

## What's Changed HomeWorks Insurance Policy 07/2020

**For UK Residential Building Works insurance policy wording reference: HWK/0720/PW**

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The following document demonstrates any significant differences to the conditions of the policy and the cover between the May 2019 policy wording, with a wording reference of HWK/0519/PW, and the July 2020 policy wording, with a wording reference of HWK/0720/PW.

**IMPORTANT:** The changes may or may not affect you, but please ensure that you read, understand and consider against your own personal circumstances and if you are not clear about anything and how it will affect you speak to your broker or insurance intermediary immediately.

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- 1) 'Cooling-Off Period' section has been updated (page 2)
  - 2) 'Policy Fees' section has been updated (page 3)
  - 3) The following new definition has been added (page 8):
    - Electrically Assisted Pedal Cycles (EAPC)
  - 4) The following definitions have been amended (page 7-10):
    - Contents
    - Period of Insurance
  - 5) The following 'General Condition' has been amended (page 13 & 14):
10. Risk Management Survey

6) The following 'General Exclusions' have been updated, deleted or added as follows (page 17 & 18):

1. Any loss or damage:

For the purpose of this **policy** and not merely this exclusion, the **risk address** shall not be regarded as damaged solely by virtue of the existence of any defect in design plan specification materials or workmanship in the **risk address** or any part thereof

- where **contract works** cease for ~~30~~ **60** continuous days unless expressly agreed by **us** in writing.
- ~~• where the cessation of the **contract works** is solely due to the granting of statutory consent for the carrying on of the **contract works** by the appropriate enforcing authority, this period is increased to 60 continuous days~~
- where any loss, damage or liability covered under this insurance is also covered wholly or in part under any other insurance except in respect of any amount over which would have been covered under such other insurance had this insurance not been effected
- caused by wear and tear or any other gradually operating cause, mechanical or electrical breakdown, fault or failure.

4. Any loss or destruction of or damage to any property, or any loss or expenses resulting or arising from, or any legal liability caused by or contributed to by or arising from:

- a) ~~computer viruses, erasure or corruption of electronic data.~~
- b) the failure of any equipment to correctly recognise the date or change of date.

**12. We will not pay any claim for loss, damage, liability, cost or expense caused deliberately or accidentally by:**

- i. the use of or inability to use any application, software, or programme;
- ii. any **computer virus**;
- iii. any computer related hoax relating to i and/or ii above.

**13. We will not pay any claim for loss of or damage to any electronic data (for example files or images) wherever it is stored.**

7) 'How much we will pay' under 'Section 1 – Your Property – Cover' has been amended (page 21 & 22)

8) The following cover under 'Section 1 – Your Property – Special Extensions' has been amended as follows (page 27):

What is additionally covered	What is not covered by each Special Extension
<p><b>16. Trace and Access</b>  <b>We</b> will pay for the costs incurred to find the source of an escape of:</p> <ul style="list-style-type: none"> <li>• water, oil or gas from any domestic water or heating installation within the <b>risk address</b> including subsequent repairs to walls, floors and ceilings</li> <li>• water from underground service pipes, cables, sewers and drains for which <b>you</b> are legally responsible outside the <b>risk address</b> but at the address shown on <b>your schedule</b></li> </ul>	<p><b>We</b> will not pay:</p> <ul style="list-style-type: none"> <li>a) more than <del>£10,000</del> <b>20% of the total sum insured</b> in any one <b>period of insurance</b>.</li> <li>b) costs incurred if the escape of water, oil or gas (including LPG) commenced before cover starts.</li> </ul>

9) The following new 'Special Extensions' have been added under 'Section 1 – Your Property – Special Extensions' (page 27):

- 19. Replacement Locks
- 20. Illegal Depositing of Waste

10) The following exclusions under 'Section 1 – Your Property – Exclusions' have been updated as follows (page 28):

### What is not covered

1. **Accidental damage** to the **risk address** (or any part thereof) **which occurs beyond 7 days after:**
  - a) ~~in respect of which~~ a certificate of completion or taking over certificate has been issued by **your contractor(s)**, or
  - b) ~~which it~~ has been completed and handed over to **you**

However, where completed aspects are handed over to **you** during the **period of insurance** this exclusion shall not apply if the **existing structure** is insured under this insurance and where other phases of the **contract works** remain incomplete. Where this is the case:

- i. the **contract works sum insured** shall automatically be reduced by the amount of the **contract works** completed and handed over to **you**, and
- ii. the **existing structure sum insured** shall automatically be increased by that same amount of the reduction.

2. **Accidental damage** occurring ~~30~~ **60** days after the **contractor(s)** has substantially ceased the **contract works** at the **risk address** (other than for normal stoppages at the end of the day at weekends or holidays) unless **you** have given **us** prior notice in writing with the details of **contract works** completed and outstanding, **you** have received **you** agreement to continue this insurance and **you** have agreed to accept any terms imposed by **us**.

11) The following 'Section 1 – Your Property – Conditions that apply to this section only' has been deleted (page 29):

- ~~1. We will not pay more than £5,000, unless a higher amount is shown on **your** schedule, for any one loss in respect of loose **contract** materials and goods unless:~~
- ~~a) such loose **contract** materials and goods are stored within a building of **standard construction**, and~~
  - ~~b) the building is secured whenever left unattended, and~~
  - ~~c) the building is weatherproof~~

12) 'How much we will pay' under 'Section 2 – Your Contents – Conditions that apply to this section only' has been amended (page 31)

### End of 'Homeworks 07/2020 - What's changed?' Document.

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