

Landlords Occupied Insurance

Insurance Product Information Document

Company: HCC International Insurance Company Plc

Product: Landlords Occupied

This insurance is underwritten by HCC International Insurance Company plc ('HCCII'), trading as Tokio Marine HCC. HCCII is registered in England and Wales (Company Reg No: 01575839) with registered office at 1 Aldgate, London EC3N 1RE. HCCII is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and Prudential Regulation Authority (Firm Registration Number 202655).

Alan Blunden & Co trading as ABACUS is registered in the UK and authorised and regulated by the Financial Conduct Authority. FCA registration number 309694.

This is a summary of cover available under the HCC International Insurance Company Plc policy. It does not include all the policy benefits, limits and exclusions. Full terms and conditions can be found on your policy booklet (and accompanying schedule of insurance) that will be issued to you if you decide to take a HCC International Insurance Company Plc policy. **You should read this document carefully and immediately upon receipt of it** and, if you have any queries, you should raise them with your insurance advisor.

What is this type of insurance?

This policy provides cover for landlord's buildings and landlord's contents. This insurance provides cover for: Buildings, Landlords Contents (optional) and Property Owner's Liability.



What is insured?

- ✓ Fire
- ✓ Lightning
- ✓ Explosion
- ✓ Earthquake
- ✓ Smoke damage
- ✓ Terrorism
- ✓ Aircraft and other flying devices or items dropped from them
- ✓ Subsidence, heave or landslip
- ✓ Collision by vehicle or animal
- ✓ Storm
- ✓ Flood
- ✓ Weight of snow
- ✓ Escape of water
- ✓ Escape of oil
- ✓ Falling trees, telegraph poles or lamp-posts
- ✓ Breakage or collapse of fixed radio and television aerials, fixed satellite dishes and their fittings and masts
- ✓ Theft or attempted theft
- ✓ Accidental breakage of fixed glass, double glazing, solar panels, sanitary ware and ceramic hobs all forming part of the building
- ✓ Riot, violent disorder, strike, labour disturbance, civil commotion or malicious acts
- ✓ Malicious damage by persons lawfully allowed in your home



What is not insured?

- ✗ Any loss or damage caused by cooking in rooms other than rooms that are fitted and designed as kitchens
- ✗ Any loss caused by wear and tear or any gradually operating cause
- ✗ Employers liability
- ✗ Theft or attempted theft unless violent or forcible entry or exit occurs
- ✗ Damage to gates and fences due to falling trees, telegraph poles or lamp-posts
- ✗ Subsidence or heave damage to domestic fixed fuel-oil tanks, swimming pools, tennis courts, drives, patios and terraces, walls, gates and fences unless the property was damaged at the same time by the same cause
- ✗ Theft or attempted theft for loss or damage which your lodgers or tenants have caused, allowed, chosen to overlook or not reported to the police
- ✗ Malicious damage to contents
- ✗ Electrical goods, jewellery, furs, gold and silver including plated articles
- ✗ For loss or damage whilst the buildings are undergoing any structural repairs or alterations
- ✗ Any loss or damage caused by or resulting from any disease notifiable to the Government or local authority and/or declared a Public Health Emergency of International Concern (PHEIC) by the World Health Organisation



What is insured? (Continued)

- ✓ Accidental damage to buildings
- ✓ Accidental damage to domestic oil pipes and underground services which you are legally responsible for
- ✓ Loss of rent due to you and temporary accommodation costs
- ✓ Communal contents of common parts and being owned by you as landlord
- ✓ Emergency access to the premises
- ✓ £2,000,000 Property owner's liability



Are there any restrictions on cover?

- ! Malicious damage by persons lawfully allowed in your home up to a maximum of £5,000
- ! Loss of rent and temporary accommodation costs up to 33.33% of the building sum insured
- ! Communal contents (of common parts and being owned by you as landlord) up to a maximum of £5,000
- ! Emergency access to the premises subject to an aggregate maximum of £5,000



Where am I covered?

The cover provided is for properties located in England, Wales, Scotland, Northern Ireland, Channel Islands and Isle of Man.



What are my obligations?

- You must tell us if the type of tenant in the property changes or if the property becomes unoccupied for more than 60 days
- If the property becomes unoccupied for more than 60 days you must comply with the following:
 - All security must be maintained and placed in operation whenever the home is unattended
 - The water must be switched off at the mains and the water system drained **or** the heating must be maintained at a minimum 15 degrees centigrade or 58 degrees Fahrenheit at all times
 - The gas and electricity must be turned off at the mains unless used to maintain the security and/or heating of the home
 - Any tanks containing fuel or other inflammable liquid must be drained and purged within the first 30 days of unoccupancy unless used to maintain heating of the home
 - The home must be inspected both internally and externally at least every 30 days by either you or your representative. A visit record of dates, time and any observations must be recorded in a central inspection record. Presentation of which will be required in the event of a claim.
 - All waste refuse and other disused combustible material including accumulated mail will be cleared internally and externally from the home and removed from the premises every 30 days
 - Advise your insurance advisor as soon as the property tenancy status alters.
- You must tell us in advance if you are planning to carry out structural building work to the premises insured.
- If a part of the roof at the premises is flat, you must have this checked and maintained where necessary every 5 years



When and how do I pay?

Please speak to your insurance advisor who will be able to advise you when and how to pay.



When does the cover start and end?

Please see your Cover Summary or your Schedule for the inception date and the policy term.



How do I cancel the contract?

- There is a 14 day cooling off period, where if you decide that you do not wish to proceed then you can cancel this insurance by contacting your insurance advisor within 14 days of either:
 - the date you receive your policy documentation; or
 - the start of the period of insurancewhichever is the later.
- If it is outside of the 14 day cooling off period, then you can cancel this insurance by contacting your insurance advisor, there will also be a £5.00 ABACUS cancellation charge in addition to any charges/fees made by your Insurer or Insurance advisor.
- We may cancel your insurance by sending 30 days notice by registered post to your correspondence address shown in the schedule. We will return any premium you have paid for any period of insurance left and we will not charge any cancellation penalties such as administration charges.