

iConstruct Essentials

Contractors Insurance policy



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You must read this policy together with **your** current **schedule** which gives precise details of the cover.

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Customer service information

The insurance cover provided by this insurance policy is issued in accordance with the authorisation certain **underwriters** at **Lloyd's** and other Association of British Insurers member insurance companies have granted to Premco Underwriting under the terms of the contract(s), referenced in the **schedule**, between Premco Underwriting and the participating syndicate(s). This contract makes Premco Underwriting agent of the participating syndicate(s) and gives them the authority to perform certain acts on its behalf but does not affect **your** rights to claim or make a complaint. The participating insurance company and/or syndicate names are detailed below and on **your schedule**.

About the Insurer(s)

The insurer(s) are referred to throughout this document in the first person as **We, Us** and **Our** and the insured(s) are referred to in the second person as **You, Your** and **Yours**.

Sections 1-3 are underwritten by Allied World Assurance Company (Europe) DAC.

Sections 4-5 are underwritten by AXIS Syndicate 1686 and by W. R. Berkley Syndicate 1967 at **Lloyd's**.

Section 6 is underwritten by Financial & Legal Insurance Company Ltd.

Allied World Assurance Company (Europe) DAC is authorised and regulated by the Central Bank of Ireland and authorised and subject to limited regulation by the Financial Conduct Authority pursuant to the European Union (Insurance and Reinsurance) Regulations 2015 (Firm reference number 219772). Allied World Assurance Company (Europe) DAC is registered in Ireland, registration number 361888
Registered Office: 3rd Floor George's Quay Plaza, Dublin 2

AXIS Managing Agency Ltd is the managing agent of AXIS Syndicate 1686 at **Lloyd's** and subject to the supervision of the Society of Lloyd's. AXIS Managing Agency Ltd is authorised by the Prudential Regulatory Authority and regulated by the Financial Conduct Authority and the Prudential Regulatory Authority (Firm reference number 754962). AXIS Managing Agency Ltd is registered at 52 Lime Street, London EC3M 7AF (Company Number 08702952).

Financial & Legal Insurance Company Ltd is authorised and regulated by the Financial Conduct Authority and the Prudential Regulatory Authority (Firm reference number 202915). Financial & Legal Insurance Company Ltd is registered at 1 Lakeside, Cheadle Royal Business Park, Cheadle, Cheshire, SK8 3GW (Company number 03034220).

Registered Office: 1 Lakeside, Cheadle Royal Business Park, Cheadle, Cheshire, SK8 3GW.

About the Coverholder

This policy is a contract of insurance between **you** and **us**. **Your** policy has been underwritten on **our** behalf by Premco Underwriting.

Premco Underwriting is a trading style of Premier Commercial Ltd which is registered in Scotland, registration number 160330.

Registered address: Stanhope House, 12 Stanhope Place, Edinburgh EH12 5HH. Premco Underwriting is authorised and regulated by the Financial Conduct Authority. FCA Registration Number 303287 and **you** can check this information is accurate on the Financial Services Register which is available to view online at <https://register.fca.org.uk>.

This contract makes Premco Underwriting **our** agent and gives them the authority to perform certain acts on **our** behalf but does not affect **your** rights to claim or make a complaint.

Enquiries

If **you** have a general enquiry regarding **your** policy please contact **your** insurance agent in the first instance, the name of **your** insurance agent is detailed in the **schedule** issued with this policy. **You** can contact Premco Underwriting by calling **us** on 0330 165 2000 or by emailing info@premco.co.uk.

Things you must do

There are conditions contained in this policy which are conditions precedent to **our** liability to **you** to pay a claim intimated by **you** under the cover provided by this policy. If **you** breach any of these conditions **we** can deny **your** claim or reduce the amount **we** will pay to **you** if **your** non-compliance has had a material effect on the claim.

Financial Services Compensation Scheme

We are covered by the Financial Services Compensation Scheme. **You** could be entitled to compensation from the scheme if **we** cannot pay a claim to **you** under this policy. If **you** are entitled to compensation under the scheme, how much compensation **you** would receive would depend on the nature of this policy. **You** can get more information about the scheme from the Financial Services Compensation Scheme, PO Box 300, Mitcheldean, GL17 1DY and on their website at www.fscs.org.uk.

Conformity

When **you** read the policy **you** will find that some items can be singular or plural, feminine, or masculine. This clause is designed to correct this. Words in the singular includes the plural and vice versa. Words importing the masculine will import the feminine and the neuter. References to 'a person' will also include any individual, company, partnership, or any other legal entity. References to a statute law also includes all its amendments or replacements.

Customer service information

Several Liability Clause

The liability of an insurer under this contract is several and not joint with other insurers party to this contract. An insurer is liable only for the proportion of liability it has underwritten. An insurer is not jointly liable for the proportion of liability underwritten by any other insurer. Nor is an insurer otherwise responsible for any liability of any other insurer that underwrites this contract. The proportion of liability under this contract underwritten by an insurer (or, in the case of a **Lloyd's** syndicate, the total of the proportions underwritten by all the members of the syndicate taken together) is shown in this contract. In the case of a **Lloyd's** syndicate, each member of the syndicate (rather than the syndicate itself) is an insurer. Each member has underwritten a proportion of the total shown for the syndicate (that total itself being the total of the proportions underwritten by all the members of the syndicate taken together). The liability of each member of the syndicate is several and not joint with other members. A member is liable only for that member's proportion. A member is not jointly liable for any other member's proportion. Nor is any member otherwise responsible for any liability of any other insurer that underwrites this contract. The business address of each member is **Lloyd's**, One Lime Street, London EC3M 7HA. The identity of each member of a **Lloyd's** syndicate and their respective proportion can be obtained by writing to Market Services, **Lloyd's**, at the above address. Although reference is made at various points in this clause to "this contract" in the singular, where the circumstances so require this must be read as a reference to contracts in the plural.

Customer service information

This Introduction, the Customer service information, the General definitions, General conditions, General exclusions, Sections, Section extensions, the **schedule** and any endorsements all form part of this insurance policy.

IMPORTANT REMINDER

It is important that:

- **You** check that the information **you** have given **us** is accurate and up to date – See the Customer service information section for more details.
- **You** read the policy and understand its contents, if **you** do not understand any aspect please contact **your** insurance advisor.
- **You** comply with **your** duties under each section and under the insurance as a whole.
- **You** check that the sections **you** have requested are included in the **schedule**.

This policy must be kept in a safe place. **You** will need to refer to it if **you** have to make a claim.

This section contains important information about how **we** will deal with claims under this policy and the information **you** have given **us**.

Information you have given us

In deciding to accept this policy and in setting the terms and premium, **we** have relied on the information **you**, or **your** appointed agent acting on **your** behalf, have given **us**. **You** must take care when answering any questions, **we** ask by ensuring that all information provided is accurate and complete.

If **we** establish that **you** deliberately or recklessly provided **us** with false or misleading information, **we** will treat **your** policy as if it never existed and decline all claims. **We** are entitled to keep any premium already paid by **you** in this situation.

If **we** establish that **you** provided **us** with false, incomplete, or misleading information, but this was neither deliberate nor reckless, it can adversely affect **your** policy and any claim.

For example:

- Where **we** could have accepted the risk and offered **you** an insurance policy, but **we** would have charged a higher premium, **we** will only pay a percentage of any claim that **you** make under the policy. **We** would do this by considering the premium **we** charged as a percentage of the higher premium **we** would have charged and then paying **you** the equivalent percentage of any claim.

So, as an example: if the premium **we** actually charged was £250 (two hundred and fifty pounds) and the higher premium **we** would have charged was £1,000 (one thousand pounds), then the premium **we** actually charged represents twenty five percent of the higher premium **we** would have charged, and **we** will only pay 25% (twenty five percent) of any claim.
- **We** will treat this policy as if it had never existed and refuse to pay all claims and return the premium. **We** will only do this if the false, incomplete, or misleading information means that **we** provided **you** with insurance cover when **we** would not otherwise have offered it at all had the risk been fairly presented.
- If **we** would have written the risk on different terms had it been fairly presented, **we** will amend the policy to include these terms. **We** will apply these amended terms as if they were already in place before a claim is made.
- **We** can cancel **your** policy in accordance with its cancellation provisions.

We will write to **you** if **we**:

- intend to treat **your** policy as if it never existed; or
- amend the terms of **your** policy; or
- reduce **your** claim in accordance with the above.

If **you** become aware that information **you** have given **us** is inaccurate or incomplete, **you** must inform **us** without delay.

Customer service information

Data Protection

We act as the **Data** Controller. How **we** use and look after the personal information is set out below.

Information can be used by **us**, the coverholder, agents and service providers for the purposes of insurance administration, underwriting, claims handling or for statistical purposes. The lawful basis for the processing is that it is necessary for **us** to process **your** personal information to enable the performance of the insurance contract, to administer **your** policy of insurance and/or handle any insurance claim **you** submit to **us** under this policy. The processing of **your** personal **data** could also be necessary to comply with any legal obligation **we** have and to protect **your** interest during the course of any claim.

What we process and share

The personal **data** **you** have provided, **we** have collected from **you**, or **we** have received from third parties include **your**:

1. name; date of birth, residential address and address history.
2. contact details such as email address and telephone numbers.
3. financial and employment details.
4. identifiers assigned to **your** computer or other internet connected device including **your** internet protocol (IP) address.
5. health or criminal conviction information.
6. vehicle or household details.
7. any information which **you** have provided in support of **your** insurance claim.

We receive information about **you** from the following sources:

- **your** insurance broker.
- from third parties such as credit reference agencies and fraud prevention agencies.
- from insurers, claims handling agents, witnesses, the Police (in regard to incidents) and solicitors
- directly from **you**.

You acknowledge that **we** if requested **we** can be required as a matter of law or regulation to disclose Personal **Data** provided to **us** to a Court of law or regulatory body such as the Prudential Regulatory Authority, the Financial Conduct Authority, **Lloyd's** of London, the Employers' Liability Tracing Office or any other public body or authority of competent jurisdiction and **you** consent to any such disclosure.

We will not pass **your** information to any third parties except to enable **us** to process **your** claim, prevent fraud and comply with legal and regulatory requirements. In which case **we** will need to need to share **your** information with the following third parties:

- solicitors or other claims handling agents appointed by **us** or by **you**
- **underwriters** and reinsurers
- fraud and crime prevention agencies, including the Police
- other suppliers carrying out a service on **our**, or **your** behalf.

We will not use **your** information for marketing further products or services to **you** or pass **your** information on to any other organisation or person for sales and marketing purposes without **your** consent.

Data Retention

We will hold **your** details for up to seven years after the expiry of **your** policy, complaint and/or claims settlement.

Your rights

Your personal **data** is protected by legal rights, which include **your** rights to:

- object to **our** processing of **your** personal **data**.
- request that **your** personal **data** is erased or corrected.
- request access to **your** personal **data** and data portability.
- complain to the Information Commissioner's Office, which regulates the processing of personal **data**.

You can request to see what **data** **we** hold about **you**, there is no charge for this service.

If **you** have any questions about **our** privacy policy or the information **we** hold about **you** please contact Premco Underwriting by telephone on 0330 165 2000 or by writing to Premco at Stanhope House, 12 Stanhope Place, Edinburgh EH12 5HH or by emailing info@premco.co.uk.

Headings

The section headings used in this policy are for reference purposes only and will not affect the meaning or interpretation of the policy.

General definitions

The following definitions apply in all sections of this policy unless otherwise stated. Each time one of the words below is used it will have the same meaning wherever it appears in the policy, **schedule**, endorsements or conditions. To help identify these words they will appear in **bold** in the policy wording.

Business

The **business** activities as described in the **schedule** and which includes

1. the ownership repair and maintenance of **your own property**;
2. the provision and management of canteen social sports and welfare activities for the benefit of **you or your employees**
3. the provision and management of first aid fire security and ambulance services
4. the performance of private duties carried out by **your employees** with **your** written consent for any director partner or senior official of **yours**

and no other **business** for the purposes of this insurance.

Communicable disease

Any disease which can be transmitted by means of any substance or agent from any organism to another organism where:

1. the substance or agent includes, but is not limited to, a virus, bacterium, parasite or other organism or any variation of a virus, bacterium, parasite, or other organism, whether deemed living or not, and
2. the method of transmission, whether direct or indirect, includes but is not limited to, airborne transmission, bodily fluid transmission, transmission from or to any surface or object, solid, liquid or gas or between organisms, and
3. the disease, substance or agent can cause or threaten **damage** to human health or human welfare or can cause or threaten **damage** to, deterioration of, loss of value of, marketability of or loss of use of **property** insured hereunder.

Computer system

Any computer, hardware, software, communications system, electronic device (including, but not limited to, smart phone, laptop, tablet, wearable device), server, cloud or microcontroller including any similar system or any configuration of smart phone, laptop, tablet, wearable device), server, cloud or microcontroller including any similar system and including any associated input, output, **data** storage device, networking equipment or back up facility.

Contract site

Contract site means the site which is the subject of the **contract** and upon which the **contract works** are undertaken.

Contractors' plant and equipment

Driven equipment comprising large tracked and wheeled machines greater than 3 tonnes, driven equipment comprising compact and smaller driven equipment less than 3 tonnes, non-driven equipment and towed plant with axle, non-driven mobile/portable attachments and equipment, power tools and non-powered items

Contract works

The permanent and temporary works executed in performance of the contract and materials for use in connection therewith.

Cyber act

An unauthorised, malicious or criminal act or series of related unauthorised, malicious or criminal acts, regardless of time and place, or the threat or hoax thereof involving access to, processing of, use of or operation of any **computer system**.

Cyber incident

Means

1. any error or omission or series of related errors or omissions involving access to, processing of, use of or operation of any **computer system**; or
2. any partial or total unavailability or failure or series of related partial or total unavailability or failures to access, process, use or operate any **computer system**.

Cyber loss

Any loss, **damage**, liability, claim, cost or expense of whatsoever nature directly or indirectly caused by, contributed to by, resulting from, arising out of or in connection with any **cyber act** or **cyber incident** including, but not limited to, any action taken in controlling, preventing, suppressing or remediating any **cyber act** or **cyber incident**.

Damage

Physical loss, destruction of or **damage** to the **property** insured.

Data

Facts, concepts and information converted to a form useable for communications, interpretation or processing by electronic and electromechanical **data processing** or electronically controlled equipment and includes programmes, software and other coded instructions for the processing and manipulation of such equipment.

Data processing

Any computer or **data processing** equipment or media or microchip or integrated circuit or any similar device or any computer software or computer firmware.

General definitions

Employee

Any person who is

1. under a contract of service or apprenticeship with **you**;
2. a labour master or supplied by a labour master;
3. employed by labour only sub-contractors;
4. self-employed and working for **you** and under **your** control;
5. hired to or borrowed by **you**;
6. supplied to **you** for the purposes of study, work or training experience;
7. a prospective **employee** who is undergoing practical work experience whilst being assessed by **you** as to his or her suitability for employment;
8. a voluntary helper while working under **your** supervision and control in connection with the **business**;
9. an outworker or homeworker employed under a contract to personally carry out any work in connection with the **business** while they are engaged in that work;

whilst working for **you** in the course of the **business**.

Employees' Tools

Personal tools and effects the **property** of the Insured's **employees** other than motor vehicles precious metals precious stones or articles made therefrom or **money**.

Excess

This is the first part of any claim that **you** will have to pay after the application of all other terms and conditions of the insurance including average (General condition 7).

Goods

Any **goods** or products (including containers labelling instructions or advice provided in connection therewith) manufactured sold supplied erected repaired altered treated transported serviced or installed by **you** in the course of the **business**.

Injury

Bodily **injury** death illness disease or shock causing bodily **injury**.

Lloyd's

Lloyd's of London or any successor body or bodies to it.

Money

Cash, bank and currency notes, postal and **money** orders, bankers' drafts, cheques, giro cheques, giro drafts, national giro payment orders, travellers cheques, crossed warrants, bills of exchange, securities for **money**, postage revenue, current postage stamps and unused postal franking machine units, national insurance and holiday with pay stamps, stamped national insurance and holiday with pay cards, national savings certificates, national savings stamps, saving stamps, **war** bonds, premium savings bonds, franking machine impressions, credit company sales vouchers, luncheon vouchers, trading stamps, VAT invoices, travel vouchers, travel tickets, airline tickets, uncrossed dividend warrants, consumer redemption vouchers, gift tokens, certificates of deposit and credit cards.

Offshore

From the moment in time that an **employee** embarks onto any conveyance at the point of final departure on land to any **offshore** installation until the moment in time that an **employee** disembarks from any conveyance onto land upon their return from any **offshore** installation.

Period of insurance

The period from the effective date shown in the **schedule** until the expiry date shown in the **schedule** both dates based upon Greenwich Mean Time and inclusive. This includes any subsequent period for which **we** accept payment for renewal of this policy.

Pollution

Pollution or contamination by naturally occurring or man-made substances, forces, organisms or any combination of them whether permanent or transitory and all loss, **damage** or **injury**, directly or indirectly caused by such **pollution** or contamination.

Premises

the **premises** stated in the **schedule**.

Property

Material **property**.

Schedule

The document showing the risks **we** are insuring and the cover which applies. To be read in conjunction with all other policy documentation' or words which more accurately describe the document..

Terrorism

Any act whether involving violence or the use of force or not or the threat or the preparation thereof of any person or group(s) of persons whether acting alone or on behalf of or in connection with any organisation(s) or government(s) which is designed to or does intimidate or influence a de jure or de facto government or governmental organisation or the public or a section of the public or disrupt any segment of the economy and from its nature or context is done in connection with political social religious ideological or similar causes and objectives.

Unoccupied

Any building or part of any building which is **unoccupied** or not in use by **you** or any tenant of **you** for more than thirty consecutive days.

General definitions

Underwriters

The syndicates and insurance companies named in **your** insurance **schedule**.

War

War is a phenomenon of organized collective violence that affects either the relations between two or more societies or the power relations within a society including absolute **war**, instrumental **war**, and agonistic fighting.

