

Policy Summary

This is a summary of the cover available under the Residential Property Owners policy arranged by Alan Blunden & Co Limited on the ABACUS scheme. It does not include all the policy benefits, limits and exclusions. Full terms and conditions can be found in the policy wording, a copy of which is available from your agent. The policy is an annual insurance contract underwritten by Ageas Insurance Limited.

Standard cover under Section 1 – Property and Section 2 – Loss of Rent is fire, specified perils, theft, subsidence, ground heave and landslip; accidental damage cover is optional. The sums insured you choose must represent the full values at risk; if they do not, payments may be reduced in the event of a claim.

The standard cover may be varied to meet individual needs. Variations from the standard will be detailed in the quotation or policy schedule.

Significant Features and Benefits

Section 1 – Property	Limits
<p>Buildings (standard cover)</p> <p>The following extensions are automatically included:</p> <ul style="list-style-type: none"> • Contractor Purchaser • Mortgage, Freeholder or Lessor • Underground Services • Public Authorities <p>• Theft of Building</p> <p>• Contract Works</p> <p>• Contractors' Interest</p> <p>• Further Investigation Expenses</p> <p>Accidental Damage cover is available on request.</p>	<p>Up to the sum insured selected</p> <p>Up to 15% of sum insured (undamaged parts)</p> <p>Up to £25,000 in any one period of insurance</p> <p>Up to £100,000 for any one contract and in any one period of insurance</p> <p>Up to £100,000 any one contract</p> <p>Up to £10,000 in any one period of insurance</p>
<p>Contents</p> <ul style="list-style-type: none"> • Contents of Common Areas • Landlord's Contents <p>The following extensions are automatically included:</p> <ul style="list-style-type: none"> • Theft of Keys <p>• Theft Damage to Buildings</p> <p>• Temporary Removal</p> <p>• Contents in Residential Gardens</p>	<p>Up to the sum insured selected</p> <p>Up to £10,000</p> <p>Up to £2,500 in any one period of insurance</p> <p>Up to 25% of the contents sum insured or £100,000 whichever is lower</p> <p>Up to £500 any one loss</p>

Section 1 – Property	Limits
Glass, Blinds and Signs The following extensions are automatically included: <ul style="list-style-type: none"> • External fixed glass/lettering/alarm foil • External blinds/internal fixed glass • Sanitaryware/external signs 	Cost of repair/replacement Up to £2,500 for any one loss Up to £1,500 for any one loss
Section 1 – Property includes cover for theft and/or malicious damage by tenants or lessees The following extensions are automatically included: <ul style="list-style-type: none"> • Non Invalidation • Professional Fees • Removal Debris • Parent and Subsidiary Companies • Damage by Emergency Services • Capital Additions • Trace and Access • Clearing of Drains • Workmen • Loss of Oil and LPG • Unauthorised Use of Electricity, Gas or Water • Metered Water and Gas Charges • Fire Extinguishment and Resetting Expenses • Index Linking • Reletting Costs • Terrorism - Residential Property • Other Interested Parties • Sprinkler Upgrade Costs • Fly Tipping • Unauthorised Occupation • Tree Felling or Lopping • Removal of Nests • Illegal Cultivation of Drugs 	Up to £5,000 for any one loss / £10,000 in any one period of insurance Up to £25,000 in any one period of insurance Up to 10% for buildings or £250,000 whichever is lower/Up to 10% for landlord's contents or £5,000 whichever is lower Up to £25,000 in any one period of insurance Up to £10,000 in any one period of insurance Up to £25,000 in any one period of insurance Up to £10,000 in any one period of insurance Up to £10,000 in any one period of insurance Up to £25,000 Up to £25,000 in any one period of insurance Property occupied exclusively for residential purposes only and insured in the name of an individual Up to £25,000 for any one loss/£100,000 in any one period of insurance Up to £5,000 for any one loss/£25,000 in any one period of insurance £1,000 any one loss/£2,500 any one period of insurance Up to £1,000 for any one loss Up to £5,000 for any one loss/£10,000 in any one period of insurance

