

SCHOFIELDS
insurance



Holiday Home Insurance

Insurance Booklet





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Introduction

This insurance is underwritten by HCC Underwriting Agency Limited trading as Tokio Marine HCC, the Managing Agent of Lloyd's Syndicate 4141. HCC Underwriting Agency Limited is registered in England and Wales with company number 04632146 and registered office at The St Botolph Building, 138 Houndsditch, London EC3A 7BT. HCC Underwriting Agency Limited is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. Firm Reference Number 228121.

This insurance is arranged by Ripe Insurance Services Limited trading as Schofields which is registered in England and Wales. Ripe Insurance Services Limited is authorised and regulated by the Financial Conduct Authority (Firm Reference Number 313411).

This is to certify that the Insurer(s) in consideration of the premium specified on the **Schedule** agrees to indemnify the insured in respect of cover detailed within this policy.

In deciding to accept this insurance and in setting the terms, **We** have relied on the information **You** have given **Us**. **You** must take care when answering any questions **We** ask by ensuring that any information provided is accurate and complete.

Please contact **Your insurance intermediary**, Ripe Insurance Services Limited as soon as possible if this document is not correct or if **You** would like to ask any questions.

The **Holiday home** Insurance Policy wording, **Schedule** and any **Endorsements** are all part of this contract and should be read together to avoid misunderstanding. They show which sections of the policy are in force and contain details of the cover. All the documents should be read carefully, paying particular attention to the General Exclusions and General Conditions which apply to the whole policy.

This policy sets out all the circumstances in which an insured person can make a claim. It is not a maintenance contract and does not protect against every loss.

This insurance has been accepted under a binding authority from the Insurer(s) (number is shown in the **Schedule**), whereby underwriting authority has been granted to **Your insurance intermediary**, Ripe Insurance Services Limited.

The contract of insurance

Information You have given Us

In deciding to accept this insurance and in setting the terms and premium, **We** have relied on the information **You** have given **Us**. **You** must take care when answering any questions **We** ask by ensuring that all information provided is accurate and complete.

If **We** establish that **You** deliberately or recklessly provided **Us** with false or misleading information **We** will treat this insurance as if it never existed and decline all claims.

If **We** establish that **You** carelessly provided **Us** with false or misleading information it could adversely affect **Your** insurance and any claim. For example **We** may:

- treat this insurance as if it had never existed and refuse to pay all claims and return the premium paid. **We** will only do this if **We** provided **You** with insurance cover which **We** would not otherwise have offered; or
- amend the terms of **Your** insurance. **We** may apply these amended terms as if they were already in place if a claim has been adversely impacted by **Your** carelessness; or
- reduce the amount **We** pay on a claim in the proportion the premium **You** have paid bears to the premium **We** would have charged **You**; or
- cancel **Your** insurance in accordance with the cancellation terms as detailed within this policy document.

We or **Your insurance intermediary**, Ripe Insurance Services Limited, will write to **You** if **We**:

- intend to treat this insurance as if it never existed; or
- need to amend the terms of **Your** insurance; or
- require **You** to pay more for **Your** insurance.

Notifying Us of any changes or inaccuracies

You must notify **Your insurance intermediary**, Ripe Insurance Services Limited:

- without delay if **You** become aware that information **You** have given **Us** is inaccurate;
- within fourteen (14) days of **You** becoming aware about any changes in the information **You** have provided to **Us** which happens before or during the **Period of insurance**;
- at least fourteen (14) days before **You** start any conversions, extensions or other structural work to the **Buildings**.

When **We** are notified that information **You** previously provided is inaccurate, or of any changes to that information, or planned structural works, **We** will tell **You** if this affects **Your** insurance. For example, **We** may amend the terms of **Your** insurance or require **You** to pay more for **Your** insurance or cancel **Your** insurance in accordance with the cancellation terms as detailed within this document.

If **You** fail to notify **Us** that information **You** have provided is inaccurate, or **You** fail to notify **Us** of any changes, this insurance may become invalid and **We** may not pay **Your** claim, or any payment could be reduced.

The Contracts (Rights of Third Parties) Act 1999 Clarification Clause

A person who is not a party to this contract has no right under the Contracts (Rights of Third Parties) Act 1999 to enforce any term of this contract but this does not affect any right or remedy of a third party which exists or is available apart from that Act.

Law applicable to the Insurance

This contract is written in English and all communications about it will be in English. Unless **We** have agreed otherwise, this contract will be governed by the laws of England and Wales and will be subject to the exclusive jurisdiction of the courts of England and Wales.

Financial Services Compensation Scheme

We are covered by the Financial Services Compensation Scheme. **You** may be entitled to compensation from the Scheme if **We** are unable to meet **Our** obligations to **You** under this insurance.

If **You** were entitled to compensation under the Scheme, the level and extent of the compensation would depend on the nature of this insurance. Further Information about the Scheme is available from the Financial Services Compensation Scheme (PO Box 300, Mitcheldean, GL17 1DY) and on their website: www.fscs.org.uk. Telephone number – 0800 678 1100.

Tel: For callers from abroad: +44 (0) 20 7741 4100

Email: enquiries@fscs.org.uk

Who is my Insurer?

This insurance is underwritten by HCC Underwriting Agency Limited (HCCUA) trading as Tokio Marine HCC, the Managing Agent of Lloyd's Syndicate 4141. HCCUA is registered in England and Wales and is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. (Firm Reference Number 228121).

General Data Protection Regulation (GDPR)

This policy has been arranged by Schofield's Limited on behalf of HCC Underwriting Agency Limited (HCCUA) trading as Tokio Marine HCC, the Managing Agent of Lloyd's Syndicate 4141. HCCUA is registered in England and Wales and is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. (Firm Reference Number 228121).

For more information about how HCCUA use **Your** personal information please see **Our** full privacy notice(s), which is/are available online via www.tmhcc.com/en/legal/privacy-policy/ or in other formats on request.

If information is required as to how data is processed by **Your insurance intermediary**, Ripe Insurance Services Limited or as to the exercise of any rights under any data privacy laws, **You** should read the Data Protection Policy on its website at www.ripeinsurance.co.uk/privacy-policy/

or contact:

Data Protection, Ripe Insurance Services Limited, One Stockport Exchange, Railway Road, Stockport, United Kingdom, SK1 3SW

dataprotection@ripeinsurance.co.uk

Several Liability Notice

The subscribing Insurers' obligations under contracts of Insurance to which they subscribe are several and not joint and are limited solely to the extent of their individual subscriptions. The subscribing Insurers are not responsible for the subscription of any co-subscribing Insurer who for any reason does not satisfy all or part of its obligations.



Definitions

Wherever the following words appear in bold in this insurance, they will have the meanings shown below.

Accidental damage

Physical damage caused suddenly and accidentally, and not through wear and tear, breakdown or malfunction.

Bodily injury

Physical injury including accidental death, disease or illness.

Buildings

- The **Holiday home** and its decorations;
- fixtures and fittings attached to the **Holiday home**;
- domestic outbuildings, garages, domestic fixed fuel tanks (which includes, but is not limited to gas, LPG and oil tanks), fixed swimming pools, tennis courts, drives, patios and terraces, walls, gates and fences **You** own or for which **You** are legally responsible within the **Premises** named in the **Schedule**.

Contents

Household goods and personal property, within the **Holiday home**, which are **Your** property or which **You** are legally responsible for.

Contents also includes:

- radio and television aerials, satellite dishes, their fittings and masts which are attached to the **Holiday home**;
- property in the open but within the **Premises** subject to a £500 limit;
- silver and silver-plated articles up to £150 in total;
- television sets and video/DVD recorders.

Contents does not include:

- motor vehicles including motor bikes, quad bikes e-bikes, e-scooters or sit-on lawn mowers, caravans, trailers or watercraft and accessories;
- any living creature;
- any part of the **Buildings**;
- any property insured under any other insurance;
- cash, currency, bank notes, negotiable documents or coins, stamps, deeds, registered bonds and other personal documents, jewellery, furs, gold articles, works of art or **Valuables**;
- mobile phones, tablets or laptop computers;
- property of tenants;
- property not permanently kept at the **Premises**, including baggage and personal effects temporarily removed from the permanent dwelling house;
- growing plants/gardens, trees and items of a similar nature.