We/us/our

The syndicates and insurance companies named in **your** insurance **schedule**.

You/your/yours

The person or persons or corporate body named in the **schedule** and includes

1. any subsidiary company which is named in the policy **schedule** operating in or from **premises** in Great Britain, Northern Ireland the Channel Islands or the Isle of Man;
2. at **your** written request
 - 2.1. any director or **employee** of **yours** while acting on behalf of or in the course of his employment or engagement by **you** in respect of liability for which **you** would have been entitled to insurance under this policy if the claim against any such person had been made against **you**;
 - 2.2. any officer member or **employee** of **yours**, social sports or welfare organisation or fire first aid or ambulance service in his respective capacity as such;
 - 2.3. any director partner or senior official of **yours** in respect of private work conducted by any **employee** of **you** for any such person with **your** the consent;
3. in the event of **your** death **your** personal representatives in respect of liability incurred by **you** provided that such person must, as though he were **you**, observe fulfil and be subject to the terms exceptions conditions and endorsements of this insurance as far as they can apply.

General conditions

The following are conditions of the insurance that **you** need to meet as **your** part of this contract to which this endorsement attaches. If **you** do not meet any of these conditions and that either causes a claim or contributes to a claim, **we** can reject that claim or payment in respect of that claim could be reduced. In addition to these general conditions which apply to all sections there are additional conditions which are applicable to the specific sections of this insurance which will appear in this document or in your Insurance Document:

1. Fair presentation of the risk

Before this insurance contract is entered into, **you** must make a fair presentation of the risk to **us**, in accordance with Section 3 of the Insurance Act 2015. In summary, **you** must:

- 1.1. Disclose to **us** every material circumstance which **you** know or ought to know. Failing that, **you** must give to **us** sufficient information to put a prudent Insurer on notice that it needs to make further enquiries in order to reveal material circumstances. A matter is material if it would influence the judgement of a prudent Insurer as to whether to accept the risk, or the terms of the insurance (including premium); and
- 1.2. make the disclosure in clause (1) above in a reasonably clear and accessible way; and
- 1.3. ensure that every material representation of fact is substantially correct, and that every material representation of expectation or belief is made in good faith.

For the purposes of clause (1) above, **you** are expected to know the following:

- 1.4. If **you** are an individual, what is known to the individual and anybody who is responsible for arranging **your** insurance.
- 1.5. If **you** are not an individual, what is known to anybody who is part of **your** senior management; or anybody who is responsible for arranging **your** insurance.
- 1.6. Whether **you** are an individual or not, what should reasonably have been revealed by a reasonable search of information available to **you**. The information may be held within **your** organisation, or by any third party (including but not limited to the agent, subsidiaries, affiliates or any other person who will be covered under the insurance). If **you** are insuring subsidiaries, affiliates or other parties, **we** expect that **you** will have included them in **your** enquiries, and that **you** will inform **us** if **you** have not done so. The reasonable search may be conducted by making enquiries or by any other means.

If **you** breach **your** duty of fair presentation before entering into this insurance contract, the remedies available to **us** are explained below.

- 1.7. If the breach is deliberate or reckless:
 - 1.7.1. **We** may avoid the contract and refuse to pay a claim; and
 - 1.7.2. **we** do **not** need to return any of the premiums paid.
- 1.8. If the breach is not deliberate or reckless, the remedy depends on what **we** would have done if **you** had complied with the duty of fair presentation:
 - 1.8.1. If **we** would not have entered into the contract at all, **we** may avoid the contract, refuse all claims or losses and return any premiums paid.
 - 1.8.2. If **we** would have entered into the contract but on different terms (other than terms relating to the premium), the contract will be treated as if it had been entered into on those different terms from the outset.
 - 1.8.3. If **we** would have entered into the contract but charged a higher premium, **we** may reduce the amount **we** pay for a claim by a proportional amount (and, if applicable, the amount already paid for previous claims). In these circumstances **we** will pay X% of the amount **we** would otherwise have been required to pay, where $X = (\text{premium actually charged/higher premium}) \times 100$.

If **you** breach **your** duty of fair presentation before entering into a variation to this insurance contract, the remedies available to **us** are explained below.

- 1.9. If the breach is deliberate or reckless:
 - 1.9.1. **We** may terminate the contract from the date the variation was concluded; and
 - 1.9.2. **We** do not need to return any of the premiums paid.
- 1.10. If the breach is not deliberate or reckless, the remedy depends on what **we** would have done if **you** had complied with the duty of fair presentation.
 - 1.10.1. If **we** would not have agreed to the variation at all, **we** may treat the contract as if the variation was never made and return any extra premium paid for that variation.
 - 1.10.2. If **we** would have agreed to the variation but on different terms (other than terms relating to the premium), the variation will be treated as if it had been entered into on those different terms.
 - 1.10.3. If **we** would have increased the premium by more than **we** did (or at all), **we** may reduce the amount **we** pay for a claim arising after the date of the variation by a proportional amount. In this circumstance **we** will pay X% of the amount **we** would otherwise have been required to pay, where $X = (\text{premium actually charged/higher premium}) \times 100$.
 - 1.10.4. If **we** would not have reduced the premium as much as **we** did (or at all), **we** may reduce the amount **we** pay for a claim arising after the date of the variation by a proportional amount. In this circumstance **we** will pay X% of the amount **we** would otherwise have been required to pay, where $X = (\text{premium actually charged/higher premium}) \times 100$.

2. Maximum sums payable

At any time at **our** sole discretion **we** can pay to **you** the maximum sum payable under this policy or any lesser sums for which any claim or claims can be settled. If **we** do this, **we** will not be under any further liability except for the payment of costs and expenses of litigation incurred prior to such payment, this is that in the event of a claim such costs and expenses will not exceed an amount being in

General conditions

the same proportion as **our** payment to **you** bears to the total payment made by **you** or on **your** behalf in settlement of the claim or claims.

3. Conditions precedent

There are conditions contained within the policy that are conditions precedent to **our** liability. If a condition precedent applies only to a particular section it will be shown under that section.

If **you** do not comply with any part of a condition precedent, **we** will not pay for any claim, except that where the condition precedent concerned:

- 3.1. Operates only in connection with particular **premises** or locations, **we** will pay for claims arising out of an event occurring at other **premises** or locations which are not specified in the condition.
- 3.2. Operates only at particular times, **we** will pay for any claim where **you** show on the balance of probabilities that its non-compliance with the condition precedent did not cause or contribute to the **injury**, loss, **damage** or liability which occurred.
- 3.3. Would, if complied with, tend to reduce particular types of **injury**, loss, **damage** or liability, **we** will pay for any claim where **you** show on the balance of probabilities that non-compliance with the condition precedent did not cause or contribute to the **injury**, loss, **damage** or liability which occurred.

4. Care and prevention

It is a condition of this insurance that **you** take all care to prevent accidents and to maintain and keep in proper repair **your premises, property, contractors plant and equipment**, plant, machinery and everything used in the **business**. **You** must make good or remedy any defect or danger which becomes apparent, and take such additional precautions as the circumstances could require. **You** must also take all care to act in accordance with all statutory obligations and regulations and to employ only competent **employees**. If **you** do not do so **we** will reject or be unable to deal with **your** claim or be unable to pay **your** claim in full.

You will at **your** own expense:

- 4.1. Take all reasonable precautions to prevent or reduce **damage**; and
- 4.2. cease any activity which could give rise to liability under this policy; and
- 4.3. maintain all buildings, furnishings, ways, works machinery, caravans and vehicles in good condition; and
- 4.4. exercise care in the selection and supervision of **employees**; and
- 4.5. remedy any defect or danger as soon as possible after discovery and in the meantime take such additional precautions as the circumstances could require; and
- 4.6. comply with all statutory requirements and other safety regulations imposed by any authority.

5. Cancellation

We can cancel this insurance by giving **you** fourteen days' notice in writing. **We** will only do this for a valid reason (examples of valid reasons are as follows):

- Non-payment of premium.
- A change in risk occurring which means that **we** can no longer provide **you** with insurance cover.
- Non-cooperation or failure to supply any information or documentation **we** request.
- Threatening or abusive behaviour or the use of threatening or abusive language.

If this insurance is cancelled then, provided **you** have not made a claim, **you** will be entitled to a refund of any premium paid, subject to a deduction for any time for which **you** have been covered. This will be calculated on a proportional basis. For example, if **you** have been covered for six (6) months, the deduction for the time **you** have been covered will be half the annual premium, subject to a deduction for any commission paid to **your** insurance agent. If **we** have paid any claim, or part of any claim, or a payment is pending to **you** in respect of a claim then no refund of premium will be given.

(**Your** cancellation rights are detailed on page Gen18).

6. Other insurance

If at the time of any claim there is, or but for the existence of this policy would be, any other insurance in favour of or purchased by **you** or on **your** behalf, applicable to such claim, **we** will not be liable under this policy to pay **you** in respect of such a claim except beyond the amount which would be payable under such other insurance had this policy not been purchased.

7. Average

If at the time of any **damage** the sum insured on any item of the **property** or **contractors plant and equipment** insured or consequential loss is less than the total value of such **property** or **contractors plant and equipment**, **you** will be considered as being **your** own insurer for the difference and **you** will bear a rateable share of the loss accordingly

8. Insolvency

This insurance will be cancelled if

- 8.1. the **business** is wound up, carried on by a liquidator or administrator, or permanently discontinued; or
- 8.2. **your** interest ceases otherwise than by death

at any time after the commencement of this insurance unless **we** agree it can continue.

9. Survey and Risk Improvement Requirements

It is a condition of this insurance that **you** permit **us** to survey **your premises** and **business** operations and that **you** will comply and continue to comply with all risk improvement requirements that have been notified to **you** and agreed to by **you** or on **your** behalf. If **you** do not do so **we** will reject, or be unable to deal with, **your** claim, or be unable to pay **your** claim in full.

General conditions

10. Changes in circumstances

You must, without delay, give notice in writing of any change in the information **you** provided **us** with. If **you** do not do so **we** can reject, or be unable to deal with, **your** claim or be unable to pay **your** claim in full. **Your** insurance agent will assist **you** with notification.

11. Governing law

The laws of England and Wales will apply to this policy and any attached endorsements unless **we** agree otherwise with **you** in writing before issuing the policy. Any disputes arising under this policy will be subject to the exclusive jurisdiction of the courts of England and Wales.

12. Contract (Rights of Third Parties) Act 1999

A person who is not a party to this contract has no right under the Contract (Rights of Third Parties) Act 1999 (as amended or replaced from time to time) to enforce any term of this policy but this does not affect any right or remedy of a third party which exists or is available apart from that Act.

13. Several liability

Our obligations under this policy are several and not joint and are limited solely to the extent of **our** individual subscription. **We** are not responsible for the subscription of any co-subscribing insurer who for any reason does not satisfy all or part of its obligation.

14. Premium adjustment

The premium payable under this policy is provisional and has been calculated on estimates given by **you**. The premium is subject to adjustment upon disclosure of the actual values for the **period of insurance** in respect of the following;

14.1. wageroll;

14.2. turnover;

14.3. contract works

14.4. value of owned plant

14.5. hiring charges

the actual premium will be calculated at the rates applicable on the amounts declared and if the actual premium differs from the provisional premium **you** will pay the difference upon expiry of the **period of insurance** or we will refund the difference subject to renewal of this insurance and a minimum retention of any minimum premium payable referred to in the **schedule** or 75% of the provisional premium whichever is the greater.

You must keep an accurate record of all relevant particulars which will be available to **us** for inspection and within a reasonable time after the end of each **period of insurance**, **you** must supply to **us** an accurate statement in the form required so that the premium for that period can be calculated and the difference paid by or returned to **you**.

If **you** do not supply such a statement within a reasonable time after the end of the **period of insurance**, **we** will be entitled to charge an additional premium in respect of that **period of insurance** equivalent to 20% of the provisional premium. If any balance of premium remain unpaid **we** will adjust the **period of insurance** to reflect the amount paid.

In the event of a default, the cancellation will be effective from the day the finance house advises **us** of the default.

15. Index linking

(Applies only to Section 1 - Material damage, Section 2 - Business interruption, Section 4 - Trade all risks and Section 5 - Goods in transit if insured).

Renewal

Where the **schedule** states that index linking applies, **we** will adjust the amounts insured to take into account movements in the appropriate index shown below.

Building and tenants improvements items

The General Building Cost Index issued by the Building Cost Information Service of the Royal Institute of Chartered Surveyors.

Other items

The Producer Price Index for Home Sales of Manufactured Products issued by the Department of Trade and Industry.

Claims

For claims settlement purposes (except Section 2 - Business interruption) the adjustments set out above will continue during the **period of insurance** and the period of repair, replacement or reinstatement as long as the work is carried out and completed without undue delay.

NOTE: *If either of the above indices is not available, we will select a suitable alternative.*

16. Excess

We will not be liable for the amount of the **excess** stated in the **schedule** in respect of each and every loss calculated after the application of all other terms and conditions of this policy.

17. Identification

The policy, **schedule**, certificates and appendices are to be read together as one contract. Any word or expression to which a specific meaning has been given in any part of the policy, **schedule** or sections will have the same meaning wherever it appears unless **we** state otherwise.

General conditions

18. Instalments

If **you** are paying the premium through a loan taken out with a finance house and **we** cancel the policy due to non-payment of an instalment or any other reason, any refund of premium will be made directly to the finance house.

In the event of a default, the cancellation will be effective from the day the finance house advises **us** of the default.

19. Tax

You will pay any tax due on the premium in accordance with current legislation.

20. Unoccupied premises

We must be notified in writing without delay of any **unoccupied** building or **unoccupied** portion of a building insured that becomes occupied or any occupied building which becomes **unoccupied** or partially **unoccupied**. An additional premium and terms will be applied if required.

21. Security of unoccupied premises

It is a condition of this insurance that **you** ensure in respect of **premises unoccupied** for more than 30 days the following conditions are complied with unless otherwise agreed by **us** in writing:

- 21.1. All gas, water and electricity mains supplies will be kept disconnected (except those supplies required to maintain automatic sprinkler installations, lighting or alarm systems which are to remain in operation for security or fire protection purposes); and
- 21.2. all water tanks, apparatus, pipes and heating other than those connected to automatic sprinkler systems must be drained down; and
- 21.3. all reasonable precautions are taken to ensure that the buildings are secure against entry by intruders including;
 - 21.3.1. securely locking and fastening all doors and windows; and
 - 21.3.2. any letter boxes being sealed; and
 - 21.3.3. setting all security and alarm protections in full operation and ensuring that the protections are in proper working order; and
- 21.4. all waste refuse and other disused combustible materials will be cleared from the building and removed from the **premises** at least once a week; and
- 21.5. tanks containing fuel or other flammable liquids must be drained and purged within 7 days of the buildings becoming **unoccupied**; and
- 21.6. the buildings must be inspected at least once every 7 days by **you** or **your** nominee in order to inspect the **premises** both internally and externally and to carry out any work necessary to maintain the above security arrangements. A record will be kept of such inspections; and
- 21.7. notice is to be given to **us** when any building becomes untenanted or **unoccupied** (or part); and
- 21.8. notice is to be given to **us** when any untenanted or **unoccupied** building (or part) is again occupied.

You can write to **us** at Premier Commercial Ltd, Stanhope House, 12 Stanhope Place, Edinburgh EH12 5HH and **you** can email **us** at insure@premco.co.uk.

We will not be liable for any **damage** or **injury** arising out of or in connection with any works of alteration, demolition, refurbishment or renovation.

22. Sanctions

We will not provide any benefit under this contract of insurance to the extent of providing cover, payment of any claim or the provision of any benefit where doing so would breach any sanction, prohibition or restriction imposed by law or regulation.

General exclusions

1. This policy does not cover failure of any **computer system**, whether or not **your property**, to be date or time compliant including failure of any correction, attempted correction, conversion, renovation, rewriting or replacement of any **computer system** relating to date or time compliance.
2. This policy does not cover any award of punitive or exemplary damages whether as fines, penalties, multiplication of compensatory awards or damages, or in any other form whatsoever.
3. This policy does not cover or provide any benefit where doing so would breach any sanction, prohibition or other restrictions imposed by law or regulation.
4. Any judgment, award or settlement made within countries which operate under the laws of the United States of America or Canada (or any order made anywhere in the world to enforce such judgment award or settlement either in whole or part) unless **you** have requested that there be no such limitation and have accepted the terms offered by **us** in granting such cover, which offer and acceptance must be subject to specific endorsement to this policy.
5. This policy does not cover any liability assumed by **you** under any express warranty, agreement or guarantee unless such liability would have attached to **you** irrespective of such express warranty, agreement or guarantee.
6. This policy does not cover death, disablement or **damage** to any **property**, any loss or expense resulting or arising therefrom or any legal liability of whatsoever nature directly or indirectly caused by, contributed to or arising from:
 - 6.1. ionising radiation or contamination by radioactivity from any nuclear fuel or from any nuclear waste from the combustion of nuclear fuel or;
 - 6.2. the radioactive toxic explosive or other hazardous properties of any explosive nuclear assembly or its nuclear components;but as far as concerns **injury** to any **employee** which arises out of and in the course of their employment or engagement by **you** this exclusion applies only in respect of:
 - 6.3. liability of any principal, including directors, partners, or senior officials;
 - 6.4. liability assumed by **you** by agreement and which would not have attached in the absence of such agreement.
7. This policy does not cover **damage** directly caused by pressure waves caused by aircraft and other aerial devices travelling at Sonic or supersonic speeds.
8. This policy does not cover
 - 8.1. **money**, jewellery, precious stones, precious metals (except where parts of machinery or tools) bullion, bonds, furs, curiosities, rare books, works of art, patterns, models, moulds, plans and designs; or
 - 8.2. **goods** held in trust or on commission, documents, manuscripts, **business** books, **computer systems**, records, explosives, video tapes or cassettes for sale or hire; or
 - 8.3. **property** in transitunless specifically mentioned.
9. This policy does not cover liability, **damage** or consequential loss directly or indirectly caused by or arising out of **terrorism** except as provided for in section 8. employers liability extension 3.. In any action, suit or other proceedings where **we** allege that **damage** or consequential loss caused by **terrorism** is not covered by this policy. The burden of proving that such **damage** or consequential loss is covered will be upon **you**.
10. This policy does not cover **damage** or consequential loss in Northern Ireland occasioned by, happening through or in consequence directly or indirectly of civil commotion.
11. This policy does not cover any liability caused by or arising out of **pollution** apart from that specified under Section 1-Material damage, Section 2-Business interruption, Section 4-Trade all risks and Section 9-Public/products liability.
12. **We** will not indemnify **you** against liability in respect of any loss, cost or expense directly or indirectly arising out of, resulting as a consequence of or related to the manufacture, mining, processing, distribution, testing, remediation, removal, storage, disposal, sale, use or exposure to asbestos or materials or products containing asbestos whether or not there is another cause of loss which has contributed concurrently or in a consequence of loss.

