Property more specifically insured or which is (or would be but for the existence of our policy) be insured under a Marine insurance
		x	Whilst any building is empty or not in use, glass breakage by any cause or damage to the buildings by riot, civil commotion, etc or by escape of water from any tank, apparatus or pipe.
		x	Malicious damage, theft or attempted theft by any tenant or person lawfully on the premises.
		x	Damage caused as a result of any residential property being used by occupants for illegal activities.
Loss of Rent		Loss of Rent	
✓	Financial compensation for loss of rent following an insured loss under Section A - Material Damage.	x	Losses excluded under the material damage section or where no material damage cover is in force

✓	Cover includes additional expenditure necessarily and reasonably incurred to avoid a shortfall in rent (but only to the extent of the shortfall thereby avoided).	✗	
✓	Cover includes costs necessarily and reasonably incurred in re-letting the premises.	✗	
✓	Up to 10% of sum insured cover (maximum £100,000) for loss of rent in respect of newly acquired/erected buildings or alterations to existing buildings.	✗	
✓	Up to 10% of the sum insured on rent or £250,000 (whichever is less) for loss of rent as a result of infectious diseases, murder or suicide, food poisoning, or closure of the premises by a public authority.	✗	
✓	Up to 25% of the sum insured on rent or £250,000 (whichever is less) for loss of rent resulting from damage to any location owned or occupied by your managing agents.	✗	
✓	Up to 25% of the sum insured on rent or £100,000 (whichever is less) in respect of prevention of access to your property following damage to premises in the vicinity.	✗	
✓	Up to 25% of the sum insured on rent or £50,000 (whichever is less) in respect of the failure of public utilities (for at least four hours) at the terminal ends of the electricity supply authority's service feeders, the gas authority meters or the water authority's stopcock at the premises.	✗	
✓	Up to 10% of the sum insured on rent or £50,000 (whichever is less) in respect costs incurred in providing temporary alternative accommodation to residents of residential property which cannot be lived in because of damage covered by Section A – material damage.		
Liability		Liability	
✓	<u>Sub Section 1 – Employers Liability</u> Cover is provided for liability to pay damages and legal costs that arise as a result of claims from employees suffering injury due to, and during, their employment	✗	Road Traffic Act (Employers and Property Owners Liability)
✓	<u>Sub Section 2 – Property Owners Liability</u> Cover is provided in respect of liability to pay compensation including legal costs for: <ul style="list-style-type: none"> • injury to any person (excluding employees) • damage to material third party property • Nuisance, trespass or interference with any easement right of air, light, water or way • Wrongful arrest, false imprisonment or false eviction but not arising in connection with any products	✗	Contractual Liability (Employers and Property Owners Liability)

	Cover may be taken with or without all of the above sub sections being included.	*	Offshore (Employers and Property Owners Liability)
	Court attendance costs	*	Care, custody, control (Property Owners Liability)
	Unsatisfied Court Judgements (in respect of Employers Liability)	*	Defective work or materials (Property Owners Liability)
	Cross Liabilities (in respect of Property Owners Liability)	*	Professional Advice & Design (Property Owners Liability)
	Cover includes liabilities incurred in connection with: <ul style="list-style-type: none"> - The Health and Safety at Work Act 1974 - Defective Premises Act 1972 - Data Protection Act 1984 (in respect of Property Owners Liability) 	*	Pollution unless caused by a sudden, identifiable, unintended, unexpected occurrence (Property Owners Liability)
	Motor contingent liability (in respect of Property Owners Liability)	*	Asbestos (Property Owners Liability)
	Overseas Personal Liability (in respect of Property Owners Liability)	*	Fines or penalties (Employers Liability and Property Owners Liability)
		*	Products Supplied (Property Owners Liability)
		*	Illegal activities (Property Owners Liability)
General (i.e. applicable to all sections)			
		*	Radioactive Contamination
		*	Sonic Bangs
		*	War & Similar Risks
		*	Electronic Risk (damage or liability for damage to electronic data, programmes, software, etc)
		*	Terrorism
		*	Date Recognition Exclusion (failure of any computer or data processing equipment to recognise any date as its true calendar date or to capture or retain or interpret data as a result of treating any date other than as its true calendar date)
	Are there any restrictions on cover?		
	Endorsements may apply to your policy. These will be shown in your policy documents.		
	Where am I covered?		
	This insurance covers the property named in the schedule.		
	What are my obligations?		
-	<p>You shall:-</p> <ul style="list-style-type: none"> (a) maintain the Premises, machinery, plant and equipment in a good state of repair (b) take all reasonable precautions for the safety of the property insured (c) take all reasonable precautions to prevent damage, accident or injury (d) comply with all statutory requirements and other safety regulations imposed by any authority (e) exercise care in the selection and supervision of employees (f) take immediate steps to remedy any defect or danger that becomes apparent and take such additional precautions as individual circumstances require, whether of a temporary or permanent nature. 		

-	You must tell us if you become aware about any changes in the information you have provided to us which happens before or during any period of insurance.
-	It is important that you comply with any conditions precedent in addition to your duties under each section and under the policy as a whole. If you breach any of these we may deny your claim, or reduce the amount we pay you.
	When and how do I pay?
-	For full details of when and how to pay, you should contact your insurance advisor.
	When does the cover start and end?
-	This insurance covers a 12 month period and the dates of cover are specified on your policy schedule.
	How do I cancel the contract?
-	You can cancel this insurance at any time by contacting your insurance advisor. After the 14 day cooling off period, provided you have not made a claim, you will be entitled to a refund of a proportionate part of your premium.