

Commercial Guard - Property Owners

Policy Summary

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This is a summary of the standard cover available under the Ageas Property Owners insurance policy arranged by Alan Blunden & Co Ltd on the ABACUS scheme. The summary does not include all the policy benefits, limits and exclusions; full terms and conditions can be found in the policy wording, a copy of which is available from your insurance agent on request. The policy, and not this summary, is the basis of the contract of insurance.

The policy is an annual insurance contract which provides a wide range of covers for let residential properties as detailed below. The policy is underwritten by Ageas Insurance Limited.

Standard perils under the Material Damage and Loss of Rent sections include fire, specified perils, theft, accidental damage and subsidence, ground heave and landslip. The sums insured you choose must represent the full values at risk; if they do not, payments may be reduced in the event of a claim.

The standard cover may be varied to meet your individual needs and any variations from standard will be detailed in any quotation given and thereafter in the policy schedule.



Standard Covers	Standard Limit
Buildings including: <ul style="list-style-type: none"> • Contents of Common Areas • Theft of keys • Loss of metered water / oil and LPG * Landlord's Contents available on request	Sums Insured selected £5,000 £1,000 £2,500
<ul style="list-style-type: none"> • Internal fixed plate glass • External signs • Cost of replacement sanitary ware • External blinds • All other glass 	£2,500 £1,500 £2,500 £2,500 Cost of repair / replacement
Loss of Rent Receivable for wholly Residential Properties up to 12 months Indemnity Period Loss of Rent Receivable for Properties not wholly Residential Cover extends to include: <ul style="list-style-type: none"> • Cost of alternative accommodation for residential portions of the Premises • Denial of Access • Public Utilities 	20% of sum insured on Buildings Sums Insured & Indemnity Period selected 50% of the Rent sum insured See Loss of Rent Receivable See Loss of Rent Receivable
Liabilities including: <ul style="list-style-type: none"> • Property Owner's Liability • Indemnity for liability incurred under the Defective Premises Act 1972 • Legal Defence costs for liability incurred under: <ul style="list-style-type: none"> - Corporate Manslaughter and Corporate Homicide Act 2007 - Health and Safety at Work etc Act 1974 - Consumer Protection Act 1987 - Data Protection Act 1998 * Employers' Liability available on request	Limit of Indemnity selected

Significant or Unusual Exclusions

- The first amount, detailed in the quotation and schedule, of any claim
- Theft that does not involve entry to or exit from the premises by forcible and violent means or that does not involve actual or threatened assault or violence or use of force (please refer to Section 1 of the policy wording)
- Theft from any garden, yard, open space or outbuilding unless cover is specifically included (please refer to Section 1 of the policy wording)
- Theft by any employee or person (other than a tenant) lawfully on the premises (please refer to Section 1 of the policy wording)
- Theft, riot, malicious damage, escape of oil or water or sprinkler leakage when the premises are unoccupied for 21 or more consecutive days (please refer to Section 1 of the policy wording). If the Building is empty or not in use for 30 or more consecutive days the Cover provided by this Policy is restricted to Fire, Lightning, Explosion, Impact by Aircraft, Subsidence, ground heave and landslip only
- Storm or flood damage to fences, gates and moveable property in the open or open sided buildings, unless cover is specifically included (please refer to Section 1 of the policy wording)
- Liability arising:
 - out of pollution or contamination unless caused by a sudden, identifiable, unintended, and unexpected incident; the maximum liability of the company for pollution or contamination which is deemed to have occurred during any one period of insurance is £1m in aggregate
 - out of technical, professional or remedial instruction and advice given for a fee or for which a fee would normally be charged
 - out of any failure to give advice or treatment or any lack of professional skill
 - from products supplied other than food and drink supplied in the course of the business and consumed on the premises
 - from work away other than delivery or collection of goods, messages or money to or from the Premises, unless cover is specifically included (please refer to Section 3 of the policy wording)
- Liability for property being worked on where the damage is the direct result of the work undertaken (please refer to Section 3 of the policy wording).
- Machinery Breakdown cover is not available for this Scheme through Ageas Insurance. Please refer to your insurance agent for details of separate cover that can be arranged.
- Legal Expenses cover is not available for this Scheme through Ageas Insurance. Please refer to your insurance agent for details of the separate Legal Expenses insurance arranged through ABACUS.

Cancellation Procedure

There is an option to cancel this policy within 14 days of receipt of the policy schedule and wording. A refund of premium will be allowed for the time that was left on the policy.

Claim Notification

For all claims please contact ABACUS Claims Department on **0845 8639534**. The line is open 9am-5pm Monday to Friday. The claims handler will ask your name, policy number and full details of the loss circumstances. You will be advised on the procedures and what documentation is required by us to deal with your claim.

Alternatively you can send your claim details to ABACUS, Baxter Building, 80 Baxter Avenue, Southend on Sea, Essex, SS2 6HZ.

Full claims procedures are noted in the policy wording under the General Conditions and extra details are noted on the Policy Schedule.

Complaint Procedure

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

If your complaint is about the way your policy was sold to you, please contact your insurance agent to report your complaint. If you have a complaint regarding your claim, please telephone us on the number shown in your claims documentation.

Alternatively, for claims or any other type of complaint, you can also write to us at the address shown below or email us through our website at www.ageas.co.uk/complaints (please include your policy number and claim number if appropriate).

Customer Services Advisor, Ageas Insurance Limited, Ageas House, Tollgate, Eastleigh, Hampshire SO53 3YA

If we cannot resolve the differences between us, you may refer your complaint to the Financial Ombudsman Service if you have an annual turnover of less than EUR 2 million and fewer than 10 employees. You can contact the Financial Ombudsman Service at the address below, however they will only consider your complaint once you've tried to resolve it with us.

South Quay Plaza, 183 Marsh Wall, London, E14 9SR

Please see page 41 of the Property Owners policy wording for the full details of the complaints procedures.

Financial Services Compensation Scheme

In the event that Ageas Insurance Limited are unable to meet their liabilities you may be entitled to compensation from the Financial Services Compensation Scheme.

For compulsory insurance you may be entitled to compensation up to 100% of the claim. For all other types of insurance you may be entitled to compensation up to 90% of the claim.

Further information is available from the Financial Services Compensation Scheme; their telephone number is **0207 8927300**. Alternatively, more information can be found at www.fscs.org.uk

Ageas Insurance Limited

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Website: www.ageas.co.uk

Registered number 354568

Ageas Insurance Limited is authorised
and regulated by the Financial Services
Authority