Section 2 – Rent Receivable	Limits
Rent Receivable The following extensions are automatically included: <ul style="list-style-type: none"> • Denial of Access • Public Utilities • Managing Agents • Automatic Increase in Sum Insured • Diseases (Premises), Poisoning, Vermin, Defective Drains, Murder or Suicide 	Up to 20% of the Building sum insured Up to £25,000 Up to 100% Up to £100,000 (3 months maximum indemnity period)
Alternative Accommodation The following extensions are automatically included: <ul style="list-style-type: none"> • Denial of Access • Public Utilities 	Up to 50% of the rent sum insured
Section 2 – Loss of Rent The following extension is automatically included: <ul style="list-style-type: none"> • Accountants' and Auditors' Charges 	

Section 3 – Liability	Limits
Employers' Liability Cover includes: <ul style="list-style-type: none"> • Terrorism The following extensions are automatically included: <ul style="list-style-type: none"> • Injury to a Working Partner or Proprietor • Unsatisfied Court Judgements • Temporary Work Overseas 	Up to £10,000,000 Up to £5,000,000 For sole traders with at least one employee or partnerships only
Public Liability Cover includes: <ul style="list-style-type: none"> • Pollution or Contamination • Terrorism The following extensions are automatically included: <ul style="list-style-type: none"> • Data Protection • Defective Premises Act 1972 • Leased, Hired or Rented Premises • Motor Contingent Liability • Wrongful Arrest • Temporary Work Overseas • Movement of Obstructing Vehicles • Overseas Personal Liability • Legionellosis 	Up to £2,000,000 (limit can be increased) Up to £2,000,000 or the selected limit of indemnity if lower Cover is provided on a 'claims made' basis
Section 3 – Liability The following extensions are automatically included: <ul style="list-style-type: none"> • Legal Defence Costs – Corporate Manslaughter, Health and Safety at Work etc. Act 1974 • Indemnity to Principal • Indemnity to Directors, Partners and Employees • Cross Liabilities • Court Attendance 	£500 per day (£250 for employees)

Significant or Unusual Exclusions or Limitations

Section or Sub-Section	Exclusion or limitation
Section 1 – Property	<ul style="list-style-type: none"> • Damage caused by wear and tear • Damage caused by vermin or insects • Escape of water or oil from any pipe, tank or apparatus, damage by malicious persons, theft or attempted theft during periods of unoccupancy as defined • Conditions apply in respect of: <ul style="list-style-type: none"> - unoccupied or partially unoccupied buildings (see page 15 of the policy wording) - Illegal cultivation of drugs (see page 23 of the policy wording)
Section 2 – Loss of Rent	<ul style="list-style-type: none"> • Failure in wireless or wired telecommunication services or public utility supplies lasting less than 24 consecutive hours • Cover is subject to a successful claim being made on the insurance for the property (unless otherwise shown)
Employers' Liability Sub-Section	<ul style="list-style-type: none"> • Liability arising from or in connection with injury for which the policyholder is required to arrange insurance or security in accordance with road traffic legislation
Public Liability Sub-Section	<ul style="list-style-type: none"> • Liability arising from or in connection with products supplied (other than food or drink supplied to the policyholder's non-paying guests) • Injury to employees of the policyholder • Liability arising from or in connection with vehicles or plant for which insurance or security is required under road traffic legislation • Liability arising from or in connection with aircraft, hovercraft, drilling platform or rig and other offshore platforms or watercraft other than hand propelled watercraft, railways, railway locomotives and carriages • Claims made in the courts of a country outside England, Scotland, Wales, Northern Ireland, the Channel Islands, the Isle of Man, Norway, Switzerland and the countries of the European Union • Costs of making good, replacing or reinstating defective work • Technical, professional or remedial instruction and advice given for a fee or for which a fee would normally be charged or a failure to give advice or any lack of professional skill • Damage to property held in trust or belonging to, or in the custody or control of the policyholder • Damage to property worked on where the damage is as a direct result of the work undertaken • Liquidated, exemplary, punitive or multiplied damages or fines or penalties • Contractual liability • Pollution or contamination is only covered if it is sudden, identifiable, unintended and unexpected occurrence which takes place in its entirety at a specific time and place during the period of insurance • Conditions apply in respect of legionellosis precautions (see page 32 of the policy wording)
Section 3 – Liability	<ul style="list-style-type: none"> • Work or travel offshore • Work or visits overseas must not exceed six months' duration
General Exclusions or Limitations (Some of these do not apply to the whole policy - please refer to the policy wording for further details)w	<ul style="list-style-type: none"> • Excesses • Radioactive Contamination • War • Damage to property in Northern Ireland caused by riot or civil commotion (damage arising from labour disturbances or acts of malicious persons is also excluded unless caused by fire or explosion) • Terrorism (except as provided by Section 1 – Property and Section 3 – Liability) • Electronic Risks • Pollution or Contamination (except as provided in the policy wording – see page 12) • Asbestos • Sanctions • Government or Public Authorities • Communicable Disease • Losses occurring outside the Territorial Limits