Cost of alternative accommodation

The cost incurred in providing alternative accommodation for the holidaymakers in the property at the time loss or damage occurs.

Endorsement

A change in the terms and conditions of this insurance.

Excess

The amount **You** have to pay towards each claim.

Heave

Upward movement of the ground beneath the **Buildings** as a result of the soil expanding.

Holiday home

The **Holiday home** of **Standard construction** and the garages and outbuildings used for domestic purposes at the **Premises** shown in the **Schedule**.

For the purposes of this insurance, a **Holiday home** is considered to be a second home which is used by **You** and/ or **Your** friends and family or is a residential property which is commercially let on a **Holiday home** rental basis.

Landslip

Downward movement of sloping ground.

Period of insurance

The length of time for which this insurance is in force, as shown in the **Schedule** and for which **You** have paid and **We** have accepted a premium or until cancelled.

Premises

The address which is named in the **Schedule**.

Schedule

The schedule is part of this insurance and contains details of **You**, the **Premises**, the sums insured, the **Period of insurance** and the sections of this insurance which apply.

Settlement

Downward movement as a result of the ground being compressed by the weight of the **Buildings** within ten years of construction.

Standard construction

Built of brick, stone or concrete and roofed with slates, tiles, asphalt or concrete.

Storm

A period of violent weather usually deemed to consist of :

- wind speeds with gusts of at least 48 knots (55 mph)* or;
- torrential rainfall at a rate of at least 25 mm per hour or;
- snow to a depth of at least one foot (30 cm) in 24 hours or;
- hail of such intensity that it causes damage to hard surfaces or breaks glass.

* Equivalent to Storm Force 10 on the Beaufort Scale

Subsidence

Downward movement of the ground beneath the **Buildings** other than by **Settlement**.

Unoccupied

Where the **Premises** has been unattended or has not been lived in for more than seven (7) consecutive days by **You**, paying guests or persons lawfully allowed to stay in the **Premises**.

Valuables

Valuables is defined as jewellery, watches, gold, precious metals, gemstones, furs, pictures and other works of art, stamp, coin and medal collections.

We/Us/Our

HCC Underwriting Agency Limited (HCCUA) trading as Tokio Marine HCC, the Managing Agent of Lloyd's Syndicate 4141.

You/Your

The person or persons named in the **Schedule** as the insured, or the directors or partners of the business named in the **Schedule**.

Your insurance intermediary

Ripe Insurance Services Limited, the insurance intermediary who placed this insurance on **Your** behalf.



General conditions applicable to the whole of this insurance

Each **Premises** included under this insurance is considered to be covered as if separately insured. These are the conditions of the insurance **You** will need to meet as **Your** part of the contract. If **You** do not, a claim may be rejected or payment could be reduced. In some circumstances **Your** policy might become invalid.

1. Your duties

- a) **You** must keep **Your Holiday home** in a good condition and state of repair, and take all reasonable care to prevent loss or damage, accident, **Bodily injury** or legal proceedings. If legal proceedings are under way, **You** must tell **Us** without delay and take all reasonable steps to reduce the costs of these proceedings.
- b) If the **Premises** is **Unoccupied** for more than seven (7) consecutive days it is a requirement that:
 - All forms of protection provided for the security of the **Holiday home**, including all locks and alarm systems, have been kept in good working order and are put into full and effective use whenever **You** or the occupants leave the **Premises** unattended.
 - The **Premises** is checked internally and externally at least once every thirty (30) days by **You** or a person(s) authorised by **You**. A record of these inspections must be kept;
 - Between 1st November to 31st March (both dates inclusive):
 - the water supplies are turned off at the main stopcock and all water and central heating systems are drained down; or
 - the central heating system is kept running 24 hours each day to maintain a constant minimum temperature of 50°F (10°C).

If **You** do not comply with the above requirements whilst the **Premises** is **Unoccupied**, and a claim happens as a result, under Section one: Buildings or Section two: Contents, **We** will not pay for any loss or damage caused by the following events:

- (4) Escape of water from fixed water tanks, apparatus or pipes.
- (6) Theft or attempted theft.
- (8) Any person taking part in a riot, violent disorder, strike, labour disturbance, civil commotion or acting maliciously.

2. Notice of change in circumstance

You must tell **Your insurance intermediary**, Ripe Insurance Services Limited as soon as possible about any changes in the information **You** have provided to **Us** which happens before or during any **Period of insurance**. **We** will tell **You** if such change affects **Your** insurance and, if so, whether the change will result in revised terms and/or premium being applied to **Your** policy. If **You** do not inform **Us** about a change, it may affect any claim **You** make or could result in **Your** insurance being invalid.

You must tell **Us** about the following if **You**:

- plan to carry out building works at the **Premises**;
- change how the **Holiday home** is used;
- are convicted or have a prosecution pending for any offence (other than motoring);
- leave the **Premises** permanently **Unoccupied**;
- place the **Premises** on the market to be sold;
- change **Your** postal address.

3. Cancellation clause

14 day cooling-off period

You may cancel the insurance by sending **Your insurance intermediary**, Ripe Insurance Services Limited, 5 The Courtyard, Calvin Street, Bolton, BL1 8PB, e-mail: holidayhomes@schofieldsinsurance.co.uk, written notice within fourteen (14) days of it starting or (if later) within fourteen (14) days of **You** receiving the insurance documents. **We** will return any premium **You** have paid providing **You** have not made a claim.

Cancellation after the 14 day cooling-off period

You may cancel this insurance after the first fourteen (14) days by giving **Your insurance intermediary** notice in writing. (Contact details as above). **We** will refund the part of **Your** premium which applies to the remaining **Period of insurance**. For example, if **You** have been covered for six (6) months, the deduction for the time **You** have been covered will be half the annual premium.

If **We** pay any claim, in whole or in part, then no refund of premium will be allowed.

If **You** pay **Your** premium by instalments and **You** wish to cancel this insurance, cover will be cancelled from the date of the cancellation request. Where a claim has been notified during the current **Period of insurance**, **You** must continue with the instalment payments throughout the remaining **Period of insurance**, or pay the remaining premium in full. If **You** fail to do so, **We** may deduct any outstanding amount from any claims settlement.

We may cancel the insurance by sending **You** thirty (30) days' notice to **Your** last known address. **We** will refund the part of **Your** premium which applies to the remaining **Period of insurance**, providing **You** have not made a claim. For example, if **You** have been covered for six (6) months, the deduction for the time **You** have been covered will be half the annual premium. **We** will only do this for a valid reason (examples of valid reasons are as follows):

- Where **We** have been unable to collect a premium payment. In this case, **We** will contact **You** in writing requesting payment within fourteen (14) days. If **We** do not receive payment by this date, **We** will write to **You** again notifying **You** that payment has not been received and giving **You** seven (7) days' notice of a final date for payment. This letter will also notify **You** that if payment is not received by this date, **Your** policy will be cancelled. If payment is not received by that date, **We** will cancel **Your** policy with immediate effect and notify **You** in writing that such cancellation has taken place.
- Where **You** are required in accordance with the terms of this policy to co-operate with **Us**, or send **Us** information or documentation, and **You** fail to do so in a way that materially affects **Our** ability to process a claim, or **Our** ability to defend **Our** interests. In this case, **We** may issue a cancellation letter and will cancel **Your** policy if **You** fail to co-operate with **Us** or provide the required information or documentation by the end of the cancellation notice period.
- Where **We** reasonably suspect fraud.
- Due to the use of threatening or abusive behaviour or language, or intimidation or bullying of staff or suppliers.

Notice will be considered to be duly received in the course of post if sent by pre-paid letter properly addressed.

General exclusions applicable to the whole of this insurance

1. Radioactive contamination and nuclear assemblies exclusion

We will not pay for any loss, damage, cost or expense directly or indirectly caused by, arising or resulting from nuclear reaction, nuclear explosion, nuclear radiation or radioactive contamination, however such reaction, explosion, radiation or contamination may have been caused.

2. War exclusion

We will not pay for any loss or damage or liability caused by, happening through or as a result of war, invasion, acts of foreign enemies, hostilities (whether war be declared or not), civil war, rebellion, revolution, insurrection, military or usurped power, or confiscation or nationalisation or requisition or destruction of or damage to property by or under the order of any Government or public or local authority.