This exclusion does not apply to the accidental discovery of asbestos, or materials containing asbestos fibre, provided that without delay, upon discovery all handling, removal, transportation or disposal of asbestos, or materials containing asbestos fibre, ceases and any subsequent handling, removal, transportation or disposal of asbestos, or materials containing asbestos fibre, is carried out by qualified licensed subcontractors on terms which will indemnify **you** for all liability arising out of such work.

General exclusions

13. **Property cyber and data** exclusion
 - 13.1. Notwithstanding any provision to the contrary within this policy or any endorsement thereto this policy excludes any
 - 13.1.1. **cyber loss**;
 - 13.1.2. loss, **damage**, liability, claim, cost, expense of whatsoever nature directly or indirectly caused by, contributed to by, resulting from, arising out of or in connection with any loss of use, reduction in functionality, repair, replacement, restoration or reproduction of any **data**, including any amount pertaining to the value of such **data**;

regardless of any other cause or event contributing concurrently or in any other sequence thereto.
 - 13.2. In the event any portion of this endorsement is found to be invalid or unenforceable, the remainder will remain in full force and effect.
 - 13.3. This exclusion supersedes and, if in conflict with any other wording in the policy, or any exclusion, clause, endorsement, or condition, having a bearing on **cyber loss** or **data**, replaces that wording.
14. This policy does not cover **damage**, cost or expense of any nature directly or indirectly caused by, resulting from or in connection with the actual or threatened malicious use of pathogenic or poisonous biological or chemical materials regardless of any other cause or event contributing concurrently or in any other sequence thereto.
15. **Communicable disease** exclusion
(this exclusion does not apply to Section 8 – Employers liability)
 - 15.1. This policy does not insure any loss, **damage**, liability, **injury**, claim, cost, expense, or other sum, directly or indirectly arising out of, attributable to, or occurring concurrently or in any sequence with a **communicable disease** or the fear or threat (whether actual or perceived) of a **communicable disease**.
 - 15.2. For the purposes of this endorsement, loss, **damage**, liability, **injury**, claim, cost, expense, or other sum, includes, but is not limited to, any cost to clean up, detoxify, remove, monitor or test
 - 15.2.1. for a **communicable disease**, or
 - 15.2.2. any **property** insured hereunder that is affected by such **communicable disease**.
 - 15.3. This exclusion applies to all coverage extensions, additional coverages, exceptions to any exclusion and other coverage with the exception of the cover provided under Section 8 – Employers liability of this insurance.
16. **We** will not indemnify **you** under this insurance against liability arising from any work conducted at heights exceeding 10 (ten) metres from ground or floor level.
17. **We** will not indemnify **you** under this insurance against liability arising from work conducted at depths exceeding 2 (two) metres.
18. **We** will not indemnify **you** under this insurance against liability arising from or in connection with any hazardous work, hazardous work is defined as:
 - 18.1. any work of demolition except demolition solely undertaken with handheld tools and of structures not exceeding 5 (five) metres in height when such work forms an ancillary part of a contract for construction alteration or repair; and
 - 18.2. roofing work of any nature and/or work on roofs including repair and construction of owned **premises**; and
 - 18.3. the construction alteration maintenance or repair of bridges, viaducts, towers, steeples, spires, pylons or chimney shafts; and
 - 18.4. work involving underpinning pile driving quarrying tunnelling mines ships or blast furnaces; and
 - 18.5. the construction of basements
 - 18.5.1. in excess of 2 (two) floors; and/or
 - 18.5.2. in excess of 50 (fifty) square metres;
 - 18.6. the use of explosives; and
 - 18.7. any work undertaken airside or on or in the immediate vicinity of aircraft; and
 - 18.8. the burning of debris, waste, or other discarded materials; and
 - 18.9. any work on or in
 - 18.9.1. docks, piers, wharves, breakwaters, sea walls, water diversion schemes, dams, canals or harbours;
 - 18.9.2. railways, ships or airports;
 - 18.9.3. chemical or petrochemical works, tanks or chambers;
 - 18.9.4. bulk oil or gas refineries or storage facilities;
 - 18.9.5. power stations or nuclear power stations;
 - 18.9.6. collieries or mines;
 - 18.9.7. new build **contract sites** exceeding four floors in post codes EC1-4, SW1, W1,W2, W9, W10, WC1, WC2 or E14;

How to make a claim

If **you** wish to make a claim under any other section please contact:

Premco Underwriting

Stanhope House
12 Stanhope Place
Edinburgh
EH12 5HH

You can telephone them on 0330 165 2000
You can email them at claims@premco.co.uk

You can download the relevant claim form from **our** website www.premcoclaims.co.uk

Claims conditions

1. If **you** make a fraudulent claim under this insurance, **we**:
 - 1.1. Will not pay the claim; and
 - 1.2. may recover (from **you**) any sums already paid by **us** in respect of the fraudulent claim; and
 - 1.3. may terminate this insurance from the time of the fraudulent act.

If **we** exercise **our** right under point 1.3. above:

- 1.4. **We** will not pay any claim which occurs after the time of the fraudulent act; and
 - 1.5. will not **return** any of the premiums paid.
2. If **you** wish to intimate a claim under the terms of this policy the following conditions precedent to **our** liability will apply:
 - 2.1. it is a condition that **you** notify **us** as soon as possible of anything which could give rise to any claim being made against **you** and for which there could be liability under this policy. If **you** do not do so **we** can reject, or be unable to deal with **your** claim, or be unable to pay **your** claim in full. Details of how to give this notice are given on page GEN15.
 - 2.2. It is a condition that **you** notify **us** without delay, and certainly within seven days, when any claim is actually made against **you** (whether written or oral) and for which there could be liability under this policy. If **you** do not do so **we** can reject, or be unable to deal with **your** claim, or be unable to pay **your** claim in full. Details of how to report a claim are given on page GEN15.
 - 2.3. It is a condition that **you** advise **us** without delay, and certainly within seven days, if at any time **you** know of any impending prosecution, inquest, or fatal accident inquiry in connection with any claim or circumstance notified under (a) or (b) above. If **you** do not do so **we** can reject, or be unable to deal with **your** claim, or be unable to pay **your** claim in full. Details of how to give this notice are given on page GEN15.
 - 2.4. It is a condition that **you** will, as soon as possible, provide **us** with such particulars and information as **we** will require in relation to any occurrence or claim notified to **us**, and forward to **us**, without delay, and certainly within seven days, every letter, claim form, writ, summons, process, or any other legal papers. If **you** do not do so **we** can reject, or be unable to deal with **your** claim, or be unable to pay **your** claim in full.
 3. **We** will be entitled to take over and conduct in **your** name the defence or settlement of any claim, and can choose to prosecute at **our** own expense and for **our** benefit any claim for insurance or damages against any other persons, and **you** agree to provide all information and assistance required. If **you** do not do so **we** can reject, or be unable to deal with **your** claim, or be unable to pay **your** claim in full. No admission of liability or offer, promise or payment can be made without **our** written consent.
 4. **We** will not pay any claim under this policy unless **you** have complied with the terms of condition 2.
 5. If **we** choose or are required to reinstate or replace any **property** **you** must at **your** own expense give **us** all such plans, documents, books and information as **we** will reasonably require.

We are not bound to reinstate exactly or completely but only as circumstances permit and in reasonably sufficient manner and are not in any case bound to pay out more than the sum insured on any item.

6. In the event of any **damage** for which a claim is or could be made under this policy **we** and any person authorised by **us** can, without incurring any liability or diminishing **our** right to, rely upon any conditions of this policy enter, take or keep possession of the building or **premises** where the **damage** has happened and any **property** insured under this policy.

If **you** or anyone acting on **your** behalf does not comply with **our** requirements or hinders or obstructs **us** in doing any of the above, then all benefit under this policy will be forfeited. **You** are not in any case entitled to abandon any **property** to **us** whether **we** take possession of it or not.

You or anyone acting on **your** behalf must not make any admission, offer, promise or payment without **our** written consent. **We** have the right to take over and conduct in **your** name the defence or settlement of any claim or to prosecute any claim in **your** name for **our** own benefit and **we** will have full discretion in the conduct of any proceedings and in the settlement of any claim.

You must give **us** all such assistance as **we** require.

7. Any claimant under this policy must at **our** request and expense do and allow all such acts and things as **we** reasonably require for the purpose of enforcing any rights and remedies **we** have of obtaining recovery or indemnity from third parties, irrespective of whether **we** require this before or after **we** indemnify **you**.
8. *Not applicable to Section 3 part 2 - Personal injury (robbery)*
If at the time of any claim there is any other insurance covering **your** interest in the **property damaged** or the same legal liability **our** liability under this policy is limited to its rateable proportion of such claim.

If the other insurance is subject to any condition of average this policy if not already subject to any condition of average will be subject to average in the same way.

If any other insurance effected by **you** or on **your** behalf covers any of the **property** insured but is subject to any provision which excludes it from ranking concurrently with this policy either in whole or in part or from contributing rateably to the **damage**, **our** liability under this policy is limited to such proportion of the **damage** as the sum insured bears to the value of the **property**.

9. *Not applicable to Section 3 part 2 - Personal injury (robbery)*
If any difference as to the amount to be paid under this policy (liability being otherwise admitted) arises, it will be referred to an arbitrator to be appointed by the parties in accordance with statutory provisions. Where any difference is referred to arbitration the making of any award will be a condition precedent to any right of action against **us**.

How to make a complaint

Your right to complain

Our aim is to ensure that all aspects of **your** insurance are dealt with promptly, efficiently and fairly. At all times **we** are committed to providing **you** with the highest standard of service.

If **you** have any questions or concerns about **your** policy or the handling of a claim **you** must, in the first instance, contact **us** or **your** broker where applicable. In the event that **you** remain dissatisfied and wish to make a complaint, **you** can do so at any time. Making a complaint does not affect any of **your** legal rights.

Sections 1-3 of **your** insurance policy are underwritten for Allied World by Premco Underwriting which is an Approved Coverholder at **Lloyd's**. If **you** wish to make a complaint about this insurance, **you** can contact:

Crawford Boyd
Premco Underwriting
By email: complaints@premco.co.uk
By telephone: 0330 165 2000
By mail: Stanhope House, 12 Stanhope Place, Edinburgh EH12 5HH

Sections 4-5 of **your** insurance policy is underwritten by **Lloyd's** syndicate 1686, managed by AXIS Managing Agency Ltd. If **you** wish to make a complaint about this insurance, **you** can contact:

AXIS Capital- Compliance Department
By email: complaints@axiscapital.com
By telephone: 0207 877 3800
By mail: 52 Lime Street, London EC3M 7AF

If **your** complaint cannot be resolved by the Complaints Department within two weeks, or if **you** have not received a response within two weeks **you** are entitled to refer the matter to **Lloyd's**. **Lloyd's** will then conduct a full investigation of **your** complaint and provide **you** with a written final response.

Lloyd's contact details are:

By email: complaints@Lloyd's.com
By telephone: 44 (0)20 7327 5696
By mail: Policyholder & Market Assistance, Fidentia House, Walter Burke Way, Chatham Maritime, Chatham, Kent ME4 4RN

Details of **Lloyd's** complaints procedures are set out in a leaflet "**Your** Complaint – How **We** Can Help" available at www.lloyds.com/complaints and are also available from the above address.

If **you** remain dissatisfied after **Lloyd's** has considered **your** complaint, or if **you** have not received a written final response within eight weeks from the date **Amlin** received **your** complaint, **you** are entitled to refer **your** complaint to the Financial Ombudsman Service who will independently consider **your** complaint free of charge.

The Financial Ombudsman Service contact details are:

By email: complaint.info@financial-ombudsman.org.uk
By telephone: 0207 964 0500 or from a mobile 0300 123 9123
By facsimile: 0207 964 0500
By mail: The Financial Ombudsman Service, Exchange Tower, London E14 9SR
There is information regarding the Financial Ombudsman Service on its website which can be found at www.financial-ombudsman.org.uk
Please note:

- **You** must refer **your** complaint to the Financial Ombudsman Service within six months of the date of **our** final response.
- The Financial Ombudsman Service will normally only consider a complaint from private individuals or from a micro-enterprise that has a turnover of less than €2,000,000 (two million Euros) and fewer than 10 **employees** or a small **business** with an annual turnover of less than £6,500,000 (six and a half million pounds) and a balance sheet total of less than £5,000,000 (five million pounds) or fewer than 50 (fifty) **employees**.

How to cancel your policy

Cancellation

You can cancel this insurance at any time by notifying **your** insurance agent in the first instance, the name of **your** insurance agent is detailed in the **schedule** issued with this policy or by writing to Premco at Stanhope House, 12 Stanhope Place, Edinburgh EH12 5HH or by emailing info@premco.co.uk or by telephoning 0330 165 2000.

If **you** have not made a claim under the terms of this policy at the time **you** wish to cancel it, and **you** are not aware of any incident which will give rise to a claim, **we** will refund a proportionate amount of **your** premium provided the premium has not been designated as a minimum and deposit premium in the **schedule**.

Cooling off

You can cancel this insurance within 14 days of it commencing by notifying **your** insurance agent in the first instance, the name of **your** insurance agent is detailed in the **schedule** issued with this policy, or by writing to Premco at Stanhope House, 12 Stanhope Place, Edinburgh EH12 5HH or by emailing info@premco.co.uk or by telephoning 0330 165 2000. If **you** cancel this insurance within 14 days of it commencing **you** will be charged a pro-rata premium for the period of cover provided, however, if **you** have intimated a claim or intend to intimate a claim occurring within 14 days of it commencing the full premium is payable without refund and any refund granted must be repaid before **we** will deal with any claim.

Section 1 – Employers’ liability

Insuring clause

We will cover **you** under the terms of this policy in respect of:

1. All sums which **you** will become legally liable to pay as damages including claimants’ costs and expenses in respect of **injury** sustained by an **employee** of **yours** arising out of and in the course of their employment or engagement by **you** and caused during the **period of insurance** stated in the **schedule** in connection with the **business** and occurring within the geographical limits given below.
2. All costs and expenses incurred by **you** (except as described in 3 below) with **our** written consent in respect of any claim against **you** which are covered by this policy.
3. The payment of legal and other defence fees incurred with **our** written consent, up to a limit of £50,000 arising out of any one occurrence, for **your** representation at any Coroner’s Inquest or Fatal Accident Inquiry in respect of any death, and at which **your employee** or principal, including any director, partner, or senior official, has been requested to give evidence, and proceedings in any Court of Summary Jurisdiction arising out of any alleged breach of statutory duty resulting in **injury** which is covered by this policy.

Territorial limits

1. In Great Britain, Northern Ireland, the Channel Islands or the Isle of Man; and
2. whilst temporarily outside the countries named in 1. provided that any such **employee** is
 - 2.1. ordinarily resident in any of the countries named in 1; and
 - 2.2. engaged in non-manual work.

Limit of indemnity

The most **we** will pay under this section in respect of any one claim against **you**, or series of claims against **you** arising out of one occurrence, inclusive of all costs and expenses will not exceed, in the aggregate, the limit of liability stated in the **schedule**.

Rights of recovery

The cover granted by this insurance is deemed to be in accordance with the provisions of any law relating to compulsory insurance of liability to **employees** in Great Britain, Northern Ireland, the Channel Islands and Isle of the Man but **you** will repay to **us** all sums paid by **us** which **we** would not have been liable to pay but for the provisions of such law.

Conditions

*The following are conditions of the insurance that **you** need to meet as **your** part of this contract before **you** are entitled indemnity under this insurance. If **you** do not meet any of these conditions and that either causes a claim or contributes to a claim, **we** can reject that claim or payment in respect of that claim could be reduced. These conditions apply in addition to the general conditions on page GEN9 to page GEN12 and the claims conditions on page GEN15.*

1. **Provision and observance of Personal Protective Equipment**
 - 1.1. all labour only sub-contractors are inducted onto a contract site in accordance with HSE guidance (<https://www.hse.gov.uk/construction/safetytopics/site-rules-induction.htm>) and a written record of the induction retained by **you** and provided to **us** on **our** written request; and
 - 1.2. **you** undertake to provide adequate supervision of all labour only sub-contractors to ensure site rules are adhered to; and
 - 1.3. all **employees** and labour only sub-contractors are made aware of the dangers of not using personal protective equipment; and
 - 1.4. personal protective equipment is provided by **you** if required by both **employees** and labour only sub-contractors; and
 - 1.5. **employees** conducting welding and hot work activities are protected from carcinogenic fumes by the issue of respiratory protective equipment in accordance with the Health and Safety Executive’s Control Approach R; and
 - 1.6. a register is maintained which demonstrates that **employees** have received appropriate training and are fully conversant with the way in which to access such personal protective equipment and is made available to **us** upon **our** written request.
2. **Risk assessment & method statement condition**

It is a condition of this insurance that

 - 2.1. **you** perform a risk assessment prior to the commencement of a contract which identifies:
 - 2.1.1. the risks to the health and safety of **your employees** to which they are exposed whilst they are at work; and
 - 2.1.2. the risks to the health and safety of persons not in **your** employment arising out of or in connection with the conduct of **your business** activities;
 - 2.2. prepare and appropriately distribute a method statement which details how the contract will be executed;
 - 2.3. **you** agree that risk assessments and method statements will be in written form and made available to **us** upon **our** written request.