Cancellation

During the first period of insurance, you have the right to cancel the policy within 14 days of receipt of the policy wording and schedule, or the inception date of the policy whichever is the later, by writing to us or alternatively by contacting your agent to confirm cancellation. Cancellation will take effect from the date that your cancellation instructions are received. Provided no claim has been made and there has been no incident known to you prior to cancellation which may give rise to a claim, you will be entitled to a full refund of the premium paid. Should a claim be submitted after such refund has been provided, payment of the premium in full will be required before we can deal with the claim. We will only deal with claims occurring during the period commencing on or after inception up to the cancellation of the policy.

You may cancel the policy at any other time by writing to us or alternatively by contacting your agent to confirm cancellation. Please refer to page 14 of the policy wording for full details of the cancellation procedure.

How to make a claim

If you need to make a claim please contact our commercial claims department on **0345 122 3283**. The line is open 24 hours a day, 365 days a year. Alternatively, you can write to us at the address shown under the How to make claim section of your policy wording. Please refer to page 4 of the policy wording for full details.

How to make a complaint

Should there ever be an occasion where you need to complain, we will deal with this as quickly and fairly as possible.

If your complaint is about the way the policy was sold to you, please contact your agent to report your complaint. If you have a complaint regarding your claim, please telephone us on the number shown in your claims documentation. Alternatively, for any other type of complaint, you can write to the Customer Services Adviser at Ageas Insurance Limited, Ageas House, Hampshire Corporate Park, Templars Way, Eastleigh, Hampshire, SO53 3YA or email us through our website at www.ageas.co.uk/make-a-complaint.

If we cannot resolve the differences between us, you may refer your complaint to the Financial Ombudsman Service. You will need to do this within six months from the date of our final response.

The Financial Ombudsman Service is an independent organisation and will review your case. You can contact them on telephone number **0800 023 4567**. You can also write to them at Financial Ombudsman Service, Exchange Tower, London, E14 9SR, however they will only consider your complaint once you have tried to resolve it with us. More information can be found at www.financial-ombudsman.org.uk.

Following the complaints procedure does not affect your rights to take legal proceedings.

Financial Services Compensation Scheme

Should we be unable to meet our liabilities you may be entitled to compensation from the Financial Services Compensation Scheme. This depends on the type of insurance, the size of your business and the circumstances of the claim. Further information is available from the Financial Services Compensation Scheme. Their telephone number is **0800 678 1100** or **020 7741 4100**. Alternatively, more information can be found at www.fscs.org.uk.

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Registered in England and Wales No 354568

Ageas Insurance Limited is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority, Financial Services Register No 202039.

The logo for Ageas, featuring the word "ageas" in a lowercase, sans-serif font. The letter "a" is stylized with a horizontal bar that extends to the right, ending in a registered trademark symbol (®).