3. Limited Cyber and Data exclusion

We will not pay for any:

(a) Cyber

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 (a)(i) and/or (a)(ii) above.

However, where:

- a fire or explosion occurs as a result of (a)(i) or (a)(ii) above;
- an escape of water occurs as a result of (a)(i) or (a)(ii) above; or
- a theft or attempted theft immediately follows (a)(i) or (a)(ii) above;

and that fire, explosion, escape of water, theft or attempted theft would otherwise be covered under this contract, **We** will still cover physical loss or damage resulting from that fire, explosion, escape of water, theft or attempted theft.

(b) Electronic Data

loss of or damage to any electronic data (for example files or images) wherever it is stored.

4. Sonic bangs

This insurance does not cover loss, destruction or damage, a result of pressure waves caused by aircraft and other aerial devices travelling at sonic or supersonic speeds.

5. Existing and/or deliberate loss or damage

We will not pay for loss or damage:

- occurring before or arising from an event before the beginning of the **Period of insurance**;
- caused deliberately by **You** or **Your** domestic staff employed under a contract of service.

6. Indirect loss or damage

We will not pay for any loss or damage that is not directly associated with the incident that caused **You** to claim, unless expressly stated in this insurance.

7. Loss of value

We will not pay for any reduction in value of the property insured following repair or replacement paid for under this insurance.

8. Wear and tear or anything that happens gradually

We will not pay for damage caused by wear and tear or anything that happens gradually (for example, damp formed over a period of time due to blocked or poorly maintained guttering, or the mechanical or electrical failure of a television).

9. Criminal activities

We will not pay for loss or damage resulting from criminal activities being carried out at the **Premises**.

10. Terrorism

We will not pay for:

1. loss or damage to any property, or any loss or expenses;
2. legal liability of any nature;
3. death or injury to any person;

caused by or in any way connected with or contributed to by or arising from:

- terrorism; and/or
- steps taken to prevent, suppress, control or reduce the consequences of any actual, attempted, threatened, suspected or perceived terrorism.

For the purposes of this exclusion "terrorism" means any act(s) of any person(s) or organisation(s) involving:

- the causing, occasioning or threatening of harm of any nature and by any means;
- putting the public or any section of the public in fear

in circumstances in which it is reasonable to conclude that the purpose(s) of the person(s) or organisation(s) concerned are wholly or partly of a political, religious, ideological or similar nature.

11. Pollution or Contamination

We will not pay for:

1. loss or destruction of or damage to any property, or any loss or expenses; or
2. legal liability of any nature, or death or injury to any person

caused by or contributed to by or arising from pollution or contamination of air, water or soil, unless the pollution or contamination is directly caused by an event which is sudden, identifiable, unintended and unexpected. The whole event must happen at a specific time and place during the **Period of insurance**.

12. Storage heater clause

Where the **Premises** is heated by storage heaters, from 1st November to 31st March (both dates inclusive), and the **Holiday home** has been **Unoccupied** for 48 consecutive hours, **We** will not pay for loss or damage caused by escape of water from fixed water tanks, apparatus or pipes unless the water has been turned off at the stopcock within the **Holiday home**.

13. Sanction Limitation and Exclusion Clause

No (re)insurer shall be deemed to provide cover and no (re)insurer shall be liable to pay any claim or provide any benefit hereunder to the extent that the provision of such cover, payment of such claim or provision of such benefit would expose that (re)insurer to any sanction, prohibition or restriction under United Nations resolutions or the trade or economic sanctions, laws or regulations of the European Union, United Kingdom or United States of America. LMA3100 15 September 2010.

14. Infectious or Contagious Disease Exclusion

This Insurance does not cover any loss, damage, liability, cost or expense, in any way caused by or resulting from:

- a) infectious or contagious disease;
- b) any fear or threat of a) above; or
- c) any action taken to minimise or prevent the impact of a) above.

Infectious or contagious disease means any disease capable of being transmitted from an infected person, animal or species to another person, animal or species by any means.

How to make a claim

To make a claim, please contact:

Tokio Marine HCC Claims Department

Telephone: 08081 756291

Email: schofieldclaims@tmhcc.com

Claims in writing should be directed to:

Tokio Marine HCC Claims Department

Unit 7, Bocam Park

Old Field Road

Pencoed

Bridgend

CF35 5LJ

Tokio Marine HCC Claims Department handle claims on **Our** behalf. Professional staff are available to assist **You** whether **You** need a claim form, advice on emergency repairs or any other aspect of **Your** claim.

Alternatively, if **You** prefer, please contact **Your insurance intermediary**, Ripe Insurance Services Limited.

To enable **Your** claim to be dealt with quickly **We** will require **You** to provide **Us** with assistance and evidence that **We** require concerning the cause and value of any claim. Ideally, as part of the initial notification, **You** will provide:

- **Your** name, address, and telephone numbers.
- Policy / Certificate number.
- The date of the incident.
- Police details / Crime Reference number where applicable.
- The cause of the loss or damage.
- Details of the loss or damage together with claim value if known.
- Names and addresses of any other parties involved or responsible for the incident (including details of injuries) and addresses of any witnesses.

Claims conditions applicable to the whole of this insurance

Your duties

In the event of a claim or possible claim under this insurance:

- To help prove **Your** claim **We** may require **You** to provide original purchase receipts, invoices, bank or credit card statements, instruction booklets, photographs, utility bills, pre-purchase surveys or plans and deeds of **Your** property. To help assist in dealing with **Your** claim **We** may require **You** to obtain estimates for the replacement or repair of damaged property. **We** will only ask for information relevant to **Your** claim.
- Tell the Police as soon as possible if **You** have suffered a theft, attempted theft or malicious damage or vandalism, and obtain an incident number.
- **You** must without delay forward to Tokio Marine HCC Claims Department, if a claim for liability is made against **You**, any letter, claim, writ, summons or other legal document **You** receive.
- **You** must not admit liability or offer or agree to settle any claim without **Our** written permission.
- **You** must take all reasonable care to limit any loss, damage or injury.
- **You** must provide **Us** with reasonable evidence of value or age (or both) for all items involved in a claim.
- **You** must not abandon any property to **Us** without **Our** written consent.

If **You** fail to comply with any of the above duties, this insurance may become invalid.

How we deal with your claim

1. Defence of claims

We may:

- take full responsibility for conducting, defending or settling any claim in **Your** name;
- take any action **We** consider necessary to enforce **Your** rights or **Our** rights under this insurance.

2. Fraudulent claims

2.1 If **You** make a fraudulent claim under this insurance contract, **We**:

- Are not liable to pay the claim; and
- May recover from **You** any sums paid by **Us** to **You** in respect of the claim; and
- May by notice to **You** treat the contract as having been terminated with effect from the time of the fraudulent act.

2.2 If **We** exercise **Our** right under clause 2.1(c) above:

- We** will not be liable to **You** in respect of a relevant event occurring after the time of the fraudulent act. A relevant event is whatever gives rise to **Our** liability under the insurance contract (such as the occurrence of a loss, the making of a claim, or the notification of a potential claim); and,
- We** need not return any of the premiums paid.

3. Other insurance

There will be no liability under this insurance in respect of any claim where **You** are entitled to indemnity under any other insurance EXCEPT in respect of any **Excess** beyond the amount which would have been covered under such other insurance had this insurance not been effected and subject to being limited to the sums insured on the policy.

Section one: Buildings

The following only applies if the **Schedule** shows that it is included.

