

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

**For UK Commercial Building Works insurance policy wording reference: PWK/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 PWK/0519/PW, and the July 2020 policy wording, with a wording reference of PWK/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)
- 2) 'Financial Ombudsman Service' 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 or added as follows (page 17 & 18):

1. Any loss, damage or liability:

- where **contract works** cease for ~~90~~ **60** continuous days unless expressly agreed by **us** in writing.

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.~~

**13. 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.**

**14. 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 – The Property – Cover' has been amended (page 21 & 22)

8) The following cover under 'Section 1 – The Property – Special Extensions' has been amended as follows (page 28):

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> <p>a) more than <del>£10,000</del> <b>20% of the total sum insured</b> in any one <b>period of insurance</b>.</p> <p><b>b) costs incurred if the escape of water, oil or gas (including LPG) commenced before cover starts.</b></p>

9) The following new 'Special Extensions' have been added under 'Section 1 – The Property – Special Extensions' (page 28):

19. Replacement Locks

20. Illegal Depositing of Waste

10) The following exclusions under 'Section 1 – The Property – Exclusions' have been updated as follows (page 29):

### 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) 'How much we will pay' under 'Section 2 – The Contents – Conditions that apply to this section only' has been amended (page 32)

**End of 'Propertyworks 07/2020 - What's changed?' Document.**

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