Extensions

These apply in addition to the general extensions:

1. **Unsatisfied court judgements**

Where a judgement for damages has been obtained by any **employee** or the legal personal representatives of any **employee**:

 - 1.1. in respect of **injury** sustained by the **employee** arising out of and in the course of employment by **you** in the **business**; or
 - 1.2. against any company or individual operating from or resident in **premises** within the geographical limits in any court situate in the geographical limits;

and such judgement remains unsatisfied in whole or in part 6 months after the date of judgement then at **your** request **we** will pay to the **employee** or the said legal personal representatives the amount of any such damages and any awarded costs to the extent that they

Section 1 – Employers’ liability

remain unsatisfied;

provided that;

- 1.3. there is no appeal outstanding; and
- 1.4. if any payment is made by **us** the **employee** or the said legal personal representatives will assign the judgement to **us**; and
- 1.5. this section of the policy, Employers’ liability, is operative at the time that such **injury** is caused; and
- 1.6. **our** liability for damages costs and expenses will not exceed the amount stated as the limit of indemnity in the **schedule**.

We will not cover any judgment where an appeal remains outstanding.

2. Indemnity to principal

We will cover any principal under this section against liability in respect of **injury** or loss of, or **damage** to, **property**, to the extent that any contract or agreement entered into by **you** with any principal so requires;

provided that;

- 2.1. payment would be made against **you**; and
- 2.2. the principal will observe, fulfil and be subject to the terms conditions and endorsements of this policy as far as they can apply; and
- 2.3. no payment will be made by **us** in respect of liquidated damages or under any penalty clause; and
- 2.4. payment made by **us** under this section, Employers’ liability, will only apply in respect of liability to any person who is an **employee**.

3. Health and Safety at Work Act etc and Corporate Manslaughter

We will cover **you** and at **your** request any director, partner, senior official or **employee** of **yours**, in respect of legal costs and expenses incurred with **our** written consent in the defence of any prosecution or (subject to the provisions below) incurred in connection with appeal against conviction arising from such prosecution under the provisions of:

- 3.1. the Health and Safety at Work etc. Act 1974 or the Health and Safety at Work (Northern Ireland) Order 1978; and / or
- 3.2. the Corporate Manslaughter and Corporate Homicide Act 2007;

provided that the proceedings relate to an offence alleged to have been committed during the **period of insurance** and in the course of the **business**, and where there is also a claim or potential claim for damages against **you** or any of the additional persons insured, **you** are entitled to cover under this policy.

We will only pay the costs and expenses of legal representation for an appeal against conviction if;

- 3.3. any related claim against **you** for damages remains unsettled; and
- 3.4. in the opinion of the legal representatives acting for **you** an appeal is more likely than not to succeed; and

we will not cover **you** in respect of;

- 3.5. fines or penalties of any kind, remedial or publicity orders or prosecution costs imposed as a consequence of such prosecution, including any fee for intervention; or
- 3.6. any circumstances for which cover is provided by any other insurance; or
- 3.7. proceedings consequent upon a deliberate act by, or omission of, any person entitled to insurance under this extension if the result thereof could reasonably have been expected having regard to the nature and circumstances of such act or omission; or
- 3.8. proceedings which arise out of any activity or risk excluded from this policy.

If a claim for damages is settled or is withdrawn, **we** will have no further liability other than in respect of costs and expenses of legal representation incurred before the date of the claim payment.

4. Court attendance costs

If any of the people mentioned below attend court as a witness at **our** request, in connection with a claim in respect of which **you** are entitled to insurance under this policy, **we** will provide compensation to **you** at the following rates per day for each day on which attendance is required;

- 4.1. £250 (two hundred and fifty pounds) for **you** or any of the directors or partners of **yours**; and
- 4.2. £100 for any **employee**.

5. Offshore

If **we** are required by compulsory insurance regulations then **we** will make a payment in respect of **injury** occurring **offshore**. The amount **we** will pay **you** or on **your** behalf will be limited to £5,000,000 (five million pounds) any one occurrence.

6. Terrorism

Injury as a result of **terrorism** to any **employee** of **yours** which arises out of and in the course of employment or engagement by **you**. The amount **we** will pay **you** or on **your** behalf will be limited to £5,000,000 (five million pounds) any one occurrence.

Exclusions

These apply in addition to the general exclusions.

We will not indemnify **you** under this section against liability for **injury** sustained by any **employee** of **yours**

1. in respect of which compulsory insurance or security is required to be arranged by **you** under the Road Traffic Act 1988 or the Road Traffic (Northern Ireland) Order 1981 or any subsequent legislation amending or replacing such Act or Order; or
2. whilst **offshore**.

If **we** are required by compulsory insurance regulations to make a payment in respect of **injury** occurring **offshore** then the limit of indemnity of £5,000,000 (five million pounds) any one occurrence will apply.

Section 2 – Public liability

Insuring clause

We will cover **you** under the terms of this policy in respect of:

1. All sums which **you** will become legally liable to pay as damages including claimants' costs and expenses in respect of;
 - 1.1. accidental **injury** to any person; and
 - 1.2. accidental physical loss of, or physical **damage to property**; and
 - 1.3. obstruction, trespass, nuisance or interference with any right of way, air, light or water or other easement; and
 - 1.4. wrongful arrest, wrongful detention, false imprisonment, or malicious prosecution;in connection with the **business** and occurring anywhere within the geographical limits given below during the **period of insurance** stated in the **schedule**.
2. All costs and expenses incurred by **you** (except as described in 3 below) with **our** written consent in respect of any claim against **you** which are covered by this policy.
3. The payment of legal and other defence fees incurred with **our** written consent, up to a limit of £50,000 arising out of any one occurrence, for **your** representation at any Coroner's Inquest or Fatal Accident Inquiry in respect of any death and at which **your employee** or principal, including any director, partner, or senior official, of **yours** has been requested to give evidence and proceedings in any Court of Summary Jurisdiction arising out of any alleged breach of statutory duty resulting in **injury** or loss of or **damage to property** which is covered by this policy.

Territorial limits

1. In Great Britain, Northern Ireland, the Channel Islands or the Isle of Man; and
2. whilst temporarily outside the countries named in 1. provided that any such **employee** is
 - 2.1. ordinarily resident in any of the countries named in 1; and
 - 2.2. engaged in non-manual work.

Limit of liability

The most **we** will pay under this section (including any extensions) for damages in respect of any one claim against **you** or series of claims against **you** arising out of one occurrence will not exceed, in the aggregate, the **limit of liability** stated in the **schedule**.

Any costs and expenses incurred by **you** in respect of this section under this policy will be payable in addition to the **limit of liability** stated in the **schedule**.

Conditions

*The following are conditions of the insurance that **you** need to meet as **your** part of this contract before **you** are entitled indemnity under this insurance. If **you** do not meet any of these conditions and that either causes a claim or contributes to a claim, **we** can reject that claim or payment in respect of that claim could be reduced. These conditions apply in addition to the general conditions on page GEN9 to page GEN12 and the claims conditions on page GEN15.*

1. **Mandatory search for existing infrastructure**

It is a condition of this insurance that prior to the commencement of any excavation digging or earth- moving operation **you** will have inquired with the owner and/or relevant authority responsible for existing underground cables pipes or other underground facilities as to the location of such cables pipes or other underground facilities at the contract site and **you** will retain a written record of and response to the said inquiry and produce this to **us** if **we** request **you** to do so.
2. **Work involving bona fide sub-contractors**

We will not indemnify **you** under this insurance in respect of any claim arising out of or in connection with work undertaken on **your** behalf by bona fide independent contractors (not defined as an **employee** under this Insurance) unless at the time of engaging such contractors **you** obtain and retain a copy of the relevant insurance policy schedule or other proof thereof that such contractors have in force

 - 2.1. an approved Employers Liability insurance in accordance with any law relating to compulsory insurance of liability to **employees**; and
 - 2.2. public and products Liability insurance suitable for the nature of the work undertaken on **your** behalf and with a limit of indemnity not less than that applying to this insurance and containing an indemnity to principal's clause
3. **Application of heat precautions**

It is a condition precedent to **our** liability under this insurance that the following special precautions will be complied with on each occasion in relation to any of the following work and that in relation to the following work no work will be carried out unless specifically authorized by the occupier of the premises at which the work is to be undertaken and that the occupier will specifically approve the following safety arrangements:

 - 3.1. In respect of work involving any blow lamp, blow torch, flame gun or hot air gun or work involving electric gas or other welding cutting or portable grinding equipment **you** will ensure that
 - 3.1.1. the area in which work is to be carried out (including adjoining shafts or openings and the area the other side of any wall or partition) is to be inspected to establish whether any combustible material (other than the property to be worked upon) is in danger of ignition either directly or by conduction of heat;

Section 2 – Public liability

- 3.1.2. wherever practicable all combustible material is to be removed to a distance of not less than 10 metres from the point of work and such material which cannot be removed is to be covered by overlapping sheets of non-combustible material or afforded equivalent protection;
 - 3.1.3. suitable fire extinguishing appliances are to be kept available for immediate use at the point of work;
 - 3.1.4. all burning equipment is to be lit and used in strict accordance with the manufacturer's instructions not left unattended when lit and extinguished immediately after use;
 - 3.1.5. hot air guns are to be switched off when unattended and immediately after use;
 - 3.1.6. all portable grinders are to be switched on and used in strict accordance with the manufacturer's instructions and switched off when unattended and immediately after use;
 - 3.1.7. a person who is competent in the use of fire extinguishing appliances is to be appointed to act as a firewatcher in conjunction with the operative using the equipment and to remain in attendance until use of all such equipment has ceased and all torches have been extinguished and all portable grinders switched off;
 - 3.1.8. wherever practicable gas cylinders not in use are to be kept outside the building in which the work is taking place or otherwise kept at least 15 metres from the point of work;
 - 3.1.9. a continuous check that there is no fire or risk of fire is to be made in the vicinity of the point of work and immediately following completion of each period of work a thorough check that there is no fire or risk of fire is to be made of the whole area in which the work is to be carried out (including adjoining shafts or openings and the area on the other side of any wall or partition) and a further check is to be made not less than 30 minutes immediately following the completion of each period of work. A suitable **employee** is to be responsible for fire safety for each period of work; and
- 3.2. In respect of work involving asphalt or bitumen tar boilers **you** will ensure that
- 3.2.1. regulation spill trays are to be used;
 - 3.2.2. all tar boilers are to be kept wholly at ground level;
 - 3.2.3. the equipment and work are not to be left unattended at any time whilst in use;
 - 3.2.4. suitable fire extinguishing appliances are to be kept available for immediate use at the point of work;
 - 3.2.5. immediately following completion of each period of work, a thorough check that there is no fire or risk of fire is to be made of the whole area in which the work is to be carried out (including adjoining shafts or openings and the area on the other side of any wall or partition).

Extensions

These apply in addition to the general extensions.

1. Motor vehicles tool of trade risk

We will cover **you** under the terms of this policy in respect of liability for **injury** or loss of or damage to property caused by or arising from:

- 1.1. the use of plant as a tool of trade at **your** premises or on any site at which **you** are working; and
- 1.2. the loading or unloading of any vehicle or the bringing to or taking away of a load from any vehicle; and
- 1.3. damage to any building, bridge, weighbridge road or to anything beneath caused by vibration or by the weight of any vehicle or its load.

We will not cover **you** against liability;

- 1.4. in respect of which compulsory insurance or security is required under any legislation governing the use of the vehicle; or
- 1.5. for which insurance is provided by any other policy.

2. Motor contingent liability

We will cover **you** in respect of liability for **injury** or damage to property arising from any mechanically propelled vehicle, including anything attached to it, not belonging to or provided by **you**, being used by an **employee** in the course of the **business**.

We will not cover **you** against liability;

- 2.1. in respect of damage to any such vehicle or trailer or property conveyed on or in any motor vehicle or plant; or
- 2.2. for which insurance is provided by any other insurance; or
- 2.3. caused or arising whilst such vehicle or trailer is;
 - 2.3.1. engaged in racing pace-making reliability trials or speed testing; or
 - 2.3.2. being driven by **you**; or
 - 2.3.3. being driven with **your** general consent, or **your** representative, by any person who to **your** knowledge or **your** representative's knowledge, does not hold a licence to drive such vehicle unless such person has held and is not disqualified from holding or obtaining such a licence; or
 - 2.3.4. used elsewhere than within the territorial limits.

3. Movement of obstructing vehicles

We will cover **you** in respect of liability for **injury** or loss of or damage to property caused by or arising from any vehicle (not owned or hired by or lent to **you**) being driven by **you** or by any **employee** with **your** permission whilst such vehicle is being moved for the purpose of allowing free movement of any vehicles or pedestrians.

We will only cover **you** under this section extension if:

- 3.1. movements are limited to vehicles parked on or obstructing **your** premises or any site at which **you** are working; and
- 3.2. the vehicle causing obstruction will not be driven by any person unless such person is competent to drive the vehicle; and
- 3.3. the vehicle causing obstruction is driven by use of the owner's ignition key.

Section 2 – Public liability

We will not cover **you** against liability;

3.4. in respect of damage to such vehicle;

3.5. in respect of which compulsory insurance or security is required under any legislation governing the use of the vehicle.

4. Defective premises act

We will cover **you** in respect of liability arising under Section 3 of the Defective Premises Act 1972 or Section 5 of the Defective Premises (Northern Ireland) Order 1975 in connection with any **premises** previously owned or occupied by **you** for purposes pertaining to the **business** and which have since been disposed of by **you**.

We will not cover **you** against liability

4.1. for which insurance is provided by any other insurance; and

4.2. for the costs of remedying any defect or alleged defect in such **premises**.

5. Leased or rented premises

We will cover **you** in respect of liability for loss of, or **damage** to, **premises** including their contents being leased or rented to **you**. We will not cover **you** against liability assumed by **you** under any agreement, which would not have attached in the absence of such an agreement.

6. Overseas personal liability

We will cover

6.1. **You; and**

6.2. at **your** request

6.2.1. any director partner or **employee** of **yours; and**

6.2.2. any spouse or child of the persons stated in a) or b) i) above who are accompanying such persons;

in respect of personal liability incurred by such persons for accidental **injury** to any person or accidental loss of or **damage** to **property** in connection with an event occurring in a country outside of the geographical limits of section 9 whilst on a temporary visit to such country in connection with the **business**;

provided that

6.3. any insured person under this section extension will as though they were **you** be subject to the introduction, the customer service information, the general definitions, general conditions, general exclusions, sections, section extensions, the **schedule** and any endorsements to this policy;

6.4. nothing in this section extension will increase **our** liability to pay any amount exceeding the limit of liability stated in the **schedule**, regardless of the number of persons claiming to be covered.

We will not cover **you** in respect of

6.5. contractual liability; or

6.6. liability for which insurance is provided by any other insurance; or

6.7. liability in respect of **damage** to **property** belonging to or in the custody or under the control of any person insured under this section extension; or

6.8. liability in respect of **injury** to any insured person under this section extension; or

6.9. liability caused by or arising from

6.9.1. the ownership or occupation of land or buildings; or

6.9.2. the carrying on of any **business** profession trade or employment; or

6.9.3. the ownership possession or use of animals other than domestic dogs or cats.

7. Data Protection Act

If **you** have registered in accordance with the terms of the Data Protection Act 2018, or have applied for such registration which has not been refused or withdrawn, or were previously registered in accordance with the terms of the Data Protection Act 1998, **we** will cover **you** under this section 9 extension in respect of compensation for **damage** arising out of any claim under Section 169 of the Data Protection Act 2018 not otherwise insured hereunder and first made against **you** during the **period of insurance** stated in the **schedule**.

We will not cover **you** for damages, costs and expenses that exceed the limits of liability stated in the **schedule**, and notwithstanding anything stated in the **schedule** or elsewhere in this policy to the contrary the said limit of liability will for the purpose of this section extension apply in respect of the total of all claims during the **period of insurance** stated in the **schedule**.

We will not cover **you** in respect of

7.1. fines levied by the Information Commissioner's Office or imposed as a result of conviction under the Data Protection Act 2018; or

7.2. 10% (ten per cent) of each claim subject to a minimum of £500 (five hundred pounds) and a maximum of £5,000 (five thousand pounds); or

7.3. liability caused by or arising from a deliberate act by or omission of any person entitled to insurance under this section extension if the result thereof could reasonably have been expected having regard to the nature and circumstances of such act or omission; or

7.4. for the costs of replacing reinstating rectifying or erasing any personal **data**; or

7.5. liability caused by, or arising from, any incident or circumstances known to **you** at the start of the **period of insurance** stated in the **schedule** which could give rise to a claim; or

7.6. caused by or arising from the recording processing or provision of **data** for reward or the determining of the financial status of a person;

7.7. contractual liability; or

7.8. liability in respect of **injury** to any person or **damage** to **property**.

Section 2 – Public liability

8. Health and Safety at Work Act etc and Corporate Manslaughter

We will cover **you** and at **your** request any director, partner, senior official or **employee** of **yours**, in respect of legal costs and expenses incurred with **our** written consent in the defence of any prosecution or (subject to the provisions below) incurred in connection with appeal against conviction arising from such prosecution under the provisions of

- 8.1. the Health and Safety at Work etc. Act 1974 or the Health and Safety at Work (Northern Ireland) Order 1978; and / or
- 8.2. the Corporate Manslaughter and Corporate Homicide Act 2007;

Provided that the proceedings relate to an offence alleged to have been committed during the **period of insurance** and in the course of the **business**, and where there is also a claim or potential claim for damages against **you** or any of the additional persons insured, **you** are entitled to cover under this policy.

