

Detailed below are the main features and benefits and significant exclusions that apply to this insurance of which the proposer should be made aware. This list does not constitute full details of cover, conditions and exclusions but is designed to highlight those main features that the proposer should recognise prior to accepting the cover. THIS COVER IS ONLY AVAILABLE FOR PRIVATELY OWNED, RESIDENTIAL PROPERTIES.

**For full details of cover, conditions and exclusions applicable to this insurance, please refer to the full insurance certificate wording. This can be sent to you if requested.**

### Policy Summary

The HomeWorks policy is designed to cover the existing structure and contract works of private dwellings under one, seamless umbrella for the period of any rebuilding, refurbishment or construction. It is intended to avoid potential “grey areas” that might arise when separate policies are run co-currently covering the existing structure and the contract works. The HomeWorks policy also has the flexibility to accommodate JCT contractual obligations requiring cover to be written in the joint names of the “Employer” and the “Contractor”.

### Covers

#### Property Section (Section 1)

Unforeseen Physical Loss, Physical Destruction or Physical Damage to the Existing Structure and Contract Works during the period of insurance subject to policy terms, conditions and exclusions

#### Section 1 - Notable Policy Extensions (Pages 5 - 7)

- Alternative Accommodation/ Loss of Rent up to 20% of the Existing Structure Sum Insured with a maximum of £100,000 - Extension 1
- Automatic Increase to Sum Insured up to 25% - Extension 2
- Debris Removal up to 10% of Property Limit – Extension 5
- Expediting Expenses up to 50% of the agreed amount of any claim – Extension 6
- Joint Insureds – Extension 8
- Automatic Other Interests – Extension 9
- Plans & Specifications up to £50,000 – Extension 10
- Pollution Clean-up Costs up to £10,000 – Extension 11
- Professional Fees up to £250,000 – Extension 12
- Public Authorities Reinstatement up to 10% of Property Limit for item covered – Extension 13
- Works Property in Storage up to £25,000 – Extension 14

#### Section 1 - Notable Policy Exclusions

- Page 3 - DEFINITIONS 1. 1 Permanent and Temporary Works - Unattended loose materials over £5000
- Page 4 - DEFINITIONS 2. Contract - Work in or adjacent to water or depths exceeding 5 metres

#### (Pages 8 - 10)

- Damage to the Property once a Certificate of Completion has been issued or the property handed over to the Employer – Exclusion 1
- Damage following Cessation of Work for 60 days – Exclusion 2
- Consequential Loss – Exclusion 3
- JCT 21.2.1 or Equivalent – Exclusion 9
- Damage caused by Pollution – Exclusion 13
- Subsidence Heave and Landslip – Exclusion 14
- Damage caused by Biological or Chemical Terrorism – Exclusion 16

## Section 1 - Notable Policy Conditions (Pages 11 - 13)

- Condition of Average – Condition 1
- Final Contract Value – Condition 5
- Joint Code of Practice – Condition 6
- Security – Condition 9
- Unoccupied Properties – Condition 10

## Public and Products Liability (Section 2)

Legal liability in the event of accidental:

- Bodily Injury
- Damage to Material Property
- Trespass Nuisance or Obstruction occurring

during the Period of Insurance within the Territorial Limits and arising in connection with the Business

## Section 2 - Notable Policy Extensions (Page 16)

- Cross Liabilities – Extension 1
- Legal Defence Costs Health and Safety at Work – Extension 2
- Motor Contingent Liability – Extension 4

## Section 2 - Notable Policy Exclusions (Pages 17 - 18)

- Asbestos - Exclusion 3
- Clause 21.2.1 – Exclusion 4
- Contractual Liability – Exclusion 5
- Employees – Exclusion 10

## Section 2 - Notable Policy Conditions (Page 19)

- Products Liability – Condition 1
- USA/Canada – Condition 2

## Notable General Policy Conditions - All Sections (Pages 20 - 23)

- Alteration – Condition 1
- Contracts (Rights of Third Parties) Act – Condition 6
- Heat Application Condition – Condition 9
- Misrepresentation – Condition 11
- Multiple Insureds – Condition 12
- Precautions – Condition - 15
- Premium Adjustment – Condition 16
- Reinstatement – Condition 17

## Claims Procedure

Should the Insured wish to make a claim under this insurance after it has been put in force they should contact the intermediary who arranged this insurance on their behalf in the first instance. If, for any reason, this is not possible they should contact Plum Underwriting Ltd on 020 7648 1377 during office hours.



## Complaints Procedure

The Insurers and all those acting on the Insurer's behalf are dedicated to providing a high quality service. If this service is not sufficient in any respect contact should first be made with the intermediary who arranged this insurance. If still not satisfactory, contact should be made either in writing or verbally and followed up in writing with:

The Customer Liaison Officer  
Plum Underwriting Limited  
145 Leadenhall Street  
London  
EC3V 4QT

If still not satisfactory, contact should be made in writing with the Insurers:

The Chief Executive  
Aspen Insurance UK Ltd  
30 Fenchurch Street  
London  
EC3M 3BD

Aspen is a member of the Financial Ombudsman Service (FOS) and in limited circumstances the FOS can be approached if response as above is unsatisfactory.

The Financial Ombudsman Service's contact details are

Financial Ombudsman Service  
South Quay  
183 Marsh Wall  
London  
E14 9SR  
Phone 0845 080 1800  
Email [enquiries@financial-ombudsman.org.uk](mailto:enquiries@financial-ombudsman.org.uk)

## Compensation

Aspen Insurance UK Limited is a member of the Financial Service Compensation Scheme (FSCS). This scheme provides compensation in case any of its members go out of business or into liquidation and are unable to meet any valid claim under its policies. You may be entitled to compensation from the scheme if Aspen cannot meet its obligations. This depends on the type of business and the circumstances of the claim. The first £2,000 of a claim is protected in full. Above this threshold, 90% of the remainder of the claim will be met without any upper limit. For compulsory classes of insurance the claim would be met up to 100% without any upper limit. Further information about compensation scheme arrangements is available from the FSCS.

## Cancellation Rights

The Insured has the statutory right (under Financial Services Authority rules) to cancel their policy within the first 14 days of the Period of Insurance or receipt of the policy documentation, whichever is the later, should the terms and conditions not be satisfactory to the Insured. Subject to no claims being made in this 14 day period, Insurers may, at their discretion, allow a full refund of any premium paid, or otherwise charge pro-rata of the full premium for the period on risk.

## Underwriting Security

The HomeWorks policy is underwritten by Plum Underwriting Limited with authority from Aspen Insurance UK Limited. Aspen Insurance UK Limited and Plum Underwriting Ltd are authorised and regulated by the Financial Services Authority



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