

Property Developers Summary of Cover

Key Covers, Features and Exceptions

Your policy includes the following key covers, features and exceptions, which are set out in full in your policy documentation. This is a summary of the policy and does not contain the full terms and conditions of the cover, which can be found in the policy document. It is important that you read the policy document carefully when you receive it.

Type of Insurance and Cover

The ProActive Property Developers policy is a product designed to meet the needs of developers, constructing residential properties, investment build, home extension and conversion and renovation risks where the developer's intention is to sell or rent the property on completion of the works. Cover will be on a specific contract basis. The product offers the flexibility to select from a wide range of covers to provide tailored protection.

Available covers:

Asset Protection	▪ Property Damage (Optional)	▪ Contract Works	▪ Terrorism (Optional)
Legal Liabilities	▪ Employers' Liability	▪ Public and Products' Liability	

Name of the Insurer

The insurer of the policy is Aviva Insurance Limited.

Additional benefits

- 24-hour, 365-days-a-year claims helpline, providing emergency assistance when it's needed.
- Confidential legal and tax helplines, offering free support on key business issues, such as disputes with tenants or rent recovery.
- Counselling service for policyholders and their employees.

Cut Red Tape

- A 'one-stop' website to help our Construction customers overcome the burden of red-tape. Available exclusively to Aviva commercial policyholders.
- Advice and information available for Finance, Sales and Marketing, Employment Law, Legal advice, Risk Management and much more. Accessible 24 hours a day, 365 days a year. Visit <http://www.aviva.co.uk/cutredtape>

Aviva Risk Management Solutions (ARMS)

A dedicated service to help UK businesses manage their risks – helping to keep them compliant, prevent loss and ultimately control cost.

- Generous discounts off a menu of products and services to help prevent accidents and losses occurring and protect businesses via the Preferred Supplier Network.

For more information visit <http://www.aviva.co.uk/yourbusiness/risk-management>

Discounted rates on Thermal Imaging surveys

- A non-invasive way of identifying minor and major faults - an efficient complement to a full electrical testing programme.
- Can identify faults before equipment fails and helps manage production downtime / keeps business disruption to a minimum.

Additionally, Thermal Imaging surveys can be utilised to identify leaks, burst pipes, check seals on cold stores and even check the energy efficiency of buildings.

Asset Protection

Property Damage - Cover, Features and Benefits

There is a choice of covers for your buildings, machinery and business contents – Specified Contingencies or All Risks

Specified Contingencies can include:

Loss or damage from specific causes:-

- fire
- riot
- earthquake
- explosion
- impact
- aircraft
- storm or flood
- civil commotion
- falling trees
- locked-out workers
- strikes
- lightning
- escape of water/oil from any tank apparatus or pipe
- persons taking part in labour disturbances or malicious persons

Optional Cover:

- Terrorism

Exceptions and Limitations (please refer to the Property Damage section of the policy booklet)

- Wear and tear, corrosion, gradual deterioration, faulty or defective design, materials
- Faulty or defective workmanship, operational error or omission by you or your employees
- Mechanical or electrical breakdown or derangement
- Pollution or contamination
- Theft or attempted theft
- Fire damage involving the application of heat
- Damage to gates, fences or moveable property in the open by weather-related incidents
- Damage other than by fire, arising from production, servicing or testing
- Damage due to escape of water from tanks and pipes, malicious persons (other than fire and explosion) in respect of buildings which are unoccupied or disused
- Consequential loss or damage
- Damage caused by Storm or Flood to Buildings that are not watertight
- Unoccupied premises added with restricted cover

Contract Works - Cover, Features and Benefits

Cover on an All Risks basis for damage to the property insured including, Works, Your Plant, Hired in Plant, Employee's Tools.

Cover includes:

- Offsite storage of materials that are separately stored and identified for inclusion in a contract you are working on
- Transit to and from your contract site anywhere in the UK, including the loading and unloading of vehicles
- Private dwellings built on a speculative basis for sale or let for up to 90 days, pending sale
- Show houses up to the contract price in the policy and contents up to £10,000 any one property
- Redrawing and rewriting plans and documents up to £25,000 following a loss
- Offsite storage up to £50,000 with a maximum of £25,000 for non-ferrous metals and a maximum 15% of contract price

Exceptions and Limitations (please refer to the Contract Works section of the policy booklet)

- Gradual deterioration or wear and tear, faulty or defective design, materials or workmanship
 - Repair to or replacement of your plant or hired in plant caused by its own mechanical or electrical breakdown, failure, breakage or derangement unless it is for hired in plant which you are responsible under the terms of a hire agreement
 - Damage to existing structures
 - Payments for penalty clauses or fines for late completion
 - Pollution or contamination
 - The first part of any claim (the excess)
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Legal Liabilities

Employers' Liability - Cover, Features and Benefits

Protection against your legal liability for bodily injury to your employees up to a limit of indemnity of £10,000,000 including costs and expenses.