We will only pay the costs and expenses of legal representation for an appeal against conviction if

- 8.3. any related claim against **you** for damages remains unsettled; and
- 8.4. in the opinion of the legal representatives acting for **you** an appeal is more likely than not to succeed; and
- 8.5. the total amount of any damages likely to be awarded against **you** exceeds the total cost of legal representation for an appeal.

We will not cover **you** in respect of

- 8.6. fines or penalties of any kind, remedial or publicity orders or prosecution costs imposed as a consequence of such prosecution, including any fee for intervention; or
- 8.7. any circumstances for which cover is provided by any other insurance; or
- 8.8. proceedings consequent upon a deliberate act by, or omission of, any person entitled to insurance under this extension if the result thereof could reasonably have been expected having regard to the nature and circumstances of such act or omission; or
- 8.9. proceedings which arise out of any activity or risk excluded from this policy.

If a claim for damages is settled or is withdrawn, **we** will have no further liability other than in respect of costs and expenses of legal representation incurred before the date of the claim payment.

9. Court attendance costs

If any of the people mentioned below attend court as a witness at **our** request, in connection with a claim in respect of which **you** are entitled to insurance under this policy, **we** will provide compensation to **you** at the following rates per day for each day on which attendance is required

- 9.1. £250 (two hundred and fifty pounds) for **you** or any of the directors or partners of **yours**; or
- 9.2. £100 (one hundred pounds) for any **employee**.

Exclusions

These apply in addition to the general exclusions.

We will not cover **you** under this section against liability

1. for loss of or **damage** to **property** belonging to **you** or in **your** custody or control or the custody or control of any of **your employees** other than;
 - 1.1. personal effects (including vehicle and their contents) of **employees** or visitors; or
 - 1.2. any **premises** including their contents not being **premises** leased or rented to **you** which are temporarily occupied by **you** for the purpose of carrying out work therein or thereon; or
 - 1.3. any other **property** on which **you** or any **employees** or agent of **yours** is, or has been carrying out work but **we** will not indemnify **you** in respect of loss or **damage** to that part of any **property** being worked upon;
2. arising from the ownership possession or use under the control of **you** or of any **employee** of **yours** of
 - 2.1. any mechanically propelled vehicle including anything attached to it used in circumstances where insurance or security is required by any road traffic legislation or where indemnity is provided by any other policy or security;
 - 2.2. any craft intended to travel through air or space or other aerial devices hovercraft or watercraft (other than hand propelled watercraft or sailing craft not exceeding six metres in length);
3. for loss caused by any **goods** after they have left **your** custody or control other than food or drink supplied primarily for the use of **your employees** or for entertainment purposes;
4. for loss arising from professional advice given separately for a fee or other charge by **you** or by anyone on **your** behalf or in circumstances where a fee would normally be charged;
5. for the amount of the **excess** stated in the **schedule**;
6. for **injury** sustained by an **employee** which arises out of and in the course of their employment or engagement by **you**;
7. for loss of, or **damage**, or legal liability 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;
8. for loss of, or **damage** to, or any costs or expense incurred in repairing, replacing, removing, rectifying, recalling, or making any refund in respect of **goods**;
9. for liability arising from **goods** used with **your** knowledge in connection with aircraft and other aerospace devices (including drones), watercraft, or **offshore** structures;
10. for **injury**, loss, **damage**, cost or expense of any kind caused by, resulting from or in connection with, any component building material that must be removed, encapsulated or otherwise abated because its presence or release is a hazard to human health;
11. for **injury**, loss, **damage**, cost or expense of any kind caused by, resulting from or in connection with any fungus of any kind, including but not limited to mildew, mould, spores or allergens;

Section 2 – Public liability

12. any liability caused by, or arising out of **pollution**, or contamination of buildings or other structures or of water or land or the atmosphere, but this exclusion will not apply in respect of **pollution** or contamination caused by a sudden identifiable, unintended and unexpected incident which takes place in its entirety at a specific moment in time and place during the **period of insurance** stated in the **schedule**;
13. for any loss of any kind caused by or attributable to
 - 13.1. an outbreak of a disease that becomes an epidemic whether or not declared to be an epidemic by any competent civil authority; and / or
 - 13.2. an outbreak of a disease declared or categorised by the World Health Organisation as a pandemic; or
 - 13.3. a Public Health Emergency of International Concern declared by the World Health Organisation.

For the avoidance of doubt, where an epidemic, pandemic or Public Health Emergency of International Concern occurs, this policy will not insure loss of any kind for any period prior to such epidemic, pandemic or Public Health Emergency of International Concern.

For the purposes of this exclusion **loss** means and includes all sums which **you** become legally liable to pay as damages including claimants' costs and expenses, and, in addition, includes but is not limited to, any kind of pecuniary losses whether described as compensation, legal costs, defence costs, other costs, expenses, fees, charges or similar terms.

Section 3 – Products liability

Insuring clause

We will cover **you** under the terms of this policy in respect of:

1. All sums which **you** become legally liable to pay as damages including claimants' costs and expenses in respect of
 - 1.1. accidental **injury** to any person; and
 - 1.2. accidental physical loss of, or physical **damage** to, **property**;caused by any **goods** occurring anywhere within the geographical limits given below during the policy **period of insurance** stated in the **schedule** which arises in connection with the **business**.
2. All costs and expenses incurred by **you** (except as described in 3 below) with **our** written consent in respect of any claim against **you** which are covered by this policy.
3. The payment of legal and other defence fees incurred with **our** written consent up to a limit of £50,000 arising out of any one occurrence for **your** representation at any Coroner's Inquest or Fatal Accident Inquiry in respect of any death and at which an **employee** or principal including a director, partner, or senior official, of **yours** has been requested to give evidence and at proceedings in any Court of Summary Jurisdiction arising out of any alleged breach of statutory duty resulting in **injury** or loss of or **damage** to **property** in respect of any **goods**.

Territorial limits

Anywhere in the world other than at **your premises** during the **period of insurance** stated in the **schedule** and caused by any **goods**.

Limit of liability

The most **we** will pay under this section (including any extensions) in respect of damages awarded against **you** will not exceed in the aggregate during the **period of insurance** the limit of liability stated in the **schedule**.

Any costs and expenses incurred by **you** in respect of this section, will be payable in addition to the **limit of liability**.

Extensions

These apply in addition to the general extensions.

1. Consumer Protection Act and Food Safety Act

We will cover **you**, and at **your** request any principal, including any director, partner, senior official, or any **employee** of **yours**, under this section 10 extension, for legal costs and expenses incurred with **our** written consent in the defence of any criminal proceedings brought for a breach of Part II of the Consumer Protection Act 1987 and Sections 7 and 8 of the Food Safety Act 1990, including such legal costs and expenses incurred in an appeal against conviction arising from such proceedings and prosecution costs awarded in connection;

provided that

- 1.1. the proceedings relate to an offence alleged to have been committed during the **period of insurance** and in the course of the **business**;
 - 1.2. the principal, including a director, partner or senior official, or **employee** will as though they were **you** be subject to the terms, conditions, exclusions and limitations of this policy insofar as they can apply.
2. **We** will not cover **you** in respect of
 - 2.1. fines or penalties of any kind;
 - 2.2. any proceedings arising from circumstances for which insurance is already provided by any other policy;
 - 2.3. proceedings consequent upon a deliberate act by, or omission of, any person entitled to insurance under this section 10 extension if the result thereof could reasonably have been expected having regard to the nature and circumstances of such act or omission;
 - 2.4. proceedings which arise out of any activity or risk excluded from this policy.
 3. **Health and Safety at Work Act etc and Corporate Manslaughter**
We will cover **you** and at **your** request any director, partner, senior official or **employee** of **yours**, in respect of legal costs and expenses incurred with **our** written consent in the defence of any prosecution or (subject to the provisions below) incurred in connection with appeal against conviction arising from such prosecution under the provisions of
 - 3.1. the Health and Safety at Work etc. Act 1974 or the Health and Safety at Work (Northern Ireland) Order 1978; and
 - 3.2. the Corporate Manslaughter and Corporate Homicide Act 2007

provided that the proceedings relate to an offence alleged to have been committed during the **period of insurance** and in the course of the **business**, and where there is also a claim or potential claim for damages against **you** or any of the additional persons insured, **you** are entitled to cover under this policy.

We will only pay the costs and expenses of legal representation for an appeal against conviction if:

- 3.3. any related claim against **you** for damages remains unsettled; and
- 3.4. in the opinion of the legal representatives acting for **you** an appeal is more likely than not to succeed; and
- 3.5. the total amount of any damages likely to be awarded against **you** exceeds the total cost of legal representation for an appeal.

We will not cover **you** in respect of

- 3.6. fines or penalties of any kind, remedial or publicity orders or prosecution costs imposed as a consequence of such prosecution, including any fee for intervention;
- 3.7. any circumstances for which cover is provided by any other insurance;

Section 3 – Products liability

- 3.8. proceedings consequent upon a deliberate act by, or omission of, any person entitled to insurance under this extension if the result thereof could reasonably have been expected having regard to the nature and circumstances of such act or omission;
- 3.9. proceedings which arise out of any activity or risk excluded from this policy.

If a claim for damages is settled or is withdrawn, **we** will have no further liability other than in respect of costs and expenses of legal representation incurred before the date of the claim payment.

4. Court attendance costs

If any of the people mentioned below attend court as a witness at **our** request, in connection with a claim in respect of which **you** are entitled to insurance under this policy, **we** will provide compensation to **you** at the following rates per day for each day on which attendance is required

- 4.1. £250 (two hundred and fifty pounds) for **you** or any of the directors or partners of **yours**;
- 4.2. £100 (one hundred pounds) for any **employee**.

Exclusions

We will not cover **you** under this section in respect of liability:

1. caused by, or in connection with, any **goods** which to **your** knowledge are for export to, or use in, the United States of America or Canada;
2. caused by any **goods** in **your** custody or control;
3. the amount shown as **excess** in the **schedule**;
4. for **injury** sustained by an **employee** which arises out of and in the course of their employment or engagement by **you**;
5. for loss of, or **damage**, or legal liability 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;
6. for loss of, or **damage** to, or any costs or expense incurred in repairing, replacing, removing, rectifying, recalling, or making any refund in respect of **goods**;
7. for liability arising from **goods** used with **your** knowledge in connection with aircraft and other aerospace devices (including drones), watercraft, or **offshore** structures;
8. for **injury**, loss, **damage**, cost or expense of any kind caused by, resulting from or in connection with, any component building material that must be removed, encapsulated or otherwise abated because its presence or release is a hazard to human health;
9. for **injury**, loss, **damage**, cost or expense of any kind caused by, resulting from or in connection with any fungus of any kind, including but not limited to mildew, mould, spores or allergens;
10. any liability caused by, or arising out of **pollution**, or contamination of buildings or other structures or of water or land or the atmosphere, but this exclusion will not apply in respect of **pollution** or contamination caused by a sudden identifiable, unintended and unexpected incident which takes place in its entirety at a specific moment in time and place during the **period of insurance** stated in the **schedule**;
11. for any loss of any kind caused by or attributable to
 - 11.1. an outbreak of a disease that becomes an epidemic whether or not declared to be an epidemic by any competent civil authority;
 - 11.2. an outbreak of a disease declared or categorised by the World Health Organisation as a pandemic; or
 - 11.3. a Public Health Emergency of International Concern declared by the World Health Organisation.

For the avoidance of doubt, where an epidemic, pandemic or Public Health Emergency of International Concern occurs, this policy will not insure loss of any kind for any period prior to such epidemic, pandemic or Public Health Emergency of International Concern.

For the purposes of this exclusion **loss** means and includes all sums which **you** become legally liable to pay as damages including claimants' costs and expenses, and, in addition, includes but is not limited to, any kind of pecuniary losses whether described as compensation, legal costs, defence costs, other costs, expenses, fees, charges or similar terms.

Section 4 – Contract works and employee tools

Insuring clause

Cover 1 – Contract works *(only applicable if shown as insured in the schedule)*

The insurance by this section is in respect of **damage** to the **contract works** occurring:

- 1. Transit**
whilst in transit (other than by sea or air) in the United Kingdom to or from the **contract site** (including any loading or unloading in connection therewith);
- 2. Contract site**
whilst on the **contract site** within the United Kingdom of Great Britain, the Channel Islands, the Isle of Man and Northern Ireland or adjacent thereto until the issue of a certificate of completion or until taken over by the principal and for a further fourteen days where **you** are required to insure under the terms of the contract;
- 3. Maintenance visits**
during the period of maintenance of defects liability, not exceeding twelve months, occasioned by the contractor, in the course of any operations carried out on the contract site for the purpose of complying with **your** obligations under the maintenance or defects liability clause in the contract;

Provided that **you** will demonstrate that any **damage** which is first revealed during the period of maintenance or defects liability is the responsibility of the contractor under the terms of the contract.

Cover 2 – Employees' tools *(only applicable if shown as insured in the schedule)*

The insurance by this section is in respect of **damage** to **employees tools** whilst on the **contract site** or adjacent thereto.

Limit of Liability

The amount of liability under this policy will not exceed in addition to the amounts stated in the extensions.

Under Cover 1

The sum insured stated in the schedule.

Under Cover 2

In respect of any one item of **property** insured the market value of the item at the time of the **damage**.

In respect of any one employee the sum of £1000 (one thousand pounds), or any other amount stated in the **schedule**.

In respect of any one claim, or series of claims arising out of one occurrence the sum insured stated in the **schedule**.

Conditions

*The following are conditions of the insurance that **you** need to meet as **your** part of this contract before **you** are entitled indemnity under this insurance. If **you** do not meet any of these conditions and that either causes a claim or contributes to a claim, **we** can reject that claim or payment in respect of that claim could be reduced. These conditions apply in addition to the general conditions on page GEN9 to page GEN12 and the claims conditions on page GEN16.*

1. Joint Code of Practice

You undertake to comply with the Joint Code of Practice on the Protection from Fire of Construction Sites and Buildings undergoing renovation dated May 1992, 'The Joint Code,' or any subsequent amendment to or revised edition thereof current at inception (or subsequent renewal if applicable) of the policy.

In the event of **our** becoming aware of a breach of The Joint Code, **we** will inform the main/management contractor's site management of the nature of the breach specifying the remedial measures required by **us** (the remedial measures) and the period within which these must be completed.

Where **we** consider such a breach is of sufficient importance **we** will confirm the same by notice in writing (the notice) to the Employer and the main/management contractor and the first named party collectively forming the insured business(es), when this is not the employer or the main/ management contractor, at their respective addresses nominated by **you** at the inception of cover or as subsequently amended. Under the terms of this or any subsequent notice **we** will suspend or cancel all cover at the **contract site** concerned from the date named in the notice not being a date earlier than the date named for completion of the remedial measures it being understood that upon suspension such cover will be reinstated when **we** are satisfied that the remedial measures have been completed. We will give notice by registered post, recorded delivery facsimile transmission or by hand.

This additional clause will not in itself be considered a condition precedent to liability but its inclusion will not prejudice, waive or remove **our** rights under the terms of this policy.

2. Stoppage of work

In the event of stoppage of work by **you** on the **contract site** from any cause for a period in excess of one month, cover will be suspended unless its continuance is agreed by **us** in writing. In the event of such total or partial cessation of work **you** will use due diligence and do all things practicable to protect the **property** insured.

3. Series defects

If the development or discovery of a defect in any part of the **property** insured indicates or suggests that similar defects exist in other parts of the **property**, **you** will, without delay, investigate and if necessary rectify the defects of the other parts at **your** own expense or alternatively bear all losses arising out of the defects.

Section 4 – Contract works and employee tools

4. Application of heat precautions

It is a condition precedent to **our** liability under this insurance that the following special precautions will be complied with on each occasion in relation to any of the following work and, that, in relation to the following work, no work will be carried out unless specifically authorised by the occupier of the premises at which the work is to be undertaken, and that the occupier will specifically approve the following safety arrangements. If you do not meet these requirements and that either causes a claim or contributes to a claim, we can reject that claim or payment in respect of that claim could be reduced

- 4.1. In respect of work involving any blow lamp, blow torch, flame gun or hot air gun or work involving electric gas or other welding cutting or portable grinding equipment **you** will ensure that;
 - 4.1.1. the area in which work is to be carried out (including adjoining shafts or openings and the area the other side of any wall or partition) is inspected to establish whether any combustible material (other than the property to be worked upon) is in danger of ignition either directly or by conduction of heat;
 - 4.1.2. wherever practicable all combustible material is to be removed to a distance of not less than 10 metres from the point of work and such material which cannot be removed is to be covered by overlapping sheets of non-combustible material or afforded equivalent protection;
 - 4.1.3. suitable fire extinguishing appliances are to be kept available for immediate use at the point of work;
 - 4.1.4. all burning equipment is to be lit and used in strict accordance with the manufacturer's instructions, not left unattended when lit and extinguished immediately after use;
 - 4.1.5. hot air guns are to be switched off when unattended and immediately after use;
 - 4.1.6. all portable grinders are to be switched on and used in strict accordance with the manufacturers' instructions and switched off when unattended and immediately after use;
 - 4.1.7. a person who is competent in the use of fire extinguishing appliances is to be appointed to act as a firewatcher in conjunction with the operative using the equipment and to remain in attendance until use of all such equipment has ceased and all torches have been extinguished and all portable grinders switched off;
 - 4.1.8. wherever practicable gas cylinders not in use are to be kept outside the building in which the work is taking place or otherwise kept at least 15 (fifteen) metres from the point of work;
 - 4.1.9. a continuous check that there is no fire or risk of fire is to be made in the vicinity of the point of work and immediately following completion of each period of work, a thorough check that there is no fire or risk of fire is to be made of the whole area in which the work is to be carried out (including adjoining shafts or openings and the area on the other side of any wall or partition) and a further check is to be made not less than 30 (thirty) minutes immediately following the completion of each period of work. A suitable **employee** is to be responsible for fire safety for each period of work; and
- 4.2. In respect of work involving asphalt or bitumen tar boilers **you** will ensure that;
 - 4.2.1. regulation spill trays are used;
 - 4.2.2. all tar boilers are kept wholly at ground level;
 - 4.2.3. the equipment and work is not left unattended at any time whilst in use;
 - 4.2.4. suitable fire extinguishing appliances are kept available for immediate use at the point of work;
 - 4.2.5. immediately following completion of each period of work, a thorough check that there is no fire or risk of fire is to be made of the whole area in which the work is to be carried out (including adjoining shafts or openings and the area on the other side of any wall or partition).