The **Buildings** are covered against loss or damage occurring during the **Period of insurance** caused by:

What is covered:	What is not covered:
1. Fire, lightning, explosion.	a) The first £250 of every claim. b) Loss or damage caused by the usage of Electric Vehicle Charging Point(s) or the charging of electrical vehicles, unless the Electric Vehicle Charging Point has been fitted by an approved installer and is maintained and inspected in line with manufacturer requirements and specifications.
2. Aircraft and other flying devices or articles dropped from them.	The first £250 of every claim.
3. Storm , flood or weight of snow.	a) Loss or damage caused by Subsidence, Landslip or Heave other than what is covered under Insured event 9 of this section. b) Loss or damage to domestic outbuildings and garages which are not of Standard construction, domestic fixed fuel tanks in the open, swimming pools, tennis courts, drives, patios and terraces, gates and fences. c) The first £500 of every claim.
4. Escape of water from fixed water tanks, apparatus or pipes.	a) Loss or damage whilst the Buildings are not furnished enough to be normally lived in. b) Loss or damage to domestic outbuildings and garages of which are not of Standard construction. c) Loss or damage caused by Subsidence, Heave or Landslip (other than what is covered under Insured event 9 of this section), faulty workmanship, chemicals or a chemical reaction, or the escape of water from guttering, rainwater downpipes, roof valleys and gullies. d) Loss or damage if the Premises is Unoccupied, unless the Premises is checked internally and externally at least once every thirty (30) days by You or person(s) authorised by You. A record of these inspections must be kept. e) Between 1st November to 31st March (both dates inclusive), We will not pay for any loss or damage whilst the Holiday home is Unoccupied, unless: – the water supplies are turned off at the main stopcock and all water and central heating systems are drained down; or – the central heating system is kept running 24 hours each day to maintain a constant minimum temperature of 50°F (10°C). f) Loss or damage caused by failure or lack of sealant and/or grout.



What is covered:	What is not covered:
	g) Loss or damage: – to fixed swimming pools, fixed hot tubs, fixed jacuzzis and fixed spas; – to the installation itself; or – if the installation is outdoors or in an outbuilding, unless the installation is connected to a domestic heating boiler protected by a frost-stat device. h) The first £500 of every claim.
5. Escape of oil from a fixed domestic oil-fired heating installation and smoke damage caused by a fault in any domestic fixed heating installation.	a) Loss or damage caused by faulty workmanship. b) Loss or damage whilst the Buildings are not furnished enough to be normally lived in. c) The first £500 of every claim.
6. Theft or attempted theft.	a) Loss or damage whilst the Buildings are not furnished enough to be normally lived in. b) Loss or damage unless the loss or damage is caused by violent and forcible entry. c) Loss or damage if the Premises is Unoccupied, unless: – all forms of protection provided for the security of the Holiday home, are put into full and effective use whenever You or the occupants leave the Premises unattended; – The Premises is checked internally and externally at least once every thirty (30) days by You or a person(s) authorised by You. A record of these inspections must be kept; d) The first £250 of every claim.
7. Collision by any vehicle or animal.	The first £250 of every claim.
8. Any person taking part in a riot, violent disorder, strike, labour disturbance, civil commotion or acting maliciously.	a) Loss or damage while the Buildings are not furnished enough to be normally lived in. b) Loss or damage caused by guests or any one lawfully in the Premises. c) Loss or damage if the Premises is Unoccupied, unless: – all forms of protection provided for the security of the Holiday home, are put into full and effective use whenever You or the occupants leave the Premises unattended; – The Premises is checked internally and externally at least once every thirty (30) days by You or a person(s) authorised by You. A record of these inspections must be kept; d) The first £250 of every claim.



What is covered:	What is not covered:
9. Subsidence or Heave of the site upon which the Buildings stand or Landslip .	a) Loss or damage to domestic fixed fuel tanks, swimming pools, tennis courts, drives, patios and terraces, walls, gates and fences unless the private dwelling is also affected at the same time by the same event. b) Loss or damage to solid floors unless the walls of the private dwelling are damaged at the same time by the same event. c) Loss or damage arising from faulty design, specification, workmanship or materials. d) Loss or damage which compensation has been provided for or would have been but for the existence of this insurance under any contract or a guarantee or by law. e) Loss or damage caused by coastal or river erosion. f) Loss or damage whilst the Buildings are undergoing any structural repairs, alterations or extensions. g) Loss or damage caused by normal Settlement and/ or general deterioration of the Buildings. h) The first £1,000 of every claim.
10. Breakage or collapse of fixed radio and television aerials, fixed satellite dishes and their fittings and masts.	a) Loss or damage to the radio and television aerials, or satellite dishes themselves or their fittings and masts. b) The first £250 of every claim.
11. Falling trees, telegraph poles or lamp-posts.	a) Loss or damage caused by trees being cut down or cut back within the Premises. b) The first £250 of every claim.
12. Earthquake.	a) Loss or damage to swimming pools, tennis courts, drives, patios, terraces, gates, fences. b) The first £250 of every claim.



Extra benefits included with buildings:

What is covered:	What is not covered:
A. The cost of repairing Accidental damage to: - domestic fuel pipes; - underground water supply pipes; - underground sewers, drains and septic tanks; - underground gas pipes; - underground cables which You are legally liable for.	a) The cost of clearing blocked sewer pipes, drains, soakaways, underground pipes or tanks. b) Damage caused by Subsidence or Heave of the land, or Landslip. c) Loss or damage caused to pitch fibre pipes as a result of pressure from weight of soil or other covering material. d) Delamination (separation of the layers) of pitch fibre pipes. e) The first £250 of every claim.
B. Expenses You have to pay and which We have agreed in writing for: - architects', surveyors', consulting engineers' and legal fees; - the cost of removing debris and making safe the Buildings; - costs You have to pay in order to comply with any Government or local authority requirements following loss or damage to the Buildings which is covered under this section.	a) Any expenses incurred for preparing a claim or an estimate of loss or damage. b) Any costs if Government or local authority requirements have been served on You before the loss or damage.
C. The cost of finding the source of an escape of water or oil from any fixed water tanks, apparatus or pipes following loss or damage to the Buildings which is covered under Section one.	More than £1,000 in any one Period of insurance.
D. Expenses You have to pay in respect of Fire Brigade charges for which You are liable to pay following attendance by the Fire Brigade at the Premises shown in the Schedule, following loss or damage to the Buildings which is covered under this section.	More than £1,000 in any one Period of insurance. If You claim for such loss under Section one: Buildings and Section two: Contents, We will not pay more than £1,000 in total.
E. Increased domestic metered water charges You have to pay following an escape of water which gives rise to an admitted claim under Insured event 4 of this section.	More than £1,000 in any one Period of insurance. If You claim for such loss under Section one: Buildings and Section two: Contents, We will not pay more than £1,000 in total.

Accidental damage to the buildings

The following applies only if the **Schedule** shows that **Accidental damage** to the **Buildings** is included.

What is covered:	What is not covered:
Accidental damage to the Buildings	a) Damage or any proportion of damage specifically excluded under this policy. b) Damage caused while the Holiday home is Unoccupied. c) For the Buildings moving, settling, shrinking, collapsing or cracking. d) Damage while the Holiday home is being altered or extended. e) Damage to outbuildings and garages which are not of Standard construction. f) For the cost of general maintenance. g) Damage caused by infestation, corrosion, damp, wet or dry rot, mould or frost. h) Damage caused by faulty or unsuitable materials or design or poor workmanship. i) Damage from mechanical or electrical faults or breakdown. j) Damage caused by chewing, scratching, tearing or fouling by domestic animals. k) Damage caused by dryness, dampness, extremes of temperature or exposure to light. l) Damage to swimming pools, tennis courts, drives, patios and terraces, walls, gates, fences and fuel tanks. m) Damage caused by or contributed to or arising from any kind of pollution and/or contamination. n) The first £250 of every claim.

Basis of claims settlement

We will decide whether to pay the cost of repairing or replacing the part of **Your Buildings** damaged or destroyed or make a payment in respect of the damaged parts if:

- the sum insured is enough to rebuild **Your Buildings**;
- the repair or rebuilding is carried out as soon as possible after **We** give **Our** approval (other than emergency repairs, which should be carried out without delay); and
- Your Buildings** are in a good state of repair.

If the loss or damage to **Your Buildings** is not repaired or replaced as **We** have explained above, **We** will then decide to pay either:

- the cost of repairing or replacing the damage, less a deduction for wear and tear; or
- the difference between the market value of the **Premises** immediately before the damage and its value after the damage.

We will not pay the cost of replacing any undamaged or unbroken item or parts of items forming part of a pair, set, suite or collection of the same type, colour or design if the damage happens to one particular area or to a specific part and replacements cannot be matched.

If **We** have discounted the premium for this section because **You** have not made any claims, **We** may reduce or remove the discount if **You** make a claim.

Sum insured

The most **We** will pay under Section one: Buildings is the sum insured for **Buildings** shown on the **Schedule** and adjusted in line with index linking. This includes the extra expenses and fees listed under Additional cover B in Section one: Buildings.

