

Restoration and Renovation

Insurance Product Information Document

Product: Renovation Master

Company: HSB Engineering Insurance Limited

Registered in England and Wales: 02396114,

New London House, 6 London Street, London EC3R 7LP.

Authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority.

This Insurance Production Information Document provides an overview of the main features of the Renovation Master policy, and does not go into detail about all of the terms and conditions. You should read the policy document for full details of cover and the policy schedule for the sums insured, limits of liability, extra cover limits, and any endorsements which will be specific to you.

What is this type of insurance?

The Renovation Master policy is a consumer product which provides cover for damage to construction materials (and the existing structure) while you renovate or extend your property. You may also optionally insure plant owned or hired in by you, your public liability and your non-negligence liability.

What is insured?

There are six sections of cover available, however in order to have the cover provided by sections 2, 3, 4, 5 or 6 you must have first selected cover under section 1. The policy offers you flexibility so that you can choose different levels of cover, within the sections, to ensure you get the protection that you require for your project. The levels of cover applying within the sections can be found on the schedule.

Section 1 – Contract works

- ✓ Cover is provided up to the lesser of the original estimated contract price or the sum insured shown in the quotation or schedule.
- ✓ Damage to the contract works:
 - at the contract site or whilst in transit; and
 - during the rectification period.
- ✓ Damage to the existing structure up to the lesser of the rebuild cost or the sum insured shown in the quotation or schedule.
- ✓ Professional fees incurred when reinstating the contract works.
- ✓ Reinstatement costs necessary to keep to any building law, regulation or requirement.
- ✓ Additionally we will pay for:
 - the cost of reproducing damaged contract documents;
 - debris removal, dismantling and demolition costs;
 - the cost of loss avoidance measures;
 - temporary repair costs;
 - damage to materials temporarily stored off-site;
 - the cost of tracing a leak from any plumbing or heating system;
 - alternative accommodation costs; and
 - fire brigade charges.

Section 2 – Owned plant

- ✓ Damage to owned plant. Cover is provided up to the sum insured shown in the quotation or schedule. We will pay the reinstatement value for damaged plant that is up to one year old, otherwise we will pay the market value or the cost of repair.

Section 3 – Hired in plant

- ✓ Your legal liability for damage to hired in plant and for any continuing hire charges. Cover is provided up to the limit of liability shown in the quotation or schedule.

Section 4 – Property owners liability

- ✓ Cover provided up to the limit of liability shown in the quotation or schedule.
- ✓ Damages and defence costs for personal injury, third party property damage or obstruction, trespass or nuisance.
- ✓ Additionally we will pay for the cost of attending court.

Section 5 – Non-negligent liability

- ✓ Cover is provided up to the limit of liability shown in the quotation or schedule.
- ✓ Damages and defence costs for personal injury or third-party property damage caused by the carrying out of the works, but not as a result of negligence

Section 6 – Advance loss of rent and loss of interest

- ✓ Cover is provided up to the limit of liability shown in the quotation or schedule.

Option 1

- ✓ Shortfall in anticipated rental income due to delays in the contract following damage.
- ✓ Increased cost of working to mitigate the shortfall in rental income.

Option 2

- ✓ Additional loan interest on capital borrowing due to delays in the contract following damage.
- ✓ Loss of interest on tied capital.
- ✓ Increased cost of working to mitigate the cost of additional loan interest or shortfall in lost interest on tied capital.
- ✓ Additionally we will pay for the cost you incur from a professional accountant to investigate your claim.

Multiple sections

- ✓ Damage to contents of site huts.
- ✓ The cost of recovering plant that has become unintentionally immobilised.

What is not insured?

Below you will find information that highlights the main exclusions within each section of your policy.

Section 1 – Contract works

- ✘ Loss or damage to defective property.
- ✘ Pre-existing defects in the existing structure.
- ✘ Loss of non-ferrous metals unless properly secured.
- ✘ Damage caused by subsidence in certain circumstances.

Section 2 – Owned plant and Hired in plant

- ✘ Damage to consumable parts.
- ✘ Damage to any plant hired out by you.

Section 4 – Property owners liability

- ✘ Fines and penalties.

Section 5 – Negligent liability

- ✘ Errors or omission in the designing of the contract works.
- ✘ Inevitable damage.
- ✘ Negligence.

Section 6 – Advance loss of rent and loss of interest

- ✘ Inevitable damage.
- ✘ Loss due to redesign or alteration to the project.
- ✘ Loss due to a delay caused by the non-availability of funds.
- ✘ Loss due to project failing to complete earlier than scheduled completion date following damage.