5. Subrogation rights

Unless **we** specifically agree in writing **our** right to recover costs and expenses incurred indemnifying **you**, or **your** principal, for **damage** to **contract works** at any **contract site** caused by the negligence of a sub-contractor will not be waived as a result of a contract condition.

Extensions

The insurance is extended to cover:

1. Offsite storage

Damage as herein provided to the **property** insured whilst in store at any situation in the United Kingdom other than the **contract site** but not where the value of the **property** insured in store exceeds £25,000 (twenty-five thousand pounds) unless **our** prior consent has been obtained. Provided that **you** are responsible for such **damage** under the terms of the contract.

2. Speculative building

Property being built or erected by **you** other than under a contract. In respect of such **property** cover will cease to apply from the date such **property** is sold or let or three months after the date of completion of the work of building or erecting such **property** whichever is the earlier.

Completion means practical completion apart from a prospective purchasers' or tenants' choice of decorations and/or final fitments.

3. Principals' indemnity

Any principal in a like manner to **you** where required by the conditions of the contract in respect of contracts undertaken in the United Kingdom only.

4. Expediting expenses

The costs necessarily and incurred by **you** in making temporary repairs and expediting permanent repair, including overtime working and the use of rapid transport, in consequence of **damage** to the **contract works** for which **you** are indemnified by this insurance. Provided that the amount payable does not exceed 50% (fifty per cent) of the cost of repair had such costs not been incurred.

Section 4 – Contract works and employee tools

5. Escalation clause

The cover provided by this policy in respect of the insured **property** can be increased by an amount not exceeding 25% (twenty-five per cent) of the sum insured stated in the **schedule** provided that such increase is included in the declaration provided to **us** in accordance with the premium adjustment condition in this policy.

6. Free issue materials

Reference to materials under the definition of **contract works** is deemed to include materials supplied to **you** for inclusion in the **contract works** for which **you** are responsible under the terms of any insured contract provided that the value of such materials is included within both the sum insured and the declaration condition provided to **us** in accordance with the premium adjustment condition in this policy.

7. Automatic sum insured reinstatement following a claim

The sums insured will not be reduced by the amount of any claim.

In consideration of this extension **you** will pay an additional premium at a rate to be agreed on the amount of each claim for the period from the date of the incident to the date of the expiry of the **period of insurance** and any such additional premium will disregarded for the purpose of any adjustment of premium under the premium condition in this policy.

8. Debris removal

The costs and expenses necessarily incurred by **you** with **our** consent in:

- 8.1. Removing debris;
- 8.2. dismantling and/or demolishing;
- 8.3. shoring up propping and fencing off;
- 8.4. repairing or cleaning drains sewers service mains and/or dewatering;
- 8.5. temporary boarding up of windows following breakage of glass.

Following **damage** to the **contract works** for which **you** are indemnified by this insurance provided that the amount payable does not exceed ten percent of the limit of liability in respect of Cover 1.

9. Professional fees

The cost of architects, surveyors, consulting engineers and other professional fees necessarily and incurred in the re-instatement of the **property** insured following **damage** to the **contract works** for which **you** are indemnified by this insurance, not being fees for preparing any claim. Provided that the amount payable does not exceed those authorised by the appropriate professional body or 2½ % (two and a half per cent) of the contract price whichever is the greater.

10. Plans

The cost of rewriting or redrawing documents drawings and business books but only for the value of the materials as stationery and the cost of clerical labour in writing up and not for the value of the information contained therein. Provided that the amount payable does not exceed 2½ % (two and a half per cent) of the contract price.

11. Public authorities' clause

The additional cost of re-instatement following **damage to property** insured, for which **you** are indemnified by this insurance, solely to comply with any regulations arising out of an act of Parliament or with bye-laws of any Municipal or Local Authority.

Provided that:

Re-instatement (which can be carried out upon another site subject to the liability not being increased) is carried out without delay and the amount recoverable under this clause will not include;

- 11.1. the costs incurred in complying with regulations or bye-laws intimated to **you** prior to the happening of the **damage**;
- 11.2. the costs incurred in respect of undamaged **property**;
- 11.3. the amount of any rate tax duty development or other charge which becomes payable following compliance with such regulations or bye-laws.

The amount payable will not exceed will not exceed 5% (five per cent) of the contract price.

Optional extensions

*These extensions are only included in your cover if shown in your **schedule**.*

12. JCT contract conditions

The following will apply where **you** undertake a contract under JCT Standard Form of Building Contract 2024 or its predecessor contracts for large construction projects.

In respect of **damage** to the **property** insured by any of the specified perils defined in the Standard Form of Building contract it is agreed that so far as is required by the sub-contract **we** will not pursue any rights of subrogation against sub-contractors directly engaged by **you**.

Section 4 – Contract works and employee tools

13. JCT Clause 21.2.1 | 6.5.1

In respect of any **contract works** entered into by **you** under the Standard Form of Building Contract of the Joint Contracts Tribunal whereby **you** are required to effect insurance on behalf of the employer (named in the **contract**) in accordance with Clause 21.2.1 of the 1998 Conditions of Contract or Clause 6.5.1 of the 2016 Conditions of Contract or Clause 19(2)(a) of earlier editions or 6.2.4 of the Minor Works edition **we** will indemnify **you** and the employer named in the **agreement** in respect of any expense, liability, loss, claim or proceeding which the employer incurs or sustains by reason of **damage** to any **property** (excluding the **contract works** or any other property to which **your** insurance policy applies) occurring during the **period of insurance** and caused by collapse, subsidence, heave, vibration, weakening or removal of support, or lowering of ground water arising out of and in the course of or by reason of the carrying out of the **contract works**.

Limit of Indemnity

Our liability under this extension in respect of all such expenses, liabilities, losses, claims or proceedings will not exceed £2,000,000 any one occurrence or series of occurrences arising out of one event.

Additional definitions applicable to optional extension 13.

Contract

Means any agreement in writing for work to be conducted by **you** in the course of **your business** by way of construction installation, extension, alteration, repair or maintenance agreed by **us** in writing.

Agreement

Means a written **contract** between **you** and the employer and/or contractor which requires **you** to effect insurance as provided by this extension in the joint names of **you** and the employer and/or contractor

This extension does not cover:

1. Any expense, liability, loss, claim, **damage** or proceedings caused by **your** negligence or omission or default or that of **your** agents or any **employee** or any subcontractor of his employees or agents which is attributable to errors or omissions in the planning or the designing of the **contract works** arising from **damage** which could be foreseen to be inevitable having regard to the nature of the work to be executed, or the manner of its execution, or arising from **damage** occasioned by pressure waves caused by aircraft or other aerial devices travelling at sonic or supersonic speeds;
2. any sum payable under any penalty clause or by reason of breach of **contract**;
3. the first £5,000 (five thousand pounds) of costs inclusive of each and every occurrence is payable by **you**;
4. damage to **property** which is at the risk of the employer under the terms of the **contract**;
5. any liability assumed by the employer under any agreement which would not have been attached in the absence of the agreement;
6. any liability arising out of **terrorism**.

14. Limited defective condition exclusion (DE4)

We will not be liable for the cost of repairing, replacing or rectifying any:

- 14.1. Component part or individual item of the **property** insured which is defective in design, plan, specification, materials or workmanship;
- 14.2. **property** insured lost or damaged to enable the replacement repair or rectification of property insured excluded by 14.1 above.

Exclusion 14.1 above - shall not apply to other parts or items of the **property** insured which are free from defect but are damaged as a consequence of the defect.

For the purpose of this insurance, and not merely this exclusion, the **property** insured will not be regarded as lost or damaged solely by virtue of the existence of any defect in design plan, specification, materials or workmanship in the **property** insured or any part of the **property** insured.

15. Limited defective condition exclusion (DE5)

We will not be liable for the cost of repairing, replacing or rectifying any:

- 15.1. **Property** insured which is defective in design, plan, specification, materials or workmanship;
- 15.2. **damage** to the **property** insured caused to enable replacement, repair or rectification of defective **property** insured.

However should damage to the **property** insured, which is free of defective condition (other than damage as defined in 15.1 above), result from such a defect this exclusion shall be limited to the costs of additional work resulting from, and, the additional costs of improvements to the original design, plan, specification, materials or workmanship.

For the purpose of this insurance, and not merely this exclusion, the **property** insured shall not be regarded as lost or damaged solely by virtue of the existence of any defect in design, plan, specification, materials or workmanship in the **property** insured or any part of the property insured.

Section 4 – Contract works and employee tools

Exclusions (these apply in addition to the general exclusions detailed at GEN 12-13)

We will not be liable for:

1. **Existing structures**
Damage to any **property** forming, or which has formed, part of any existing structure prior to the commencement of the contract (or speculative building as provided for by extension 2).
2. **Breakdown during testing**
Damage to any item of machinery caused by its own explosion, mechanical, electrical breakdown, failure, breakage or failure to perform its intended functions.
3. **Normal Upkeep**
Normal upkeep or normal making good.
4. **Limited defective condition exclusion (DE3)**The cost of repairing, replacing or rectifying any:
 - 4.1. **Property** insured which is in defective condition due to a defect in design, plan, specification, materials or workmanship of such **property** insured or any part thereof;
 - 4.2. **property** insured lost or damaged to enable the repair, replacement or rectification of **property** insured excluded by 4.1 above.4.1 above will not apply to other **property** insured, which is free of the defective condition but is damaged as a consequence of the defect.

For the purpose of this policy and not merely this exclusion the **property** insured will not be regarded as lost or damaged solely by virtue of the existence of any defect in design, plan, specification, materials or workmanship in the **property** insured or part thereof.
5. **Occupation of the works**
Damage due to the use or occupancy other than as dwellings or offices of any portion of the permanent works by any owner tenant or occupier other than as herein provided.
6. **Relief under contract**
Damage for which **you** are relieved of responsibility by the conditions of the contract.
7. **Non-ferrous metals**
Theft of unfixed non-ferrous metals of any description unless at the time of the theft either:
 - 7.1. An authorised **employee** or agent of **yours** is present on site; or
 - 7.2. such **property** is contained in a securely locked hut, container or building.
8. **Money**
Deeds, bonds, bills of exchange, promissory notes, cash, bank notes, cheques, securities for money or stamps.
9. **Sea and Air Transit**
Damage occurring whilst any **property** is in transit by sea or air.
10. **Consequential loss**
Liquidated damages penalties for delay or detention, or in connection with guarantees of performance or efficiency or other consequential loss.
11. **Inventory losses**
Loss of the **property** insured by its disappearance or by shortage if such disappearance or shortage is only revealed when an inventory is made or loss of the **property** insured is discovered due to its being stolen, or otherwise missing, unless such loss is identifiable by **you** with a specific occurrence which has been the subject of notification under the terms of the Claims procedure condition including reporting the matter to the Police.
12. **Waterborne risks**
Damage to any airborne or waterborne vessel or craft marine rig platform or **property** situated on any such vessel craft marine rig or platform.
13. **Wear, tear & corrosion**
The cost of rectification or making good of wear and tear gradual deterioration due to atmospheric conditions or otherwise rust corrosion or oxidization or scratching of painted or polished surfaces.
14. **Wilful act**
Damage caused by the wilful act or wilful neglect by **you**.
15. **Water table level**
Damage attributable solely to a change in the water table level.
16. **Permanent works**
Damage to the permanent works or any part of the permanent works after such works have been taken over or taken into use (whichever is the earlier) by the Employer/Purchaser/Principal (except as provided for by Cover 3. Maintenance visits).

Section 4 – Contract works and employee tools

17. **Improvements**

Any costs incurred in connection with or in consequence of improvements, overhauls following **damage** but not forming part of the work insured under this insurance.

18. **Deductible**

The amount stated in the **schedule** as the excess in respect of the cost of each and every occurrence for which **you** are indemnified by this insurance. It is agreed that any **damage** to the **property** insured arising on any **contract site** during any one period of 72 (seventy-two) consecutive hours caused by earthquake, storm, tempest or flood will be deemed to be a single event and therefore to constitute one occurrence. For the purpose of the commencement of any such period, it will be decided by **you**, it being understood and agreed that there will be no overlapping of any 2 (two) or more such periods.

19. **Contractors Plant**

Contractors plant and equipment owned borrowed on loan to or hired in by **you**.

20. **Fly-tipping**

The costs incurred in clearing and removing any property illegally deposited in on or around a **contract site**.

Section 5 – Contractors’ plant and equipment

Insuring clause

Cover 1

Damage to owned contractors’ plant and equipment *(only applicable if shown as insured in the schedule)*

In the event of **damage** (subject to any exclusions) to **contractors’ plant and equipment** owned by, or on deferred purchase, or leased to **you**, happening during the **period of insurance**, whilst situated or in transit anywhere within the United Kingdom of Great Britain, the Channel Islands, the Isle of Man and Northern Ireland, and at the time of such damage the **contractors’ plant and equipment**:

1. Is less than or equal to 12 months old from the date of sale as new the amount payable by **us** will be reinstatement value; or
2. Is more than 12 months old from the date of sale as new, **we** will pay to **you** the value of the **contractors’ plant and equipment** at the time of the **damage** or the cost of repair of the **damage**, to a condition substantially the same as, but not better or more extensive than the condition at the time of the **damage**, or at **our** option reinstate or replace the **contractors’ plant and equipment**.

Cover 2

Damage to other contractors’ plant and equipment *(only applicable if shown as insured in the schedule)*

In the event of **damage** (subject to any exclusions) to **property** hired in by **you**, or **contractors’ plant and equipment** which **you** are legally responsible to insure prior to the occurrence of any damage, happening during the **period of insurance** whilst situated in, or in transit, anywhere within the United Kingdom of Great Britain, the Channel Islands, the Isle of Man and Northern Ireland **we** will pay to **you** all sums which **you** will become legally liable to pay for:

1. Damage to the **contractors’ plant and equipment** hired in by **you**, or **contractors’ plant and equipment** for which you are legally responsible and;
2. hiring charges levied upon **you** in consequence of such damage.

Limit of Liability

Our liability will not exceed:

1. If cover is provided by this policy in respect of Cover 1, the sums insured stated in the **schedule**, or the balance of such sums insured remaining after deduction for any other **damage** occurring during the same **period of insurance**, unless **we** have agreed to reinstate any such sum insured provided that the **contractors’ plant and equipment** description is on a specified item basis otherwise;
2. if cover is provided by this policy in respect of Cover 1 and/or Cover 2 in total in respect of any one incident of **damage**, or series of incidents of **damage** from a common cause, the limit of liability stated in the **schedule**.

Where the basis of payment is to be reinstatement value, payment of reinstatement value will not be made:

1. Unless reinstatement commences and proceeds without delay; or
2. until reinstatement has been conducted.

If at the time of reinstatement, the sum representing 85% of the cost which would have been incurred in reinstating the whole of the **contractors’ plant and equipment**, exceeds the sum insured at the commencement of any damage, **our** liability will not exceed that proportion of the amount of the damage which the sum insured will bear to the sum representing the cost of reinstating the whole of the **contractors’ plant and equipment** at that time.

In the event that the insured consists of more than one party or legal entity **our** liability will not exceed the amount for which **we** would have been liable had such damage been sustained by any one of the insured parties or legal entities.

Conditions

1. *The following are conditions of the insurance that **you** need to meet as **your** part of this contract before **you** are entitled indemnity under this insurance. If **you** do not meet any of these conditions and that either causes a claim or contributes to a claim, **we** can reject that claim or payment in respect of that claim could be reduced. These conditions apply in addition to the general conditions on page GEN9 to page GEN12 and the claims conditions on page GEN16.*
2. **Cranes**
You will ensure that all crane operations are undertaken only on firm and level ground and that such items are in a blocked or stabilised position when performing such operations.
3. **Jibs/Booms**
You will ensure that jibs/ booms on cranes, or similar lifting appliances are lowered to ground level at the end of each working day and/or when such items are not in use.
4. **Maintenance of contractors’ plant and equipment**
You will ensure that all **contractors’ plant and equipment** is operated and maintained in accordance with manufacturer’s recommendations.
5. **Overload Alarms**
You will ensure that all cranes are fitted with overload alarm systems and wind speed indicators and that such systems/ indicators are monitored in an operational working condition.
6. **Operators**
You will ensure that all operators of the **contractors’ plant and equipment** are licensed to operate such **contractors’ plant and equipment** in accordance with statutory regulations. In areas where there is no statutory requirement the operators must have completed **your** internal training programme and, in all cases, have sufficient practical experience with evidence available to **us** on **our** request.

Section 5 – Contractors’ plant and equipment

7. Reasonable Precautions

You will take all reasonable precautions to prevent **damage**.

7) Security of contractors’ plant and equipment

It is a condition precedent to **our** liability for theft that whilst **contractors’ plant and equipment** is left unattended overnight or at weekends:

- a) All Category A **contractors’ plant and equipment** with a replacement value in excess of £75,000 (seventy five thousand pounds) will be fitted with a tracking device.
- b) All Category A, B and C **contractors’ plant and equipment** will be fitted with a visible immobilising device and/or hydraulic lock.
- c) All Category D, E and F **contractors’ plant and equipment** will be retained;
 - i) within a locked building or;
 - ii) within a locked container or receptacle which must be retained within a secure or attended garage or yard or;
 - iii) within a locked and alarmed vehicle which must be situated within a secure or attended garage or yard.

If you do not meet these requirements and that either causes a claim or contributes to a claim, we can reject that claim or payment in respect of that claim could be reduced.

Categories of **contractors’ plant and equipment**:

A - Driven equipment comprising large tracked and wheeled machines greater than 3 tonnes.

