

Property Investors Insurance Plan

Summary of cover /



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redefining / standards



Summary of cover

An insurance policy designed for owners/landlords of let commercial properties.

Why choose AXA's Property Investors Insurance Plan?

Our Property Investors Insurance Plan covers a wide range of customers, from individuals who own one or two commercial properties to large commercial organisations with extensive property investment portfolios.

The Property Investors Insurance Plan is not suitable for farms or old buildings in multi-occupancy.

A special policy is available for blocks of flats from AXA. Please ask your insurance adviser for more details of this.

Someone to help you when you need it – We realise that accidents and incidents don't only happen between 9 and 5. That's why we have set up a 24 hour Emergency and Legal helpline to ensure there's someone to help you when you need it most. A Tax helpline providing free confidential advice is also available Monday to Friday between the hours of 9am to 5pm.

Glass replacement service – Broken glass? Not to worry, our 24 hour replacement service can fix windows, doors or partitions. Just call us and assistance can be provided.

Spreading your cost – You can take up the option to pay your annual premium by monthly direct debit – helping you to manage your cashflow. There may be a charge associated with this. Please speak to your insurance adviser for details.

Inflation protection – We take away the burden of keeping your buildings sums insured in line with inflation – we use recognised independent building cost indices to amend your sums insured to reflect inflation.

Certificates of insurance – Individual tenants are often required to produce evidence of insurance. We can supply certificates to meet these requirements.

Expert claims management – We take on the burden of negotiating with third parties on your behalf, allowing you to concentrate on running your business.

Policy summary

This document is a summary of the cover provided by the Property Investors Insurance Plan product. Therefore it does not contain the full terms and conditions of your insurance. You can find these in the policy document. This summary is for information purposes only and does not form part of your insurance contract. A copy of the full policy wording is available on request.

Features and benefits

Cover applies to Great Britain, Northern Ireland, the Isle of Man and the Channel Islands and additionally in respect of business liability to temporary visits abroad excluding off-shore

Buildings			
Cover offered	Standard cover	Optional cover	Page number
Replacement value of buildings (including debris removal, architects and surveyors fees and allowance for VAT) - automatic allowance of 35% to cover inflation included	Sum insured - declared value nominated by the Insured plus 35% inflation provision		Page 9
"All risks" cover subject to certain exclusions	✓		Page 41
Automatic reinstatement of sum insured following a loss	✓		Page 12
Interest of all interested parties (mortgagees, tenants etc) automatically noted	✓		Page 11
Landlords fixtures and fittings	✓		Page 8
Contractors interest noted when required by contract – limitations apply	✓		Page 9
Loss of metered water as a result of insured damage	£25,000		Page 13
Necessary sprinkler upgrade costs as a result of insured damage	✓		Page 13
Alternative accommodation costs in respect of residential parts of the property following insured damage	33.3% of the Sum insured		Page 13
Automatic cover for newly acquired properties	£5m (in total for Buildings and Rent)		Page 13
Contract works cover	£25,000 per premises		Page 15
Liability under the Landlord and Tenants Covenants Act 1995 (Privity of Contract)	£2m (in total for Buildings and Rent in aggregate in any one period of insurance)		Page 14

Features and benefits

Buildings			
Cover offered	Standard cover	Optional cover	Page number
Damage to landscaped gardens caused by emergency services	✓		Page 15
Accidental damage to underground pipes and cables	✓		Page 15
Extinguisher refilling and alarm resetting expenses	✓		Page 16
Further investigation of damage expenses	✓		Page 16
Accidental glass breakage for fixed glass	✓		Page 17
Personal possessions cover for directors, partners, customers, visitors and employees	£500 per person		Page 17
Replacement of locks and keys following theft	£5,000 per premises per period of insurance		Page 18
Cover for tracing and making good leaking underground pipes, drains and cables	✓		Page 18

Rental income			
Cover offered	Standard cover	Optional cover	Page number
Loss of rental income resulting from damage covered under buildings including additional expenditure incurred to avoid/diminish the loss of rental income	36 months rent based on the nominated annual rent of the insured property	Increased numbers of months available	Page 21
Loss of rental income following bomb scare or unlawful occupation lasting more than 48 hours	✓		Page 22
Loss of rental income resulting from denial of access to premises as a result of damage to other premises in the vicinity	✓		Page 23
Loss of rental income following damage at public utility suppliers premises	✓		Page 24
Loss of attraction following damage	£250,000 in total in any period of insurance		Page 24
Loss of rental income as a result of murder/ suicide at the premises or a human disease being manifested within a 25 mile radius of the premises	✓		Page 25
Increases in rent covered automatically until next renewal	✓		Page 26