Under-insurance

If **You** are under-insured, which means the cost of rebuilding the **Buildings** at the time of loss or damage is more than **Your** sum insured for the **Buildings**, then **We** will only pay a proportion of the claim. For example, if **Your** sum insured only covers one half of the cost of rebuilding the **Buildings**, **We** will only pay one half of the cost of repair or replacement.

In respect of each **Premises** separately insured, **Our** liability for any loss or damage will not exceed the respective sum insured specified in the **Schedule**.



Section two: Contents

The following only applies if the **Schedule** shows that it is included.

The **Contents** are covered against loss or damage occurring during the **Period of insurance** caused by:

What is covered:	What is not covered:
1. Fire, lightning, explosion.	a) The first £250 of every claim. b) Loss or damage caused by the usage of Electric Vehicle Charging Point(s) or the charging of electrical vehicles, unless the Electric Vehicle Charging Point has been fitted by an approved installer and is maintained and inspected in line with manufacturer requirements and specifications.
2. Aircraft and other flying devices or articles dropped from them.	The first £250 of every claim.
3. Storm , flood or weight of snow.	a) Loss or damage caused by Subsidence, Landslip or Heave other than what is covered under Insured event 9 of this section. b) The Contents of domestic outbuildings and garages which are not of Standard construction. c) Property in the open. d) The first £500 of every claim.
4. Escape of water from fixed water tanks, apparatus or pipes.	a) Loss or damage whilst the Buildings are not furnished enough to be normally lived in. b) Frost damage to water tanks, apparatus or pipes. c) Loss or damage caused by faulty workmanship, chemicals or a chemical reaction, or the escape of water from guttering, rainwater downpipes, roof valleys and gullies. d) Loss or damage if the Premises are Unoccupied, unless the Premises are checked internally and externally at least once every thirty (30) days by You or person(s) authorised by You. A record of these inspections must be kept. e) Between 1st November to 31st March (both dates inclusive), We will not pay for any loss or damage whilst the Holiday home is Unoccupied, unless: – the water supplies are turned off at the main stopcock and all water and central heating systems are drained down; or – the central heating system is kept running 24 hours each day to maintain a constant minimum temperature of 50°F (10°C). f) Loss or damage caused by the failure of, or lack of, grout and/or sealant. g) The first £500 of every claim.



What is covered:	What is not covered:
5. Escape of oil from a domestic fixed fuel oil-fired heating installation and smoke damage caused by a fault in any domestic fixed heating installation.	a) Loss or damage caused by faulty workmanship. b) The first £500 of every claim.
6. Theft or attempted theft.	a) Loss or damage whilst the Buildings are not furnished enough to be normally lived in. b) More than £1,000 in any Period of insurance from detached domestic outbuildings or garages. c) Loss or damage unless the loss or damage is caused by violent and forcible entry. d) Loss or damage if the Premises is Unoccupied, unless: - all forms of protection provided for the security of the Holiday home, are put into full and effective use whenever You or the occupants leave the Premises unattended; - the Premises is checked internally and externally at least once every thirty (30) days by You or person(s) authorised by You. A record of these inspections must be kept. e) The first £250 of every claim.
7. Collision by any vehicle or animal. 8. Any person taking part in a riot, violent disorder, strike, labour disturbance, civil commotion or acting maliciously.	The first £250 of every claim. a) Loss or damage caused by guests or any one lawfully in the Premises. b) Loss or damage if the Premises are Unoccupied, unless: - all forms of protection provided for the security of the Holiday home, are put into full and effective use whenever You or the occupants leave the Premises unattended; - The Premises is checked internally and externally at least once every thirty (30) days by You or person(s) authorised by You. A record of these inspections must be kept; c) The first £250 of every claim.
9. Subsidence or Heave of the site upon which the Buildings stand or Landslip.	a) Loss or damage following damage to solid floors unless the walls of the private dwelling are damaged at the same time by the same event. b) Loss or damage arising from faulty design, specification, workmanship or materials. c) Loss or damage which but for the existence of this insurance would be covered under any contract or a guarantee or by law. d) Loss or damage whilst the Buildings are undergoing any structural repairs, alterations or extensions.



What is covered:	What is not covered:
	e) Loss or damage by coastal or river erosion. f) The first £1,000 of every claim.
10. Falling trees, telegraph poles or lamp-posts.	a) Loss or damage caused by trees being cut down or cut back within the Premises. b) The first £250 of every claim.
11. Earthquake.	The first £250 of every claim.

Accidental damage to contents

The following only applies if the **Schedule** shows that **Accidental damage** to **Contents** is included.

What is covered:	What is not covered:
Accidental damage to the Contents within the Buildings of the dwelling situated within the Premises named in the Schedule.	a) Damage or any proportion of damage specifically excluded under this policy. b) Damage caused while the Holiday home is Unoccupied. c) Damage or deterioration of any article caused by the actual process of dyeing, cleaning, repair, renovation or whilst being worked upon. d) Any amount in excess of £1,000 in all in respect of porcelain, china, glass or other articles of a brittle nature. e) Cash, currency, bank notes, negotiable documents, coins, stamps and credit cards. f) Damage to contact, corneal or micro-corneal lenses. g) Wear and tear or gradual deterioration, moth, vermin, infestation, corrosion, damp, wet or dry rot, mould or frost. h) Damage arising out of malfunction or mechanical or electrical breakdown. i) Damage caused by chewing, scratching, tearing or fouling by domestic animals. j) Damage arising out of climatic or atmospheric conditions. k) Any loss or damage caused by or contributed to, by or arising from any kind of pollution and/or contamination. l) The first £250 of every claim.

Basis of claims settlement

We will decide whether to pay the cost of repairing an item or replacing it with a new item (in the same form and style) if it is lost or damaged beyond repair, except for household linen and pedal cycles where **We** will take off an amount for wear and tear. If **We** can repair or replace an item but **We** agree to **Your** request to a cash settlement **We** will not pay more than it would cost **Us** to repair or replace the item through **Our** network of suppliers.

We will not pay the cost of replacing any undamaged or unbroken item or parts of items forming part of a pair, set, suite or collection of the same type, colour or design if the damage happens to one particular area or to a specific part and replacements cannot be matched. If **We** have discounted the premium for this section because **You** have not made any claims, **We** may reduce or remove the discount if **You** make a claim.

Limit of insurance

Your Contents must be insured for the full cost of replacement as new.

We will not pay any more than the sum insured for the **Contents** of each **Premises** shown in the **Schedule**.

Under-insurance

If **You** are under-insured, which means the cost of replacing or repairing the **Contents** at the time of the loss or damage is more than **Your** sum insured for the **Contents**, then **We** will only pay a proportion of the claim. For example, if **Your** sum insured only covers one half of the cost of replacing or repairing the **Contents**, **We** will only pay one half of the cost of repair or replacement.



Section three: Accidents to domestic staff

The following only applies if the **Schedule** shows that it is included.

What is covered:	What is not covered:
We will pay for Your legal liability for amounts You become legally liable to pay, including costs and expenses incurred by You which We have agreed in writing, to pay compensation for accidental Bodily injury to domestic staff employed by You under a contract of service at the Premises during the Period of insurance.	a) Bodily injury arising from or in any way connected with: - the use of any vehicle outside the Premises; - any vehicle used for racing, pacemaking or speed testing; - any communicable disease or condition. b) Bodily injury whilst in Canada or the United States of America after the total period of stay has exceeded thirty (30) days in the Period of insurance. c) Bodily injury to independent contractors, their employees and members of Your family or household. d) Bodily injury arising from any wilful or malicious act.

Limit of insurance

The limit of liability in respect of all claims under this section WILL NOT EXCEED £5,000,000 FOR ANY ONE ACCIDENT or series of accidents arising out of any one event, plus the costs and expenses incurred by **You** which **We** have agreed in writing.



Section four: Legal liability to the public

The following only applies if the **Schedule** shows that it is included.

