

Holiday Home Insurance

Insurance Product Information Document

Company: AXIS Specialty London

Product: Holiday Home Insurance

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This is a summary of cover available under the AXIS Specialty London 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 an AXIS Specialty London 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 covers property insurance for holiday homes and second homes, for commercial let and/or personal use. This insurance provides cover for: Buildings, Landlords Contents (optional) and Property Owner's Liability.



What is insured?

Cover applicable to Buildings and Contents

- ✓ Fire, Lightning, Explosion or Earthquake
- ✓ Aircraft and other flying devices or items dropped from them
- ✓ Subsidence, heave or landslip
- ✓ Collision by vehicle or animal
- ✓ Storm, Flood or Weight of snow
- ✓ Escape of water from, and frost damage to, fixed water tanks, apparatus or pipes
- ✓ Escape of oil from a fixed domestic heating installation and smoke damage caused by a fault in any fixed domestic heating installation
- ✓ Falling trees, telegraph poles or lamp-posts
- ✓ 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
- ✓ Accidental damage to domestic oil pipes and underground services which you are legally responsible for
- ✓ £2,000,000 Property owner's liability

Cover applicable to Buildings only

- ✓ Malicious damage by a person lawfully allowed in your home
- ✓ Frost damage to fixed water tanks, apparatus or pipes
- ✓ Breakage or collapse of fixed radio and television aerials, fixed satellite dishes and their fittings and masts
- ✓ Loss of rent due to you and temporary accommodation costs
- ✓ Architect's and Surveyor's fees, debris removal and additional costs you may have to pay to comply with government or local authority requirements
- ✓ Emergency access to the premises (max £10,000 in any one period of insurance)
- ✓ Trace and access (max £5,000 in any one period of insurance)
- ✓ Anyone buying the home up to completion of sale



What is not insured?

- ✗ Contents cover does not include;
 - Motor vehicles (other than garden machinery), caravans, trailers or watercraft or their accessories
 - Any living creature
 - Any property held or used for business purposes
 - Any property insured under any other insurance
- ✗ Loss or damage caused directly or indirectly by radioactive contamination or nuclear assemblies
- ✗ Existing or deliberate damage occurring or arising from an event before cover starts OR caused directly by you or any member of your family
- ✗ Loss, damage or liability caused by biological or chemical contamination arising from terrorism and steps taken to prevent, suppress, control or reduce the consequences of any actual, attempted, threatened, suspected or perceived act of terrorism
- ✗ Any loss or damage caused by or resulting from any disease notifiable to the Government or local authority &/or declared a Public Health Emergency of International Concern by the World Health Organization



Are there any restrictions on cover?

- ! As part of Contents;
 - £300 Money or £1,000 for credit cards
 - Deeds, bonds, personal documents up to £1,500
 - Stamps and coins forming part of a collection up to £1,250
 - Gold and silver (including plated) jewellery and furs up to £2,500 (or 10% of the contents sum insured, whichever is the lesser amount)
 - Replacement of locks following theft or loss of keys up to £750
 - Temporary removal of contents to certain other premises in the UK for up to 20% of the sum insured for contents

What is insured? (Continued)



- ✓ **Cover applicable to Contents only**
- ✓ Accidental damage to televisions, satellite decoders, audio and video equipment radios, home computers and video recorders situated in the home
- ✓ Temporary removal of contents
- ✓ Up to 12 months rent you have to pay as occupier if the home cannot be lived in following a claim
- ✓ Fatal injury happening at the premises caused by fire or burglars
- ✓ Replacement of locks following theft
- ✓ Theft of content from detached outbuildings
- ✓ £5,000,000 Employers liability

Are there any restrictions on cover? (continued)



- Theft of contents from detached outbuildings up to £500 or 3% of the contents sum insured, whichever is the greater
- ! If the property becomes not furnished enough to be normally lived in, the buildings and contents sections will not cover:
 - escape of water from and frost damage to fixed water tanks, apparatus or pipes
 - escape of oil from a fixed domestic heating installation and smoke damage caused by a fault
 - theft or attempted theft
 - riot, violent disorder, strike, labour disturbance, civil commotion or malicious acts
 - accidental breakage of fixed glass, double glazing, solar panels, sanitary ware and ceramic hobs all forming part of the building

Where am I covered?



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

What are my obligations?



- You must tell the insurance broker who sold you this insurance of any changes to the use/occupancy of the property.
- Tell us about any changes to the property. You must tell the insurance broker who sold you this insurance before you start any structural work to the buildings that:-
 - Change the use of the building in any way
 - Involves the external surfaces of the building being affected/changed
- While the property is unoccupied (the property will be considered unoccupied when not normally lived in or occupied by a holiday tenant for a period of 30 consecutive days) you must comply with the following:
 - a) the water must be turned off at the mains and all tanks/pipes are drained, OR the central heating is in continuous operation to maintain a minimum temperature of 59 degrees Fahrenheit/15 degrees Celsius between the 1st of October and 1st of April inclusive
 - b) You must arrange for both internal and external inspections of the property at least every 30 days and a record log of these visits must be maintained

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.