B – Driven equipment comprising compact and smaller driven equipment less than 3 tonnes.

C - Non-driven equipment and towed plant with axle.

D - Non-driven mobile/portable attachments and equipment.

E - Power tools.

F - Non-powered items.

In accordance with the Home Office Security Guidance Document for Agricultural and Construction Plant. Publication no 64/09

8) Special Precautions

You will maintain the **contractors’ plant and equipment** in an efficient condition and fit for its purpose and will ensure that any **contractors’ plant and equipment** requiring inspection or test under any statute, or order or regulation will be so inspected or tested.

Extensions

1. Hiring out

The cover provided by this policy is extended to include **contractors’ plant and equipment** whilst hired out provided that:

- 1.1. The terms of any such hiring out are no less onerous than the recognised standard hire conditions in the territory concerned;
- 1.2. the terms of any such hiring out are no less onerous than those terms under which the **contractors’ plant and equipment** was hired in by **you**.

2. Indemnity to other parties

The cover provided by this policy is extended to include **your** employer, purchaser, principal, financier, lead contractor, property owner, or other interested party solely to the extent required by the conditions of contract in force between **you** and the employer, purchaser, principal, financier, lead contractor, property owner, or other interested party provided always that the employer, purchaser, principal, financier, lead contractor, property owner, or other interested party will act as if they were the insured and observe, fulfil and be subject to the terms, exclusions and conditions of the policy.

3. Immobilised property

The cover provided by this policy is extended to include costs necessarily and incurred by **you** to recover **contractors’ plant and equipment** which has become accidentally immobilised during normal operations, other than by its own explosion, mechanical or electrical breakdown, failure, breakage or failure to meet its intended functions (including but not limited to **damage** caused by any failure to maintain the **contractors’ plant and equipment** in accordance with the manufacturers recommendations, but not including **damage** caused by the error or omission of the driver(s) or operator(s) of the **contractors’ plant and equipment** other than in respect of failure to maintain) provided that:

- 3.1. **Our** liability will not exceed £25,000 (twenty five thousand pounds) in respect of all recoveries during any **period of insurance**; and
- 3.2. such costs do not exceed the sum which would otherwise have been payable under the terms of this policy had such costs not been incurred; and
- 3.3. **we** will not be liable in respect of **damage** in order to effect recovery of **contractors’ plant and equipment**.

4. Subrogation waiver

We agree to waive any rights and remedies or relief to which it will become entitled by subrogation against any insured named or described by this policy.

This subrogation waiver extends to include all directors, officers, employees or servants of any of the insured entities.

Section 5 – Contractors’ plant and equipment

Exclusions

We will not be liable for:

1. **Breakdown**
Damage in respect of Cover 1 - to any item by its own explosion mechanical or electrical breakdown, failure breakage or failure to perform its intended function. This exclusion does not apply to resultant damage to the **contractors’ plant and equipment** (other than in respect of jibs and booms on cranes or similar lifting appliances) which results from explosion mechanical or electrical breakdown, failure, breakage or failure to perform its intended function.
2. **Hydraulic fluids**
Damage arising from fire caused by the combustion of fuel or of hydraulic fluids escaping as a result of **damage** to or deterioration of pipes hoses or similar lines unless they have been regularly inspected and maintained in accordance with manufacturer’s recommended service and maintenance intervals and standards and a record of such has been kept by **you**.
The onus of proving that inspections and maintenance have been conducted accordingly will be **yours**.
3. **Rubber tyres**
Damage to rubber tyres unless such **damage** arises out of an accident for which cover is provided under this policy to other parts of the **contractors’ plant and equipment** or unless such **damage** arises out of a malicious act which necessitates replacement of such tyres repair thereof being impracticable.
4. **Unexplained losses**
Loss of **contractors’ plant and equipment** due to theft or otherwise missing unless such loss is identifiable by **you** with a specific occurrence which has been notified under the terms of the claims conditions and within 14 (fourteen) days of discovery.
5. **Waterborne vessels**
Damage to waterborne vessels or craft or **contractors’ plant and equipment** on such vessels or craft but this exclusion will not apply to **contractors’ plant and equipment** on such vessels or craft whilst being transported by inland waterway.
6. **Underground recovery**
 - 6.1. **damage** to **contractors’ plant and equipment** occurring underground unless the **contractors’ plant and equipment** can be repaired underground or brought back to the surface at **your** own expense; or
 - 6.2. abandonment howsoever occurring and from any cause whatsoever in respect of **contractors’ plant and equipment** underground.
7. **Your contribution**
The excess stated in the **schedule** being the first part of each and every claim to be borne by **you** as ascertained after the application of all other terms and conditions of the policy.
8. **Fixed contractors’ plant and equipment**
Fixed or static **contractors’ plant and equipment** which is more specifically insured elsewhere.
9. **Drilling rigs and tunnel boring machines**
Oil and gas well drilling rigs and/or tunnel boring machines.
10. **Pollution or contamination**
Damage caused by **pollution** or contamination except (unless otherwise excluded) **damage** caused by **pollution** or contamination which itself results from any **damage**.
11. **Transit by Air & Sea**
Damage occurring whilst the **contractors’ plant and equipment** is in transit by sea or air.
12. **Corrosion or erosion**
Damage consisting of or caused by any form of corrosion or erosion howsoever the same arises but this exclusion will not apply to **damage** to any other part of the **contractors’ plant and equipment** free from such corrosion or erosion.
13. **Wear & Tear**
Damage consisting of or caused by gradually occurring wear and tear or deterioration which is both predictable and inevitable from the normal operation or usage of the **contractors’ plant and equipment** but this exclusion will not apply to **damage** to any other part of the **contractors’ plant and equipment** free from any such condition.
14. **Financial Loss**
Loss of any kind whatsoever including financial loss, loss of profits loss due to delay or any consequential loss of any kind whatsoever not otherwise specifically covered by this policy.
15. **Radioactive Contamination**
Damage to any **contractors’ plant and equipment** whatsoever or any loss or expense whatsoever resulting or arising there from or any consequential loss directly or indirectly caused by or contributed to by arising from:
 - 15.1. ionising radiations or contamination by radioactivity from any nuclear fuel or from any nuclear waste from the combustion of nuclear fuel;
 - 15.2. the radioactive toxic explosive or other hazardous properties of any explosive nuclear assembly or nuclear component thereof.
16. **Multiple Lifting**
Damage to any **contractors’ plant and equipment** whilst undertaking lifting operations in which a single load is shared between more than one item of lifting equipment at the same time.

Section 6 – Legal expenses

Welcome to MSL

Thank you for choosing MSL Legal Expenses Limited to provide your Business Premier Legal Expenses Insurance Policy, which is underwritten by Financial & Legal Insurance Company Limited. As an MSL customer you now have legal expenses insurance to protect you in relation to the cover set out in this Policy.

A summary of the cover provided by this Policy is shown in your Keyfacts document.

You are entitled to cancel your Policy with a full premium refund within 14 days of it starting, provided that there have been no claims. Please see the cancellation condition under the Conditions.

Our Agreement

This insurance is a contract between us (MSL Legal Expenses Limited) and you (the Policyholder shown in the Certificate of Insurance). This is a claims made policy which means that for there to be a valid claim under the Policy, claims must be reported to us during the Period of Insurance.

We will, subject to the terms of this Policy, provide you with the insurance set out in the Policy in respect of claims reported to us during the Period of Insurance shown in the Certificate of Insurance and for any subsequent period for which we may accept a renewal premium.

You must ensure that all the information you have given to us is accurate to the best of your knowledge. We will be entitled to refuse to accept a claim where you do not take reasonable care not to make a misrepresentation.

The Policy, Certificate of Insurance and any endorsements must be read together as one document.

Signed on our behalf



Nick Garner, Chief Executive Officer
MSL Legal Expenses Limited

The Meaning of Words in this Policy

Each of the words or terms have a specific meaning which applies wherever they appear in **bold** type in this Policy

Appointed Representative:

means the claim negotiator, lawyer or other suitably qualified person appointed by **Us** to act on behalf of the **Insured Person**, in accordance with **Our** standard terms of appointment.

Basic Award:

means the award of an Employment Tribunal for an unfair dismissal and/or breach of discrimination legislation that is to compensate an **Employee** for the loss of their statutory rights.

Buildings:

means the buildings and land owned by **You** or for which **You** are legally responsible, shown in the Certificate of Insurance and used in connection with the **Business**.

Business:

means the Business shown in the Certificate of Insurance.

Compensatory Award:

means the award of an Employment Tribunal for an unfair dismissal and/or breach of discrimination legislation that is to compensate an **Employee** against financial loss that relates to their dismissal.

Costs and Expenses:

means all necessary and reasonable

1. Fees, costs, disbursements and expenses charged by the **Appointed Representative** and agreed by **Us**;
2. Opponents costs in civil cases where the **Insured Person** is ordered to pay them or where **We** agree to pay them; in pursuing the claim including the costs of any appeal or defending an appeal, provided the **Insured Person** tells **Us** within the time limits and provided that **We** agree to the appeal.

Cross-Tax Enquiry

Means an investigation by HM Revenue & Customs into **Your** business tax affairs, which also includes an investigation into **Your** Value Added Tax return and/or Employer's Compliance.

Employee:

means any person under a contract of service with **You** in connection with the **Business**. This includes any

1. Trainee under **Your** control in connection with a government approved training scheme;
2. Ex-employee or prospective employee.

Insured Person:

means **You** and any director, partner and **Employee** of **Your Business** provided that they have **Your** permission to claim under this Policy.

Legal Proceedings:

means a legal remedy for compensation, specific performance or an injunction.

Reasonable Prospects:

means that in respect of each claim there is always more than a 50% chance of the **Insured Person** recovering damages, defending a claim or

Section 6 – Legal expenses

prosecution or obtaining a legal remedy. This will be assessed by **Us** or the **Appointed Representative**.

Tax Enquiry

means an investigation by HM Revenue & Customs into **Your** business tax affairs.

We/Us/Our:

means MSL Legal Expenses Limited.

You/Your:

means the Policyholder shown in the Certificate of Insurance attached to this Policy.

What is Insured

We will, subject to What is NOT Insured, the Claims Settlement Provisions and Conditions of this Policy provide the insurance in relation to the Insured Incidents, shown as operative in the Certificate of Insurance, set out below.

Provided that

1. **Reasonable Prospects** exist for the duration of the claim.
2. The claim is reported to **Us**
 - a. during the Period of Insurance, and
 - b. immediately after the **Insured Person** became aware of circumstances which may give rise to a claim.
3. The **Insured Person** follows the advice provided to the **Insured Person** by **Our** Claims and Advice Service.
4. The **Insured Person** seeks and continues to follow the advice from **Our** Claims and Advice Service.
5. During the course of any dispute from the date that the **Insured Person** became aware of the dispute and throughout the duration of the dispute the **Insured Person** keeps **Us** up to date with all developments and the **Insured Person** follows and continues to follow the advice from **Our** Claims and Advice Service.
6. The **Business** is situated in the United Kingdom, the Isle of Man or the Channel Islands.
7. The **Buildings** are situated in the United Kingdom, the Isle of Man or the Channel Islands.
8. The event which leads to a claim arises in connection with the **Business**.

We will not pay

- a. In respect of any one claim and in total in any one Period of Insurance more than the relevant Limit of Liability and the annual aggregate limit shown in the Certificate of Insurance.
- b. The amount of any Excess shown in the Certificate of Insurance in respect of each claim.
- c. Any claim or incident which may lead to a claim and which the **Insured Person** knew about or ought reasonably to have known about before the start of this Policy.
- d. Any claim relating to an **Insured Person's** previous trade, business, occupation or profession.
- e. The first 10% of **Costs and Expenses** where the **Insured Person** chooses their own lawyer or other suitably qualified person in relation to a claim under this Policy.

Insured Incidents

1. Employment Disputes

We will pay the **Costs and Expenses** in relation to the defence of **Legal Proceedings** arising from or relating to a breach of an **Employee's** contract of service which will be dealt with in an Employment Tribunal under employment legislation.

Provided that

- i. In the event of any issues arising that could give rise to a legal dispute with an **Employee**, the **Insured Person** has followed the advice provided to the **Insured Person** by **Us**.
- ii. The **Insured Person** seeks and continues to follow all advice from **Us** as to the steps to be taken in the following situations
 - Before taking any disciplinary action or commencing a disciplinary procedure.
 - Before dismissing an **Employee**.
 - Upon receipt of notification of any form of grievance by an **Employee** or a complaint of discrimination.
 - Before starting any redundancy process or making an **Employee** redundant.
 - Before seeking to make a material change to an **Employee's** contract which is likely to have a negative impact upon that **Employee**.
 - Upon becoming aware of a situation that could give rise to a potential claim for constructive dismissal by an **Employee**.

We will not pay for

- a. Any claim relating to disciplinary hearings or internal grievance procedures.
- b. The costs of any disputes relating to a settlement agreement.
- c. Any dispute relating to a shareholding, partnership or directors contract.
- d. Any claim relating to the Transfer of Undertakings (Protection of Employment) Regulations (TUPE).
- e. Any claim relating to future contracts of employment.
- f. Any claim in respect of personal injury or loss of or damage to property.
- g. Any claim relating to unpaid wages and commission or deduction from wages or commission.
- h. Any claim relating to benefits due under a contract of employment.
- i. Any claim relating to payment relating to redundancy.

Section 6 – Legal expenses

2. Employment Compensation Awards

We will pay a **Basic Award** and/or **Compensatory Award** which is awarded to an **Employee** by either a tribunal or through the Advisory, Conciliation and Arbitration Service (ACAS) Arbitration Scheme, or an amount agreed by **Us** in settlement of a dispute.

Provided that the **Basic Award** or **Compensatory Award** follows a claim which **We** have accepted under Insured Incident 1. Employment Disputes.

We will not pay for

- a. Any award arising out of the **Insured Person's** failure to provide any **Employee** with written reasons for their dismissal.
- b. Any award made as a result of the **Insured Person's** failure to provide a contract of employment or statement of terms and conditions of employment.
- c. Any award relating to any contractual rights to which the **Employee** is entitled.
- d. Any claim in relation to equal pay or the minimum wage employment legislation.

3. Health and Safety Appeals

We will pay the **Costs and Expenses** in relation to an appeal against the service of an improvement or prohibition notice, a suspension notice or an order of enforcement under the Health and Safety at Work Act 1974 or the Food Safety Act 1990.

Provided that upon becoming aware of the service of a notice or enforcement order under or in relation to the Health and Safety or Food Safety Acts, the **Insured Person** acts with due diligence in the event of any approach by the Environmental Health Office or the Health and Safety Executive.

We will not pay for any claim

- a. Relating to assault or violence, malicious falsehood, the manufacture or dealing in alcohol, illegal drugs, indecent or obscene materials or illegal immigration.
- b. In connection with an offence relating to the proceeds of any crime or criminal act.

4. Legal Defence

We will pay the **Costs and Expenses** for defending an **Insured Person's** rights relating to any

- a. Prosecution in a court of criminal jurisdiction brought or commenced against the **Insured Person** arising out of health and safety at work, occupational hygiene, food safety hygiene, food legality and the supply of safe goods.
- b. Civil action being taken against an **Insured Person** for wrongful arrest in connection with an accusation of theft.
- c. Civil action being taken against an **Insured Person**, but not **You**
 - i. under legislation for unlawful dismissal on the grounds of race, sex, sexual orientation, age, disability or religious belief arising from that person's work as an **Employee**;
 - ii. as a trustee of a pension fund set up for the benefit of **Your Employees**.
- d. Civil action for compensation under section 13 of the Data Protection Act 1998.
- e. Appealing against the refusal of the Information Commissioner to register **Your** application for registration.
- f. An **Insured Person** being served with an enforcement, de-registration or transfer prohibition notice or information notice or special information notice.

We will not pay for

- a. Any costs arising unless **You** have registered with the Data Protection Register or Data Protection Commissioner.
- b. Any claim relating to a Road Traffic Offence.

5. Contract Disputes and Debt Recovery

We will pay the **Costs and Expenses** for the pursuit or defence of **Legal Proceedings** relating to an agreement or alleged agreement that an **Insured Person** has entered for the buying, selling or hiring in of any goods or services.

Provided that:

- (i) Any claim for undisputed and unpaid monies owed is notified to **Us** within 45 days from the date the monies were first due and payable.
- (ii) All **Your** normal credit control procedures have been exhausted or **You** have made reasonable efforts to recover the monies owed.
- (iii) The amount in dispute exceeds the amount shown in the Certificate of Insurance.

We will not pay for

- a. Any claim relating to any land or buildings.
- b. Any claim relating to a lease or licence of any land or buildings.
- c. Any claim relating to a motor vehicle owned, driven, used, hired, leased, sold or purchased by an **Insured Person**.
- d. Any claim relating to the settlement payable or the cover provided under an insurance policy.
- e. Any claim relating to a loan, pension, investment or any other borrowing or financial instrument.
- f. A contract of employment.
- g. Arbitration arising out of an arbitration clause in any contract.
- h. Computer goods, systems or services.
- i. A breach or alleged breach of professional duty by an **Insured Person**.
- j. The monetary cost of putting right any damage caused or an alteration occasioned by or as a tenant.

Section 6 – Legal expenses

6. Property Disputes

We will pay the **Costs and Expenses** for the pursuit or defence of **Legal Proceedings** relating to

- a. An incident which causes or could cause physical damage to the **Buildings**.
- b. Any unlawful interference of **Your** use or enjoyment or right of the **Buildings**.
- c. The landlord's failure to maintain the **Buildings**.

Provided that

- i. The amount in dispute exceeds the amount shown in the Certificate of Insurance.
- ii. The **Buildings** are situated in the United Kingdom, the Isle of Man or the Channel Islands.