What is covered:	What is not covered:
We will pay for Your legal liability as owner or occupier up to the amounts insured stated in the Schedule for any amounts You become legally liable to pay as damages for: • Bodily injury; • damage to property caused by an accident happening in or around the Premises during the Period of insurance.	We will not pay for Your legal liability arising: - for Bodily injury to You, any other permanent member of Your family or Your domestic staff; - other than as owner or occupier of the Premises; - from any agreement or contract unless You would have been legally liable anyway; - from criminal acts; - as a result of an assault, alleged assault or a deliberate or malicious act; - from owning or occupying any land or Buildings, other than the Premises; - where You are entitled to cover from another source; - from any profession, trade or business, other than operation of the Premises as a let Holiday home or a self-catering Holiday home; - from paragliding or parascending; - from any communicable disease or condition; - from You, Your domestic staff or Your tenant(s) owning or using any: - power-operated lift - electrically-, mechanically- or power-assisted vehicles (including children's motorcycles motor cars, e-bikes or e-scooters) or horse-drawn vehicles (other than domestic garden equipment not licensed for road use) - aircraft (including drones), hang-gliders, hovercraft, land- or sand-yachts, parakarts, jet skis or watercraft (other than rowing boats or canoes); - from You, Your domestic staff or Your tenant(s) owning or using any: - caravans or trailers - animals other than Your pets - animals of a dangerous species and livestock as defined in the Animals Act 1971* (other than horses used for private hacking) or - dogs listed under the Dangerous Dogs Act 1991* or the Dangerous Dogs (Northern Ireland) Order 1991, or any amending legislation. We will not pay for Your legal liability arising: - from You, Your domestic staff or Your tenant(s) owning or using any: - Electric Vehicle Charging Point(s) or the charging of electrical vehicles, unless the Electric Vehicle Charging Point has been fitted by an approved installer and is maintained and inspected in line with manufacturer requirements and specifications; - Electric Vehicle Charging Point(s) or the charging of electrical vehicles, unless this function is undertaken within the boundary of the Premises and the charging cable does not run over any pavements, highways or land owned by a third party. - in respect of any kind of pollution and/or contamination other than: - caused by a sudden, identified, unexpected and unforeseen accident which happens in its entirety at a specific moment of time during the period of insurance at the Premises named in the Schedule; and



What is covered:	What is not covered:
	- reported to Us not later than 30 days from the end of the Period of insurance; in which case all such pollution and/or contamination arising out of such accident shall be deemed to have happened at the time of such accident. We will not pay for Your legal liability arising from the following: • Liquidated damages Damages where the amount to be paid for failing to keep to the terms of a contract has been agreed by the people involved in the contract, at the time the contract was made. • Punitive or exemplary damages Damages that punish the person they are awarded against, as well as compensate the person they are awarded to. • Aggravated damages Damages that are awarded when a person's behaviour or the circumstances of a case increase the injury to the other person because they are humiliated, distressed or embarrassed. • Multiplying compensatory damages In some areas of the world, the amount of money awarded as compensation is multiplied as a punishment.

*Animals Act 1971

People who keep animals whether dangerous or non-dangerous are under a duty of care to prevent harm to other people by their animals. The Animals Act 1971 makes provision with respect to civil liability for damage done by animals and provides a distinction between dangerous and non-dangerous species. For further guidance please see the Office of Public Sector Information website (www.opsi.gov.uk) or contact the Citizens Advice Bureau.

*Dangerous Dogs Act 1991

The Dangerous Dogs Act 1991 imposes certain requirements on specific types of dog. It also places requirements in relation to dogs which are, as described by the Act, dangerously out of control. For further guidance please see the Office of Public Sector Information website (www.opsi.gov.uk) or contact the Citizens Advice Bureau..

Limit of insurance

The limit of liability in respect of all claims under this section WILL NOT EXCEED £5,000,000 FOR ANY ONE ACCIDENT or series of accidents arising out of any one event, plus the costs and expenses incurred which **We** have agreed in writing.

Section five: Loss of use and denial of access

The following only applies if the **Schedule** shows that it is included.

What is covered:	What is not covered:
This insurance is extended to pay up to the amount stated in the Schedule any one occurrence for the loss of rentals pre-booked in advance or the Cost of alternative accommodation resulting from: a) damage to the Premises or Contents by any of the insured events covered by Section one: Buildings or Section two: Contents; b) access to the Buildings or that part of the Premises owned and insured by You being made impossible by virtue of any of the insured events covered by Section one: Buildings or Section two: Contents; c) oil or chemical pollution within 10km of the Premises.	• Rental income which is not pre-booked and pre-paid or cannot be substantiated by way of a rental agreement or booking confirmation at the time loss or damage occurs. • More than £1,000 (unless stated otherwise in Your Schedule).

Limit of insurance

Unless stated otherwise in **Your Schedule**, the limit of liability in respect of all claims under this section will not exceed £1,000..



Section six: Lost, stolen or duplicated keys

The following only applies if the **Schedule** shows that it is included.

What is covered:	What is not covered:
Costs You have to pay for replacing locks to safes, alarms and outside doors in the Holiday home following theft of Your keys.	More than £500 in any Period of insurance .

Limit of insurance

More than £500 in any **Period of insurance**.

Complaints

Our aim is to ensure that all aspects of **Your** insurance are dealt with promptly, efficiently and fairly. At all times, **We** are committed to providing **You** with the highest standard of service.

In the event that **You** wish to make a complaint, **You** can do so by referring the matter as follows:

Subject Matter	Contact
A claim	Please contact Tokio Marine HCC Claims Department Email: schofieldclaims@tmhcc.com Telephone: 08081 756291 Post: Tokio Marine HCC Claims Department, Unit 7, Bocam Park, Old Field Road, Pencoed, Bridgend CF35 5LJ
All other matters	Please contact Ripe Insurance Services Limited Email: complaints@ripeinsurance.co.uk Telephone: 0344 274 3721 Post: Ripe Insurance Services Limited, One Stockport Exchange, Railway Road, Stockport, SK1 3SW
Complaints	Alternatively, please contact your insurers' complaints team directly Email: tmhcccomplaints@tmhcc.com Telephone: +44(0)20 7702 4700 Post: Regional Head of Compliance – UK & Europe, Tokio Marine HCC, The St Botolph Building, 138 Houndsditch, London EC3A 7BT

Alternatively, at any time **You** can refer the matter to Lloyd's. Contact details as follows:

Complaints
Lloyd's
One Lime Street
London
EC3M 7HA

Tel No: 020 7327 5693

Fax No: 020 7327 5225

e-mail: complaints@lloyds.com

Website: www.lloyds.com/complaints

Details of Lloyd's complaints procedures are set out in a leaflet "**Your** Complaint - How **We** Can Help" available at www.lloyds.com/complaints and are also available from the above address.

If **You** remain dissatisfied with the outcome of **Your** complaint, **You** may have the right to refer **Your** complaint to an alternative dispute resolution service.

If **You** live in the United Kingdom or the Isle of Man, the contact information is:
The Financial Ombudsman Service, Exchange Tower, London E14 9SR.

Tel No: 0800 023 4567 (calls to this number are free from "fixed lines" in the UK) or 0300 123 9123 (calls to this number are charged at the same rate as 01 and 02 numbers on mobile phone tariffs in the UK).

Email complaint.info@financial-ombudsman.org.uk.

Website: www.financial-ombudsman.org.uk

If **You** live in the Channel Islands, the contact information is:
Channel Islands Financial Ombudsman, PO Box 114, Jersey, Channel Islands JE4 9QG.

Tel No: Jersey +44 (0)1534 748610;

Tel No: Guernsey +44 (0)1481 722218;

Tel No: International +44 1534 748610.

Fax No: +44 1534 747629.

Email: enquiries@ci-fo.org.

Website: www.ci-fo.org

Making a complaint does not affect **Your** right to take legal action.

Endorsements

Important Information

Please note: The following pages contain a generic list of **Endorsement(s)** We MAY apply to the **Holiday home** insurance in certain circumstances.

However, the following list of **Endorsement(s)**, DO NOT apply to **Your Holiday home** insurance policy unless the specific **Endorsement** number and title appear on **Your** separate quotation **Schedule**, policy **Schedule** or renewal document under the title "Policy Endorsements".

A quotation **Schedule**, policy **Schedule** or renewal document is a separate document, attachment or page which is part of this **Holiday home** insurance policy and contains details of **You**, the **Premises**, the sums insured, the **Period of insurance** and the sections of this insurance which apply.

Endorsements

The following clauses apply only if they are mentioned in **Your Schedule**.

SC02 Chimney Warranty

All chimneys to solid fuel stoves, boilers and open fires must be kept in a good state of repair and be professionally cleaned once a year before October.

