

Contractors Select Insurance

Insurance Product Information Document



Company: Royal & Sun Alliance Insurance plc; registered in England and Wales; regulated by the Financial Conduct Authority and the Prudential Regulation Authority (202323)

Product: Renovation Smart Policy

This document is a summary of the key information relating to this Renovation Smart Policy. Complete pre-contractual and contractual information on the product can be found in your Policy Documentation.

What is this type of insurance?

The Renovation Smart policy is designed to give protection against the risk of loss or damage to owners of residential and commercial property who are having building works such as refurbishments or extensions carried out. The policy is also designed to meet your obligations to insure which will be set out under a formally drafted building contract. Under many standard building work contracts the terms and conditions are set out specifying who is responsible for arranging insurance against loss or damage. The Renovation Smart policy will accommodate most commonly used forms of building contracts, providing protection for all parties' contractually defined insurance responsibilities - including where defined the property owner (employer), contractors, subcontractors or lenders. You can choose to include optional Sections and covers noted below. More information can be found in your Policy Documentation.



What is insured?

- ✓ All risks cover for damage to the:
 - contract works described in your schedule
 - materials you supply to the contractor to include in the works (Free Issue Materials)
- ✓ Cover applies:
 - in transit to and from the contract site
 - at the contract site until completed or used
 - during the maintenance or defects liability period for up to 12 months after practical completion
- ✓ The electrical or mechanical breakdown of new and unused machinery forming part of the contract works covered up to 7 days from the start of testing and up to 1 month from the start of commissioning
- ✓ Up to the lesser of £50,000 or 50% of the cost of physical loss or damage in order to expedite repairs, if damage occurs during the contract we've agreed to pay for
- ✓ Up to £100,000 for re-writing or re-drawing plans held at the contract site if damage occurs that we've agreed to pay for
- ✓ Unexpected professional fees incurred in the reinstatement of works following damage we've agreed to pay for
- ✓ If the Existing Structure or the Contract Works suffers damage, cover for the additional rebuilding costs incurred in complying with building or other regulations
- ✓ Offsite storage up to £100,000
- ✓ Debris removal up to 10% of the contract value, following damage we've agreed to pay for
- ✓ Fire brigade charges incurred up to £10,000 as a result of damage we've agreed to pay for
- ✓ Up to £250,000 in respect of the cost of alternative accommodation due to loss or damage resulting in a delay in contract works

Optional Sections with Policy you may have chosen

- Owned Plant
 - Hired in Plant
 - Property Owners' Liability
 - JCT 6.5.1 Insurance (or equivalent)
 - Advance Loss of Rent and Loss of Interest
- Optional cover you may have chosen
- Terrorism



What is not insured?

- ✗ Damage you are not responsible for under your contract
- ✗ Loss or damage due to defective design, materials or workmanship (the resulting damage would be covered)
- ✗ Loss or damage to your existing property (unless sections are shown as being operative on your schedule)
- ✗ Damage to tools or plant equipment (unless sections are shown as being operative on your schedule)
- ✗ Damage to insured property occurring during sea/ air transit
- ✗ Damage due to wear and tear, erosion or any deterioration naturally resulting from work use or exposure
- ✗ Stolen or missing property not reported to the police
- ✗ Damage to insured property arising from any lifting or lowering operation in which a load is shared between 2 or more machines – unless we've given consent
- ✗ Costs of remedying the presence of, removal of, management of or damage, injury or disease caused by asbestos, asbestos dust or asbestos containing materials
- ✗ Fines, Penalties, Liquidated Damages or Punitive Damages
- ✗ Damage caused intentionally by you or any other insured party



Are there any restrictions on cover?

- ! Limits of cover shown in the policy wording or schedule
- ! Excesses – this is the part of the claim you have to pay
- ! Endorsements that are detailed on your Policy Schedule
- ! Professional fees incurred in the preparation of a claim under this policy will not be paid for
- ! Restrictions for heat works, which is a policy condition. See Policy Wording for details.
- ! Any covers you have chosen not to insure indicated as 'not insured' on your Policy Schedule



Where am I covered?

- ✓ At the contract site noted in the policy schedule
- ✓ Transit cover other than by sea and air to and from the contract site, including incidental storage for a period up to 14 days
- ✓ Offsite storage in Great Britain, Northern Ireland, the Isle of Man and the Channel Islands at the contract site noted in the policy schedule



What are my obligations?

- To provide complete and accurate answers to the questions asked when you take out or amend your policy
- To pay the cost of the insurance
- To tell us as soon as possible if anything you have told us changes. If not, this could invalidate your claim
- To take reasonable precautions to safeguard the insured property against damage
- To tell us as soon as possible if you need to make a claim and give us any information we may need
- To cooperate with us or our loss adjusters at all times throughout the processing of your claim
- To comply with the terms of the policy at all times
- To allow us to survey the risk when requested and comply with all subsequent risk requirements
- To ensure your contractor complies with The Joint Code of Practice for the Protection from Fire of Construction Sites and Buildings undergoing Renovation Eighth Edition dated July 2012 or a subsequent edition or version
- To ensure all plumbing and connected pipework must be pressure tested to ensure that there are no leaks
- When existing structures are unoccupied during the contract works and left unattended overnight you are required to shut off any gas water or electricity supplies unless they are used for any protection systems to the premises
- You must check the security measures in place at the site at least weekly and if any deficiencies are found, you must rectify them



When and how do I pay?

- Please pay the premium before the cover first starts
- You can pay us using debit/ credit card or electronically



When does the cover start and end?

The period of insurance is shown on your Policy Schedule



How do I cancel the contract?

To cancel your policy, please contact Renovation Underwriting Limited on 0333 358 0006. Calls may be recorded and monitored.