We will not pay for

- a. Any claim relating to an **Insured Person's** previous trade, business, occupation or profession.
- b. Any claim relating to the rent, service and maintenance charges or renewal of a tenancy agreement.
- c. Any claim relating to planning.
- d. Any claim where the **Insured Person** is the landlord of the **Buildings** or is leasing, sub-letting or renting out part of the **Buildings**.
- e. Any claim relating to work done by any government or local authority unless the claim is for accidental physical damage to the buildings.
- f. Any claim relating to subsidence, heave, landslip, mining or quarrying.

7. Court Attendance

For each day that an **Insured Person** is required to attend any court or tribunal at the request of an **Appointed Representative**, We will pay the actual loss of the salary or wages of an **Insured Person** for the time off work.

Provided that such salary or wages are not recoverable from the relevant court, tribunal or other party.

We will not pay for any loss incurred before an **Insured Person** makes a claim.

We will not pay for any claim where **You** are unable to support **Your** loss.

8. Tax Protection

We will pay the **Costs and Expenses** for the defence of **Legal Proceedings** relating to

- a. A **Tax Enquiry** or **Cross-Tax Enquiry**.
- b. An investigation by HM Revenue and Customs of **Your** compliance with Pay As You Earn regulations.
- c. An appeal to a VAT tribunal following an assessment by HM Revenue and Customs.

Provided that

- i. **You** have taken reasonable care to ensure that **Your** accounts and tax affairs and records have been properly maintained.
- ii. All returns to HM Revenue and Customs have been completed, are correct and submitted on time.

We will not pay for any claim

- a. Relating to **Your** failure to register for VAT.
- b. Arising from a tax avoidance scheme.
- c. Arising from any investigation undertaken by HM Revenue and Custom's Special Investigations unit.

9. Licence Protection

We will pay the **Costs and Expenses** in relation to an appeal against a statutory licensing authority following an act or omission, which leads to the suspending, revoking, altering the terms of or refusal to renew a statutory licence.

10. Personal Injury

We will pay the **Costs and Expenses** in relation to the pursuit of **Legal Proceedings** in respect of any incident causing bodily injury or death to an **Insured Person**.

Provided that the claim is the result of a sudden and specific incident.

We will not pay for any claim

- a. Which develops gradually unless it is the result of a sudden and specific event.
- b. Arising from actual or alleged clinical, medical or dental negligence.

What is NOT Insured

1. Prior Claims

Any claim or incident which may lead to a claim and which the **Insured Person** knew about or ought reasonably to have known about before the start of this Policy.

2. Prior Costs and Expenses

Any costs incurred before a claim is made and any **Costs and Expenses** which We do not authorise.

3. Motor Vehicles

Any claim relating to a motor vehicle owned, driven, used, hired, leased, sold or purchased by an **Insured Person**.

Section 6 – Legal expenses

4. Dishonesty, Deliberate Acts, Violence and Fraud

Any claim

- a. Involving actual or alleged dishonesty or violence by the **Insured Person**;
- b. Or statement which is overstated, false or fraudulent.

We will have the right to refuse to pay a claim or to void this insurance from the date of the act.

5. Judicial Review, Mediation and Arbitration, Marital and Family Disputes, Intellectual Property, Libel and Slander, Share Options, Pensions, Date Change and Mortgage Lender

Any claim directly or indirectly relating to or resulting from

- a. A judicial review.
- b. Mediation and arbitration.
- c. Divorce, matrimonial matters, cohabitation, maintenance, custody or access.
- d. Copyrights(s), trademark(s), merchandise mark(s), registered design(s) or other intellectual property rights or secrecy and confidentiality agreements.
- e. Libel or slander.
- f. Any share option or pension scheme or policy.
- g. Any device failing to recognise, interpret or process any date as its true calendar date.
- h. Any dispute arising between the **Insured Person** and any agent or mortgage lender.

6. Bankruptcy, Liquidation or Receivership

Any claim where the **Insured Person** is bankrupt, in liquidation, has made an arrangement with his or her creditors, has entered into a Deed of Arrangement or part or all of the **Insured Person's** affairs or property are in the care or control of a receiver or an administrator.

7. Other Insurance

Any **Costs and Expenses**, which can be recovered by an **Insured Person** under any other insurance or which would have been covered if this insurance did not exist, except for any amount in excess of that which would have been payable under such insurance(s).

8. Fines and Penalties

Fines, damages other penalties or punitive damages, which the **Insured Person** is ordered to pay by a court or other authority, except as provided for under Insured Incident 2. Employment Compensation Awards.

9. Disputes with Us

- a. Any claim against **Us**, Financial & Legal Insurance Company Limited or any company or subsidiary of the Drive Further collection of companies.
- b. Any dispute between an **Insured Person** and any domestic partner or family members permanently living with an **Insured Person**.

10. War Risks

Any claim arising from any consequence of war, invasion, act of foreign enemy, hostilities (whether war be declared or not), civil war, rebellion, revolution, insurrection or military or usurped power, confiscation, requisition, terrorism or alleged acts of terrorism as set out in the Terrorism Act 2000, or damage to property by or under the authority of any government, public or local authority.

11. Radioactive Contamination and Pressure Waves

Any claim which arises from or is directly or indirectly caused by, contributed to, by or arising from any of the following, or from any similar reaction or event

- a. Ionising radiations or contamination by radioactivity from any nuclear fuel or from any nuclear waste from the combustion of nuclear fuel;
- b. The radioactive, toxic, explosive or other hazardous properties of any explosive nuclear assembly or nuclear component of such assembly;
- c. Pressure waves caused by aircraft or any other airborne devices travelling at sonic or supersonic speeds.

12. Territorial Limits

Any claim

- a. Where the dispute is pursued outside the jurisdiction of a court or other body within the United Kingdom, the Channel Islands or the Isle of Man;
- b. Which occurs outside the United Kingdom, the Channel Islands or the Isle of Man;
- c. Where the **Insured Person** permanently lives outside the United Kingdom, the Channel Islands or the Isle of Man.

Claims Settlement Provisions

1. Reasonable Precautions

The **Insured Person** must take all reasonable precautions to reduce or remove the risk of a claim and not take any deliberate acts, which will result in a claim.

2. When You Must Report a Claim to Us

The **Insured Person** must tell **Us** immediately of any circumstances which may give rise to a claim.

3. Acceptance of a Claim

On receipt of the claim it will be assessed and dealt with by **Our** in house claims negotiators and, if appropriate and if **Reasonable Prospects** exist and the claim is reported to **Us** immediately after the **Insured Person** becomes aware of circumstances which may give rise to a claim, **We** will then instruct an **Appointed Representative** to handle the claim on behalf of the **Insured Person**. If there is a dispute as to whether **Reasonable Prospects** exist, **We** may require the **Insured Person**, at the **Insured Person's** own expense, to obtain Counsel's opinion as to the merits of the case. The costs will be refunded to the **Insured Person** if Counsel's opinion clearly shows that there are merits in proceeding.

Section 6 – Legal expenses

4. Conduct of the Claim

i. We will be entitled

- To have direct contact with the **Appointed Representative**;
- To take over and conduct in the **Insured Person's** name any claim or **Legal Proceedings** at any time and negotiate any claim on behalf of the **Insured Person**;
- To refuse to accept a claim or continue with a claim where the **Insured Person** does not take reasonable care not to make a misrepresentation or has failed to supply relevant information and supporting evidence to **Us** or the **Appointed Representative**.

ii. What the **Insured Person** must do

- Provide, at the **Insured Person's** own expense, the **Appointed Representative** and **Us** with any proof, evidence, certificates and assistance as **We** may reasonably ask for in connection with the claim, including proof as to whether **Reasonable Prospects** exist;
- Cooperate fully with the **Appointed Representative** and **Us** and provide, within a reasonable time avoiding any unnecessary delays, any relevant requested information and documentation in relation to the claim;
- Take all reasonable steps to recover **Costs and Expenses** and to minimise the amount payable under this Policy;
- Take all reasonable steps to resolve disputes that otherwise may give rise to a claim;
- Notify **Us** and the **Appointed Representative** immediately of any offer to settle a claim and of any payments into court;
- Tell the **Appointed Representative** to have **Costs and Expenses** taxed, assessed and audited if **We** request.

iii. What the **Insured Person** must not do

- Withdraw from any claim or **Legal Proceedings** or withdraw instructions from **Us** without **Our** consent or the consent of the **Appointed Representative**;
- Pursue a claim in any way against the advice or Instructions from **Us** or the **Appointed Representative**;
- Incur any **Costs and Expenses** without **Our** consent or the consent of the **Appointed Representative**;
- Agree to settle any claim on any basis or reject any offer to settle a claim, without **Our** consent or the consent of the **Appointed Representative**.

Please Note

We will be entitled to be reimbursed by the **Insured Person** for any **Costs and Expenses** previously agreed or paid to or on behalf of the **Insured Person** if the **Insured Person** breaches any of the conditions in ii. and iii. above.

5. Payment Instead of Pursuing or Defending a Claim

At any time **We** will be entitled to pay the reasonable amount of damages claimed if in **Our** opinion this would be a more economic solution.

6. Legal Proceedings

Any **Legal Proceedings** must be dealt with in the jurisdiction of a Court or tribunal in the United Kingdom, the Channel Islands or the Isle of Man.

7. Choice of Appointed Representative

If there is a conflict of interest, or if the claim is not settled by negotiation and it then becomes necessary to start court proceedings, only then will the **Insured Person** be entitled to choose their own lawyer for **Us** to instruct as the **Appointed Representative** to handle the claim. If there is any dispute about the choice of lawyer **We** will ask the president of the relevant national Law Society to choose a suitably qualified lawyer.

Where the **Insured Person** chooses their own lawyer or other suitably qualified person, **We** will not pay the first 10% of any **Costs and Expenses** charged by the **Insured Person's** own lawyer or other suitably qualified person.

Conditions

1. Observance of Terms

Anyone making a claim under this Policy must have **Your** permission and observe the terms under this Policy.

2. Cancellation

You may cancel this Policy within 14 days of its inception without any premium charge provided that there have been no claims. Thereafter **You** may cancel the Policy at any time however no refund of premium will be available. If **You** cancel the Policy **You** must contact **Your** insurance adviser.

We may cancel this Policy at any time provided that **We** give **You** 7 days notice of cancellation and there is a valid reason for doing so. Valid reasons for cancellation include, but are not limited to fraud, dishonesty and any outstanding amount due from **You** in relation to any other claim under the Policy.

Where **We** cancel this Policy no refund of premium will be available. If **We** cancel the Policy **We** will write to **You** at **Your** address shown in **Our** records.

Section 6 – Legal expenses

3. Arbitration

Any dispute or difference of any kind between **Us** and an **Insured Person** will be referred to arbitration by a single arbitrator who will be either a barrister or solicitor. If the parties are unable to agree on the appointment of an arbitrator, all parties agree to accept an arbitrator nominated by the President of the relevant national Law Society. The arbitrator's decision will be final and binding on all parties and the unsuccessful party will be responsible for any costs incurred by the successful party in the arbitration proceedings as well as their own costs.

4. New Rules

If during the Period of Insurance, any changes should be made (whether issued or implemented by any relevant authority or otherwise) to applicable rules, laws, legislation, judgements, regulations, directives, guidance, codes of conduct, recommendations or requirements or any other rules, instruments and provisions in force from time to time which alter or affect (or may alter or affect) in any way the legal costs regime to **Our** or **Your** material detriment, **We** reserve the right to amend this Policy to deal appropriately (fairly to both **You** and **Us**) with such changes. In those circumstances **We** will issue an endorsement to this Policy notifying **You** within 21 days of the proposed changes by sending to **You** details of those changes to **Your** last known address. **You** will, however, be free to accept or reject those changes in line with the procedure set out in the endorsement.

5. Third Party Rights

Unless expressly stated in this insurance, nothing in this insurance will create any rights in favour of any person pursuant to the Contracts (Right of Third Parties) Act 1999.

6. Waiver

If **We** or any **Insured Person** fail to exercise or enforce any rights conferred on them by this insurance, the failure to do so will not be deemed to be a waiver, nor will it bar the exercise or enforcement of, such rights at any subsequent time.

7. Recoveries

We reserve the right, at **Our** own expenses, to take proceedings in the name of the **Insured Person** to recover any payment made under this Policy. If an **Insured Person** recovers **Costs and Expenses** previously paid under this Policy such **Costs and Expenses** must be immediately repaid to **Us**.

8. Governing Law

This Policy is subject to the law applicable to **Your Business** being registered in the United Kingdom, the Isle of Man or the Channel Islands.

9. Assignment

This insurance is between and binding upon **Us** and **You** and their respective successors in title, but this insurance may not otherwise be assigned by **You** without **Our** prior written consent.

How to Make a Claim and Advice Service 0161 495 4490

If **You** need to contact **Us** or need to make a claim **You** can call **Us** on the above number, email **Us** at info@msl.co.uk or write to MSL Legal Expenses Limited, No.1 Lakeside, Cheadle Royal Business Park, Cheadle, Cheshire, SK8 3GW.

If there is a claim, which is covered by the Policy **We** will then send the **Insured Person** a claim form to be completed and returned to **Us**.

If the claim is reported to **Us** during the Period of Insurance and is accepted and **Reasonable Prospects** exist, the claim will be handled by **Our** specialist claims unit or **We** will instruct an **Appointed Representative** or other suitably qualified representatives to act on behalf of the **Insured Person**.

Please note that

- Any costs incurred before a claim is made and any costs which **We** do not authorise are not insured by this Policy.
- Under this Policy there must be **Reasonable Prospects** for any claim to proceed. This does not apply to Insured Incident 7. Court Attendance and 8. Tax Protection.
- If there is any conflict of interest or if court proceedings are to be issued only then will the **Insured Person** be entitled to choose their own lawyer.

How to Make a Complaint

Our aim is to provide a first class standard of service at all times.

If **You** feel that **You** have been let down and **You** wish to raise a Complaint about the sale of this Policy, please contact **Your** insurance adviser.

If **You** feel that **We** have let **You** down and **You** wish to raise a complaint, please contact **Us** on 0161 495 4490 or in writing to The Compliance Department, MSL Legal Expenses Limited, No. 1 Lakeside, Cheadle Royal Business Park, Cheadle, Cheshire SK8 3GW. Please quote the Certificate number on **Your** Certificate of Insurance on all correspondence.

Our staff will attempt to resolve **Your** complaint immediately. Where this is not possible, **We** will acknowledge **Your** complaint within 5 business days of receipt. If the complaint is not resolved within 4 weeks of receipt, **We** will write to **You** and let **You** know what further action **We** will take. A final response letter will be issued within 8 weeks of receipt. Upon receipt of the letter, if **You** remain dissatisfied **You** may refer **Your** complaint to the Financial Ombudsman Service. **You** can contact the Financial Ombudsman Service at Exchange Tower, London, E14 9SR.

The use of these facilities does not affect **Your** right to take legal action.

Section 6 – Legal expenses

Financial Services Compensation Scheme

MSL Legal Expenses Limited and Financial & Legal Insurance Company Limited are covered by the Financial Services Compensation Scheme, established under the Financial Services and Markets Act 2000 (the “Compensation Scheme”). If they are unable to meet their obligations under this Policy an **Insured Person** may be entitled to compensation from the Compensation Scheme.

Data Protection

We act as the Data Controller. How **We** use and look after the personal information is set out below.

Information may be used by **Us**, agents and service providers for the purposes of insurance administration, underwriting, claims handling or for statistical purposes. The lawful basis for the processing is that it is necessary for **Us** to process **Your** personal information to enable the performance of the insurance contract, to administer **Your** policy of insurance and/or handle any insurance claim **You** may submit to **Us** under this policy. The processing of **Your** personal data may also be necessary to comply with any legal obligation **We** may have and to protect **Your** interest during the course of any claim.

What we process and share

The personal data **You** have provided, **We** have collected from **You**, or **We** have received from third parties may include **Your**:

- Name; date of birth, residential address and address history.
- Contact details such as email address and telephone numbers.
- Financial and employment details.
- Identifiers assigned to **Your** computer or other internet connected device including **Your** Internet Protocol (IP) address.
- Health or criminal conviction information.
- Vehicle or household details.
- Any information which **You** have provided in support of **Your** insurance claim.

We may receive information about **You** from the following sources:

- **Your** insurance broker.
- From third parties such as credit reference agencies and fraud prevention agencies.
- From insurers, witnesses, the Police (in regards to incidents) and solicitors, **Appointed Representatives**.
- Directly from **You**.

We will not pass **Your** information to any third parties except to enable **Us** to process your claim, prevent fraud and comply with legal and regulatory requirements. In which case **We** may need to share **Your** information with the following third parties within the EU:

- Solicitors or other **Appointed Representatives**.
- Underwriters, Reinsurers, Regulators and Authorised/Statutory Bodies.
- Fraud and crime prevention agencies, including the Police.
- Other suppliers carrying out a service on **Our**, or **Your** behalf.

We will not use **Your** information for marketing further products or services to **You** or pass **Your** information on to any other organisation or person for sales and marketing purposes without **Your** consent.

Data Retention

We will hold **Your** details for up to seven years after the expiry of **Your** policy, complaint and/or claims settlement.

Your rights

Your personal data is protected by legal rights, which include **Your** rights to:

- Object to **Our** processing of **Your** personal data.
- Request that **Your** personal data is erased or corrected.
- Request access to **Your** personal data and data portability.
- Complain to the Information Commissioner’s Office, which regulates the processing of personal data.

You can request to see what data **We** hold on **You**, there is no charge for this service.

If **You** have any questions about **Our** privacy policy or the information **We** hold about **You** please contact **Us**.

Please read your policy document carefully and keep it in a safe place

The insurance provided by this policy is underwritten by Financial & Legal Insurance Company Limited authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority under No. 202915. Registered in England under Company No. 03034220.

MSL Legal Expenses Limited, Registered Office: No.1 Lakeside, Cheadle Royal Business Park, Cheadle, Cheshire, SK8 3GW. Registered in England No. 2210857. MSL Legal Expenses Limited is authorised and regulated by the Financial Conduct Authority under No. 311676.

Form reference: BPP MSL 03/2018