All sections

- ✘ Loss or damage in respect of piles or retaining walls underground or underwater.
- ✘ Damage where work ceases on the site of the contract for a continuous period.
- ✘ Damage to contract works undertaken at an open trench depth of five metres or greater.
- ✘ Damage to second hand plant during testing and commissioning.
- ✘ Guarantees of performance.
- ✘ Damage caused by intentional acts.
- ✘ Damage to airborne or waterborne crafts or property situated on such crafts.
- ✘ Abandonment or recovery costs for insured property used underground or underwater.
- ✘ Damage to road vehicles.
- ✘ Damage caused by computer virus.
- ✘ Damage caused by pollution.
- ✘ Damage caused by any nuclear material.
- ✘ Damage that cannot be accounted for.
- ✘ The excess.

Are there any restrictions on cover?

If you do not comply with certain conditions of your policy it may be cancelled or we may not pay your claim. Below you will find details of restrictions that apply to your policy.

- ! If you (or anyone acting for you) make a claim that you know is in any way false or exaggerated, we will not pay the claim and we may cancel the policy

- ! There are specific precautions which must be taken when open heat sources or naked flames are used.
- ! You must ensure that all plumbing work is pressure tested at the first introduction of water.
- ! There are specific loss mitigation requirements for any existing structure which is left unattended.
- ! Cover for your legal liability for damage to hired in plant, and for any continuing hire charges following damage, is conditional upon the plant being hired in under conditions no less onerous than the standard conditions of the Construction Plant-hire Association or similar.
- ! You must take care of your insured property (for example, keep it maintained and use in accordance with manufacturers' recommendations).
- ! There is a maximum amount we will pay in respect of losses from vehicles.
- ! In respect of section 6 you must provide us with a scope of works and a plan of the scheduled completion dates of the contract works. You must also keep a record of any delays and any anticipated changes to the scheduled completion dates.

Where am I covered?

- ✓ At the site of the contract and within the territorial limits as shown in the quotation or schedule.

What are my obligations?

Your responsibility to give us correct information

You must do everything reasonably possible to make sure that the information you give us is a fair presentation of the risk and you must make sure that you tell us immediately about any changes that may affect your cover. This is important before you take out the policy as well as during the period of insurance. You should also regularly review the cover provided to make sure it meets your needs, if your circumstances change you must tell the person who arranged your insurance for you, or us.

If you have a claim or an incident has occurred

As soon as you know about any incident or circumstance that may result in a claim you must tell us, providing full details, as soon after the incident or circumstance as possible.

When making a claim it is very important that you meet all of the requirements of the policy, particularly the condition precedent set out in general condition 4 – 'Claims notification and requirements & claims settlement'. If you don't, we may not pay part or all of your claim. You must report your claim to either the person who arranged this insurance for you, or to us.

Tel: +44 (0) 161 817 2114

E-mail: new.loss@hsbeil.com

Address: Claims Department, HSB Engineering Insurance Limited, Chancery Place, 50 Brown Street, Manchester, M2 2JT

Renovation Underwriting Limited

Tel: +44 (0) 333 358 0006

Email: matthew.dover@renovationunderwriting.com

Address: 17 Church Walk, St Neots, Cambridgeshire, PE19 1JH

Home survey report

If a home survey report already exists, if requested this must be provided prior to cover commencing.

Underground services

Before the commencement of the contract works, and with regard to digging, drilling and excavation, there are specific requirements which you must meet in respect of underground pipes and cables.

Right to survey

If we ask, you must give us access to your location at an agreed date and time to carry out a risk survey.

When and how do I pay?

You must pay the premium to the person who arrange this insurance for you on or before the start of the period of insurance or on dates agreed by us. If you do not pay the premium on time, we may cancel the policy.

When does the cover start and end?

The length of time covered by this policy will be shown in your quotation or schedule. This policy does not renew.

How do I cancel the contract?

You have 14 days to make sure that you are happy with the cover provided – this 14 day period is known as the 'cooling-off period'. You can cancel the policy by telling the person who arranged this insurance for you or by telling us in writing and returning the schedule.

If you do cancel the policy within the cooling-off period, as long as you have not made a claim, we will refund all the premium you have paid. If you have made a claim, you will not get a refund.

You can cancel your policy at any time after the cooling-off period by telling the person who arranged this insurance for you, or by telling us in writing, and returning the schedule. The person who arranged your policy may charge a cancellation fee. If you have made a claim, you will not get a refund. If you have not made a claim, when we receive your notice and schedule, we will cancel the policy and send you a pro rata refund.