Features and benefits

Cover offered	Standard cover	Optional cover	Page number
Automatic reinstatement of sum insured following a loss	✓		Page 26

Public liability

Public liability	£2m	£5m/ £10m	Page 28
Cover for legal costs in respect of prosecutions under the Health and Safety at Work etc Act 1974	✓		Page 28
Legal liability incurred under the Defective Premises Act	✓		Page 30
Personal liability whilst abroad on business	✓		Page 31
Compensation for required court attendance	£250 per day per employee £500 per day per director/partner		Page 29

Optional covers available

Subsidence cover		✓	Page 48
Employers liability		£10m	Page 33
Terrorism		Policy sums insured	Page 36
Liability cover in respect of Legionellosis		✓	Wording available

Features and benefits

Supplementary covers			
Cover offered	Standard cover	Optional cover	Page number
Newly built/acquired properties/extensions to existing properties	£5m (in total for Buildings and Rent)	£5m/ £10m	Page 38
Failure of other insurances where a third party is responsible for arranging insurance under the terms of a lease	£5m (in total for Buildings and Rent)		Page 38
Inadvertent omission to insure	£5m (in total for Buildings and Rent)		Page 39
Loss of investment value following delay in sale as a result of damage	£500,000 in addition to the agreed sum insured for the premises		Page 40
Reduction in freehold or leasehold value following alteration in planning consent	£500,000 in addition to the agreed sum insured for the premises		Page 40

Features and benefits

Significant or unusual exclusions and limitations	
Significant or unusual exclusions and limitations	Applies to
All changes in tenancy/alterations in risk must be advised to AXA	All covers
Maintenance, security and reasonable precautions conditions apply	All covers
Special terms apply to empty buildings – you must advise AXA immediately any premises becomes unoccupied	Buildings, rental income and public liability
The maximum amount payable under the buildings cover including all the automatic covers is the buildings sum insured	Buildings
Date recognition exclusion	All covers except Employers liability
Computer or data processing equipment – operator error, virus or hacking	Buildings, rental income and terrorism
Terrorism exclusion (some cover available as an optional extra)	All covers

Features and benefits

Significant or unusual exclusions and limitations

Significant or unusual exclusions and limitations	Applies to
Bursting of non domestic steam boilers	Buildings
Gradually operating causes eg. rust, rot, corrosion, change in water table and gradual pollution	Buildings, rental income and public liability
Losses involving faulty/defective workmanship	Buildings and rental income
Mechanical or electrical breakdown of machinery	Buildings and rental income
Subsidence or collapse (subsidence cover available as an optional extra)	Buildings and rental income
Acts of fraud by employees	Buildings and rental income
Unexplained shortages	Buildings and rental income
Fines and penalties imposed	Public liability and employers liability
Liability for loss in respect of property belonging to the Insured	Public liability
Liability arising in connection with aircraft, watercraft & motorised vehicles except garden equipment	Public liability

Excesses

Policy excesses	
Buildings	
(i) Fire, lightning, explosion, aircraft, riot, civil commotion, strikers, locked out workers, persons taking part in labour disturbances or earthquake	Nil
(ii) All other insured damage	£300
Contract works extension	£250
Subsidence minimum excess (optional cover)	£1,000

Policy duration

This is an annually renewable policy.

Sums insured

Correct values at risk must be advised to us. If the Sums insured you request are not adequate this will result in the amount that we pay you in the event of a claim being reduced.

Law applicable

You and we can choose the law which applies to this policy. We propose that the Law of England and Wales apply. Unless we and you agree otherwise, the Law of England and Wales will apply to this policy.

Policy administration fees condition

The company may charge the insured an administration fee if the company

- a) make any changes to the policy on the insured's behalf
- b) agrees to cancel the policy, or
- c) is requested to print and re-send the policy documents to the insured.

The company will not make a charge without informing the insured.

Making a complaint

If you have a complaint about your policy you should contact the agent or AXA office where it was bought. If your complaint relates to a claim on your policy please contact the department dealing with your claim. If we have given you our final response and you are still not satisfied you may be eligible to refer your case to the Financial Ombudsman Service (FOS). If applicable, you will receive details of how to do this at the appropriate stage of the complaints process.

Financial Services Compensation Scheme (FSCS)

We are covered by the Financial Services Compensation Scheme (FSCS). You may be entitled to compensation in the unlikely event we cannot meet our obligations to you. This depends on the type of insurance, size of the business and the circumstances of the claim.

Further information about the compensation scheme arrangements is available from the FSCS (www.fscs.org.uk).

Regulatory Status

AXA Insurance UK plc is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. This can be checked on the FCA's register by visiting the FCA's website at www.fca.org.uk/register or by contacting them on 0800 111 6768.