Unoccupied Property Insurance

Insurance Product Information Document

Company: Canopius Managing Agents Ltd

Product: ABACUS Dome: Unoccupied Residential Property Owners Policy Level 3

Canopius Managing Agents Limited is authorised by the Financial Conduct Authority and the Prudential Regulation Authority (Firm Reference Number 204847) Canopius Managing Agents Limited is the managing agent of Canopius Syndicate 4444 at Lloyd's and subject to the supervision of the Society of Lloyd's. Canopius Managing Agents Limited is registered at 22 Bishopsgate, London, EC2N 4BQ (Company Number 01514453)

This is a summary of cover available under the ABACUS Dome: Unoccupied Residential Property Owners policy. It does not include all the policy benefits, limits and exclusions. Full terms and conditions can be found on your policy booklet (and accompanying schedule of insurance) that will be issued to you if you decide to take an ABACUS Dome: Unoccupied Residential Property Owners policy. **You should read this document carefully and immediately upon receipt of it** and, if you have any queries, you should raise them with your insurance advisor.

What is this type of insurance?

This insurance provides cover for loss or damage to Unoccupied Properties, Property Owner's Liability and optional Landlords Contents caused by insured events which happen within the geographical limits and the period of cover. Three different levels of cover are available and cover will only be provided for the level of cover you select, the sections you select and that appear as Insured up to the sums insured shown on Your Policy Schedule. This Insurance Product Information Document will show just the **Level 3 cover**.

What is insured?

- ✓ Fire
- ✓ Lightning
- ✓ Explosion
- ✓ Earthquake
- ✓ Aircraft and other flying devices or items dropped from them
- ✓ Subsidence, heave or landslip
- ✓ Collision by vehicle or animal
- ✓ Storm
- ✓ Flood
- ✓ Weight of snow
- ✓ Breakage or collapse of fixed radio & television aerials, satellite dishes & their fixtures and fittings and masts
- ✓ Escape of water from, and frost damage to, fixed water tanks, apparatus or pipes
- ✓ Escape of oil from a fixed domestic heating installation and smoke damage caused by a fault in any fixed domestic heating installation
- ✓ Falling trees, telegraph poles or lamp-posts
- ✓ Accidental breakage of sanitary fittings
- ✓ Accidental damage to underground pipes and services
- ✓ Theft or attempted theft
- ✓ Riot, violent disorder, strike, labour disturbance, civil commotion or malicious acts
- ✓ Emergency access
- ✓ Trace and access cover
- ✓ £2,000,000 Property Owners' Liability

What is not insured?

- ✘ Subsidence, heave or landslip damage to domestic fuel-oil tanks, swimming pools, tennis courts, drives, patios and terraces, walls, gates and fences unless the property was damaged at the same time by the same cause
- ✘ Any loss caused by wear and tear or any gradually operating cause
- ✘ Loss or damage by storm, flood or weight of snow to domestic fixed fuel-oil tanks in the open, permanently installed swimming pools, fixed hot tubs, fixed spas, tennis courts, drives, patios and terraces, gates and fences.
- ✘ Any loss or damage caused by or resulting from any disease notifiable to the Government or local authority and/or declared a Public Health Emergency of International Concern (PHEIC) by the World Health Organization
- ✘ Employers liability
- ✘ Terrorism

Are there any restrictions on cover?

- ! Emergency access to the premises is subject to an aggregate maximum of £10,000 in any one period of insurance.
- ! Subsidence, heave and/or landslip cover will be excluded if the property is undergoing structural works
- ! Burst pipes due to freeze cover is limited to £2,500 for the first 30 days of the policy.
- ! Trace and access costs up to an aggregate maximum of £5,000
- ! Endorsements may apply to your policy. These will be shown in your policy schedule.

Where am I covered?

✓ The cover provided is for your Unoccupied Property located in England, Wales, Scotland and Isle of Man.

What are my obligations?

- You must tell us in advance if you are planning to carry out any structural building work to the property insured
- If a part of the property is flat roofed, you must have the flat roof area checked, and maintained where necessary, every 5 years
- You or your agent must inspect the property at least once every 30 days
- The property must be maintained in a good condition. We define this as secure, structurally sound, weatherproof, with no evidence of dry rot, infestation, rising damp and no damage to the roof or chimney
- The gas and electricity must be turned off at the mains UNLESS used to maintain the security and/or heating of the home
- The water supply to the home and outbuildings must be turned off at the first available external point of entry to the home AND at the internal stopcock if separate
- You must remove all plugs, obstructions and debris which may cause blockages to any plug hole or waste outlet
- The water and heating systems must be drained down and emptied by leaving all taps and showers fully open and all toilets flushed OR provided the heating system is mains gas, geothermal or electric the heating can be left on as long as it is set to operate continuously for 24 hours a day at 13 degrees or higher
- Notify us of any claim or possible claim as soon as possible, but no later than 30 days for property damage and later than 3 days for liability claims

When and how do I pay?

Please speak to your insurance advisor who will be able to advise you when and how to pay.

When does the cover start and end?

Please see your Cover Summary or your Schedule for the inception date and the policy term.

How do I cancel the contract?

- There is a 14 day cooling off period, where if you decide that you do not wish to proceed then you can cancel this insurance by contacting your insurance advisor within 14 days of either:
    - the date you receive your policy documentation; or
    - the start of the period of insurance

  whichever is the later.
- If it is outside of the 14 day cooling off period, then you can cancel this insurance by contacting your insurance advisor, if there have been no claims made against the policy you will receive a pro rata return of premium less a £5.00 ABACUS cancellation charge in addition to any charges/fees made by your Insurer or Insurance advisor.
- We may cancel your insurance by sending 30 days notice by registered post to your correspondence address shown in the schedule. We will return any premium you have paid for any period of insurance left and we will not charge any cancellation penalties such as administration charges.