Cover includes:

- Legal costs and expenses in defending prosecutions under health and safety legislation
- Unsatisfied court judgements in favour of employees injured in your employment by third parties
- Compensation for court attendance – Policyholder / Director / Partner £500 per day and Employee £250 per day
- Legal expenses in connection with Corporate Manslaughter Act

Exceptions and Limitations (please refer to the Employers' Liability section of the policy booklet)

- Liability in respect of liquidated damages, penalty clauses and fines
- Work in or on, or travel to or from any offshore installation or support vessel
- Bodily injury of employees whilst carried in or upon a vehicle

Public and Products' Liability - Cover, Features and Benefits

Protection against your legal liability for bodily injury to third parties and damage to their property, including obstruction, trespass, nuisance, interference, wrongful arrest and eviction.

Legal liability for fees, expenses, damages and claimants costs following injury or damage by goods that you have supplied, sold, repaired, tested or maintained.

Cover includes:

- Contingent motor third party liability arising out of the use of vehicles not owned by you within the UK
- Legal expenses and costs in defending prosecutions under all relevant health and safety legislation
- Defective Premises Act liability
- Personal liability cover for employees and directors whilst they are overseas on your business
- Compensation for court attendance – Policyholder / Director / Partner £500 per day and Employee £250 per day.
- Legal costs and expenses in defending prosecutions under Part II of the Consumer Protection Act 1987
- Employees' and visitors' personal belongings
- Liability for loss or damage to premises hired or rented to you for the purpose of your business.
- Legal expenses in connection with Corporate Manslaughter Act

Exceptions and Limitations (please refer to the Public and Products' Liability section of the policy booklet)

- Loss or damage to property in your custody or control
 - Liability arising out of products supplied in the knowledge that they will be used in the navigation, propulsion or safety of any aircraft or other aerial devices
 - Pollution unless caused by a sudden and identifiable incident
 - Work in or on, or travel to or from, or any products supplied to any offshore installation or support vessel
 - Liquidated damages, penalty clauses and fines
 - The first part of any claim (the excess)
 - Exposure to, inhalation of, fears of the consequences of exposure to/inhalation of, costs incurred in repairing, removing, replacing, recalling, rectifying, reinstating or managing any property arising out of the presence of Asbestos
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Where am I covered?

At the contract site that you're insuring – as long as it's within the United Kingdom, Channel Islands or Isle of Man.

What are my obligations?

This is a summary of your main obligations under the policy.

- You must make a fair presentation of the risk to us, which includes telling us of any circumstances which we would take into account in our assessment or acceptance of this insurance - If you fail to make a fair presentation of risk this could affect the extent of cover provided or invalidate your policy.
 - You must also make a fair presentation to us in connection with any variations, e.g. changes you wish to make to your policy.
 - You must take all reasonable precautions to prevent loss or damage, and comply with any security or other loss prevention conditions in your policy documents.
 - You must notify us promptly of any event which might lead to a claim and follow the claims procedure set out in your policy.
 - For further details and any specific obligations relating to your trade or business activities following our assessment of your risk, please refer to your policy documents.
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When and how do I pay?

You can pay your premium all at once by credit card/debit card.

Duration of Policy

From the start date you select, for the period shown on your policy schedule, or until sign off by building regulations, whichever is the sooner.

How do I cancel the contract?

You can cancel your policy within 14 days of purchase (or from the day you receive your policy if this is later). If you cancel before the cover starts we'll refund the premium you've paid. To cancel, please contact your insurance adviser.

How to Claim

If you need to make a claim please call our claims line on **0800 015 1498**. Our line operates 24 hours a day, 365 days a year. Please have your policy number to hand when calling.

For our joint protection telephone calls may be recorded and/or monitored.

Complaints Procedure

We hope that you will be very happy with the service that we provide. However, if for any reason you are unhappy with it, we would like to hear from you.

In the first instance, please contact your insurance adviser or usual Aviva point of contact.

Aviva is covered by the Financial Ombudsman Service. If you have complained to us and we have been unable to resolve your complaint, you may be entitled to refer it to this independent body if you are eligible to do so (see <http://www.financial-ombudsman.org.uk> for further details). Following the complaints procedure does not affect your right to take legal action.

Financial Services Compensation Scheme

We are members of the Financial Services Compensation Scheme (FSCS). You may be entitled to compensation from the scheme if we cannot meet our obligations, depending on the type of insurance and circumstances of your claim.



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