If **You** do not meet this condition, and a claim happens as a result, **We** will not be able to pay **Your** claim unless **You** can prove that **Your** breach in no way could have increased the risk of the loss or damage.

SC03 Fire Extinguisher Condition

At least two fire extinguishers must be installed in the private living accommodation, one of which must be situated in the kitchen.

If **You** do not meet this condition, and a claim happens as a result, **We** will not be able to pay **Your** claim unless **You** can prove that **Your** breach in no way could have increased the risk of the loss or damage.

SC04 Non-standard Construction Clause

It is noted that the **Premises** is of non-**Standard construction**, the details of which are shown on the Statement of Fact

SC05 Flood Exclusion

Under Section one: Buildings or Section two: Contents, Insured event 3 (**Storm**, flood or weight of snow), What is NOT covered, the following is added:

- a) Loss or damage caused by flood.
- b) Loss or damage caused by ground level inundation or invasion of water following **Storm**, torrential rain or downpour.

SC06 Subsidence, Heave or Landslip Exclusion Clause

Insured event 9 (**Subsidence** or **Heave** of the site upon which the **Buildings** stand or **Landslip**) in Section one: Buildings and Section two: Contents is deleted.

SC11 Tree Maintenance Clause

We will not pay for loss or damage under Section one: Buildings caused by **Subsidence** or **Heave** of the site on which **Your Buildings** stand, or **Landslip** unless the declared tree(s) is/are regularly pruned at least once every three years to maintain the declared height(s) and canopy.

SC12 Protections Clause

It is **Your** duty to ensure that all protections provided for the security of the **Holiday home** and **Contents**:

- are maintained in good working order, and
- are in full and effective operation whenever **You** are absent from the **Premises**.

If **You** fail to comply with the above duties, this insurance will become invalid in respect of loss or damage resulting from unauthorised entry.

SC18 Floodcheck Device Clause

Cover excludes loss or damage caused by escape of water from fixed water tanks, apparatus or pipes unless a pre-agreed and approved Floodcheck device has been fitted and is fully operational.

SC21 Bells Only Alarm Warranty

We will not provide any cover for loss or damage arising out of theft or attempted theft unless the following conditions are complied with:

- the burglar alarm installed at **Your** home or **Holiday home** must be maintained in an efficient condition;
- the burglar alarm must be put into operation whenever **Your** home or **Holiday home** is left unattended.

SC22 Restriction of Cover

Cover under Section one: Buildings and Section two: Contents is limited to fire, lightning, explosion, earthquake and aircraft (and other flying devices or articles dropped from them) only.

An **Excess** of £1,000 will also apply.

SC23 Central Station Monitored Alarm Warranty

We will not provide any cover for loss or damage arising out of theft or attempted theft unless the following conditions are complied with:

- the burglar alarm installed at **Your** home or **Holiday home** must be maintained in an efficient condition;
- the burglar alarm must be put into operation whenever **Your** home or **Holiday home** is left unattended;
- **You** must notify **Us**, via **Your insurance intermediary**, without delay if written notice is received from the alarm receiving station warning of withdrawal of their response to calls from the alarm.

SC25 Fixed Hot Tubs, Jacuzzis and Spas

The definition of **Buildings** is extended to include fixed hot tubs, fixed jacuzzis and fixed spas.

We will not pay for any loss or damage caused by:

- escape of water:
 - to the installation itself or
 - if the installation is outdoors or in an outbuilding, unless the installation is connected to a domestic heating boiler protected by a frost-stat device;
- **Subsidence** or **Heave** of the site on which **Your Buildings** stand, or **Landslip** unless the private living accommodation is damaged at the same time and by the same cause;
- **Accidental damage**.

We will not pay for any loss, damage or liability arising from the ownership or usage of the hot tub, unless the hot tub is used, maintained and serviced in accordance with the manufacturer's instructions.

For further guidance on how to comply with **Your** legal duties, please see attached link: <https://www.hse.gov.uk/legionnaires/spa-pools.htm>

SC26 Not Connected To Mains Water

It is noted and agreed that the property is not connected to mains water.

SC27 Key Safe Warranty

Section one: Buildings or Section two: Contents, Insured event 6. Theft or attempted theft, under What is NOT covered, the following is added:

- Loss or damage if the key is left in the key safe for more than twenty-four (24) hours.

SC28 Loss of Use and Denial of Access Flood Exclusion

The policy excludes all cover in respect of Section five: Loss of use and denial of access cover following flood.



SC29 Dwelling Only Restriction

The policy definition of **Buildings** and **Holiday home** are deleted and replaced with the following:-

This definition includes:	This definition does not include
Buildings - The Holiday home and its decorations; - Fixtures and fittings attached to Holiday home You own or for which You are legally responsible within the Premises named in the Schedule.	domestic outbuildings, garages, domestic fixed fuel tanks, septic tanks, fixed swimming pools, tennis courts, drives, patios and terraces, walls, gates and fences.
Holiday Home The Holiday home of Standard construction at the Premises shown in the Schedule .	garages and outbuildings.

SC30 Drinking Water Liability Exclusion

We will not pay for loss or damage to any property; any legal liability; costs and expenses; or death or injury to any person caused by, contributed to, in connection with, or arising from the following:

- usage or consumption of water supplied to the **Premises**.
- usage or consumption of water obtained from the well, spring or other supply.
- poisoning by, or foreign or deleterious matter in, food or drink **You** have produced, bottled or supplied.

SC31 Increased Flood Excess

Section one: Buildings and Section two: Contents, insured event 3 **Storm**, Flood or weight of snow, under What is NOT covered, the following is added:

The first £2,500 of each loss or damage sustained, caused by:

- Flood.
- Ground level inundation or invasion of water following **Storm**, torrential rain or downpour.

SC37 Escape of water excess

Section one: Buildings and Section two: Contents, Insured event 4. Escape of water from fixed water tanks, apparatus or pipes, under What is NOT covered, **Excess** stated in the **Schedule** is deleted and replaced with the following:

- a) The first £1,000 of every claim.

SC38 Storage Heater Exclusion Clause (2)

Section one: Buildings and Section two: Contents, Insured event 4. Escape of water from fixed water tanks, apparatus or pipes, under What is NOT covered the following is added:

- From 1st November to 31st March (both dates inclusive), when the **Holiday home** has been **Unoccupied** for more than seven (7) consecutive days, **We** will not pay for loss or damage unless the water has been turned off at the stopcock within the **Holiday home**.

For the purposes of this clause, the definition of **Unoccupied** is where the **Holiday home** has not been stayed in overnight by **You**, paying guests or someone who has **Your** permission to stay there.

SC41 Legal Liability to the Public Restriction

Restriction to Section four: Legal Liability to the Public.

Section four: Legal Liability to the Public, under What is covered, reference to **We** will pay for **Your** legal liability as owner or occupier for any amounts **You** become legally liable to pay as damages for **Bodily injury**; damage to property caused by an accident happening at the **Premises** during the **Period of insurance**, is deleted and replaced with:

We will pay for **Your** legal liability as owner or occupier for any amounts **You** become legally liable to pay as damages for:

- **Bodily injury**;
- damage to property

caused by an accident happening in the **Holiday home** during the **Period of insurance**.

SC42 Ground Floor and/or Basement Storage Flood Exclusion

Section one: Buildings or Section two: Contents, Insured event 3 (**Storm**, flood or weight of snow), under What is NOT covered, the following is added:

- a) Loss or damage caused by Flood to **Contents** of basement storage areas.
- b) Loss or damage caused by inundation or invasion of water following **Storm**, torrential rain or downpour to **Contents** of ground floor and/or basement storage areas.

SC43 Oil fired appliance, oil tank and associated equipment/ pipework inspection clause

We will not pay for any loss, damage or liability arising from an escape of oil unless the oil-fired appliances, the oil tank and associated equipment/ pipework are inspected and maintained on an annual basis by an OFTEC registered engineer or technician.

SC44 Loss of Use and Denial of Access Exclusion

The policy excludes all cover in respect of Section five: Loss of use and denial of access cover following **Subsidence**, **Landslip**, **Heave** or **Accidental damage** to underground services.

SC45 Freestanding Hot Tubs

The limit as stated within Section two: Contents in respect of **Contents** outside the **Holiday home** but within the **Premises** is increased by the amount shown on the **Schedule** to include a Hot Tub.

We will not pay for any loss or damage caused by:

- escape of water:
 - to the installation itself; or
 - if the installation is outdoors or in an outbuilding, unless the installation is connected to a domestic heating boiler protected by a frost-stat device;
- **Subsidence** or **Heave** of the site on which **Your Buildings** stand, or **Landslip** unless the private living accommodation is damaged at the same time and by the same cause;
- **Accidental damage**.

We will not pay for any loss, damage or liability arising from the ownership or usage of the hot tub, unless the hot tub is used, maintained and serviced in accordance with the manufacturer's instructions.

For further guidance on how to comply with **Your** legal duties, please see attached link: <https://www.hse.gov.uk/legionnaires/spa-pools.htm>

SC46 Trampoline Exclusion: Liability Exclusion

Section three: Accidents to Domestic Staff and Section four: Legal liability to the Public, under What is NOT covered, the following is added:

From **You**, **Your** domestic staff or **Your** tenant(s) owning or using a trampoline.

SC48 Building Works Clause (HH Standard)

Based on information provided by **You** about the refurbishment, conversion or extension of **Your** Holiday home, **We** will continue to provide cover during the **Period of insurance** subject to the following terms and conditions.

You must notify **Us** if **Your** Holiday Home becomes permanently **Unoccupied** or if any additional work is to be undertaken which **You** have not told **Us** about.

We will not pay for any loss or damage:

- resulting from any work which is the subject of a contract which removes or limits **Your** legal rights against the contractor(s);
- caused by Insured event 3 (**Storm**, flood or weight of snow) unless **Your Holiday home** is wind and weatherproof.

We will not pay:

- for any loss or damage caused by, or attributable to, the activities of any contractor;
- for any liability arising out of the activities of any contractor;
- for loss or damage to site materials, tools or plant. If **We** insure **Your Buildings**:

Section one: Buildings, Insured event 6 (Theft or attempted theft), What is NOT covered is replaced by the following:

- a) Loss or damage whilst the **Buildings** are not furnished enough to be normally lived in.
- b) Loss or damage unless there has been forced and violent entry into or exit out of the **Premises**.
- c) Caused by **You**, **Your** tenant(s) or guest(s), contractors or sub-contractors.
- d) The first £500 of every claim. If **We** insure **Your Contents**:

Section two: Contents, Insured event 6 (Theft or attempted theft), What is NOT covered is replaced by the following:

- b) Loss or damage whilst the **Buildings** are not furnished enough to be normally lived in.
- c) Loss or damage unless there has been forced and violent entry into or exit out of the **Premises**.
- d) Caused by **You, Your** tenant(s) or guest(s), contractors or sub-contractors.
- e) The first £500 of every claim.

SC49 Storm Damage Excess

In respect of Section one: Buildings, Insured event 3 (**Storm**, flood or weight of snow) under What is NOT covered, the **Excess** of £250 of every claim, is deleted and replaced with:

- The first £1,000 of every claim

SC50 Isolation of Water Clause (HH Standard)

Section one: Buildings and Section two: Contents, Insured event 4. Escape of water from fixed water tanks, apparatus or pipes, under What is NOT covered, exclusion e) {Between 1st November to 31st March (both dates inclusive), **We** will not pay for any loss or damage whilst the **Holiday home** is **Unoccupied**, unless the water supplies are turned off at the main stopcock and all water and central heating systems are drained down; or the central heating system is kept running 24 hours each day to maintain a constant minimum temperature of 50°F (10°C)} is deleted and replaced with the following:

- Between 1st November to 31st March (both dates inclusive), **We** will not pay for any loss or damage whilst the **Holiday home** is **Unoccupied**, unless the water supply has been turned off at the main stopcock

SC51 Drain Down Warranty (HH Standard)

Section one: Buildings and Section two: Contents, Insured event 4. Escape of water from fixed water tanks, apparatus or pipes, under What is NOT covered, exclusion e) {Between 1st November to 31st March (both dates inclusive), **We** will not pay for any loss or damage whilst the **Holiday home** is **Unoccupied**, unless the water supplies are turned off at the main stopcock and all water and central heating systems are drained down; or the central heating system is kept running 24 hours each day to maintain a constant minimum temperature of 50°F (10°C)} is deleted and replaced with the following:

- Between 1st November to 31st March (both dates inclusive), **We** will not pay for any loss or damage whilst the **Holiday home** is **Unoccupied**, unless the water supplies are turned off at the main stopcock and all water and central heating systems are drained down.

SC52 Sit on Mower Endorsement (HH Standard)

The definition of **Contents** is extended to cover a ride on mower as shown on the **Schedule**.

We will not cover loss or damage by theft or attempted theft unless the mower is locked and the keys removed and it is kept in a securely locked garage or outbuilding, whilst not in use.

Under the Settling claims heading of Section two: Contents, **We** will take off an amount for wear and tear for ride-on mowers.

We will not pay the first £300 of any claim.

The value of this item is in addition to the limit under Section two: Contents insured event 6. Theft or attempted theft for items kept in detached domestic outbuildings or garages

Under Section three: Legal Liability to Domestic Staff and Section four: Legal Liability to the Public, under What is NOT covered, the following is added:

- **We** will not pay for **Your** legal liability arising out of the ownership, possession or operation of the ride on mower.

SC53 Underground Services Clause

Cover in respect of Section one: Buildings, Additional cover A is deleted and of no effect. Cover excludes all claims arising from **Accidental damage** to underground services.

SC54 Sauna/ steam room – requirement to use, maintain or service in accordance with manufacturer's instructions.

Section 3 – Legal Liability to the Public and Section 4 – Accidents to Domestic Staff, under What is NOT covered, the following is added:

We will not pay for **Your** legal liability arising from the ownership or the usage of the sauna/ steam room unless:

- the sauna/ steam room is used, maintained and serviced in accordance with the manufacturer's instructions;
- the sauna/ steam room door must have an internal handle to allow the guest or user to exit the room when required.
- health and safety information and instructions for usage have been supplied to the guests.

SC55 Premises on the Market for Sale

You have declared and **We** have acknowledged that the **Holiday home** is currently on the market to be sold.

As a result, (unless stated otherwise in the **Schedule**) the standard policy **Excess** will be increased from £250 to £500.

However, in accordance with the General Conditions stated within the policy wording, **You** must inform **Your insurance intermediary**, Ripe Insurance Services Limited, if **You** change how the **Holiday home** is used and/ or leave the **Premises** permanently **Unoccupied** or unfurnished.

Please note failure to inform **Your insurance intermediary** will result in the following terms will being applied: Cover under Section one: Buildings and Section two: Contents is restricted to the following Insured events:

1. Fire, lightning, explosion;
2. Aircraft and other flying devices or articles dropped from them.

We will not pay the £1,000 of every claim.

Cover for Section five: Loss of use and denial of access and Section six: Theft of keys is deleted.

SC56 Loft/ Attic Water Tank Excess

The first £1,000 of every claim for escape of water applies where the leak or escape of water emanates from the water tank(s) and/ or pipework located in the loft/ attic.

SC57 Lagging Warranty

Section one: Buildings and Section two: Contents, Insured event. 4. Escape of water from fixed water tanks, heating installation, apparatus or pipes, under What is NOT covered, the following is added:

- Loss or damage unless any exposed pipes have been lagged and any water tank(s) have been insulated.

SC58 Increased Subsidence Excess

Section one: Buildings and Section two: Contents, Insured event 9. **Subsidence** or **Heave** of the site upon which the **Buildings** stand or **Landslip**, under What is NOT covered, the **Excess** of £1,000 of every claim, is deleted and replaced with:

- The first £2,500 of every claim

SC62 Occasional non-holiday letting to working individuals

You have declared and **We** have acknowledged that **Your Holiday home** may occasionally be let to workers.

We will continue to cover **Your Holiday home** subject to the following conditions:

- the let/ rental agreement does not exceed thirty (30) days (unless specifically agreed with **Us**)
- a formal rental contract/ agreement must be in place with **Your** tenant(s), guest(s) or the occupant(s) In addition, the following changes will be made to **Your** policy:
- the standard policy **Excess** will be increased from £250 to £500 (unless stated otherwise in the **Schedule**).
- cover for **Accidental damage** is deleted.

