



CONSTRUCTION INSURANCE

Policy Summary

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This policy is an annually renewable Construction insurance, underwritten by RSA Insurance Ireland DAC. The information below provides a summary of the cover provided. For full terms and conditions of the cover, please refer to the policy document a copy of which is available on request.

Some Construction insurance may be short term or a longer contract.

This policy can provide you with reinstatement or indemnity cover against physical loss, destruction or damage to machinery and plant.

The policy can provide cover in respect of:

- Contract Works
- Owned contractors plant
- Hired in contractors plant
- Machinery movements
- Loss of gross revenue or loss of gross profit due to delay in contract works completion (Available on a contract by contract basis).

The following tables provide a summary of the main policy features and benefits and any significant exclusions and limitations. For full policy details and our full terms and conditions please read your policy wording, a copy of which will be provided upon completion of your insurance contract, or at any time on request.

Important Information

This section of the Policy Summary provides important information on:

- Law and language applicable to the policy
- Our complaints procedure

Standard Cover and Exclusions

The following will automatically be included in your policy, according to the cover you have selected.

FEATURES AND BENEFITS	SIGNIFICANT EXCLUSIONS OR LIMITATIONS
<p>Contract Works</p> <p>Insurance in respect of damage to the contract works and employees' effects. In the event of a loss you will be covered for the value of the property at the time of the damage or the cost of repair of the damage to a condition substantially the same as but not better than the condition at the time of the damage, or at the company's option, reinstatement or replacement of such property.</p> <p>Owned Contractors Plant</p> <p>Insurance in respect of damage to owned plant. In the event of a loss if the property is less than 2 years old, you will be covered for reinstatement of the property, if greater than 2 years old, you will be covered for the value of the property at the time of the damage or the cost of repair of the damage to a condition substantially the same as but not better than the condition at the time of the damage, or at the company's option, reinstatement or replacement of such property.</p> <p>Hired in Contractors Plant</p> <p>Insurance in respect of damage to hired in plant. In the event of a loss, you will be covered for the amount that you are legally liable to pay for damage to the property hired in and the hiring charges levied upon you.</p> <p>Machinery Movement</p> <p>Insurance in respect of damage to property during machinery movement for the selected operations. In the event of a loss if the property is less than 1 year old, you will be covered for reinstatement of the property, if greater than 1 year old, you will be covered for the value of the property at the time of the damage or the cost of repair of the damage to a condition substantially the same as but not better than the condition at the time of the damage, or at the company's option, reinstatement or replacement of such property.</p> <p>Advanced Business Interruption</p> <p>In the event of damage causing a delay to a specified contract or the operations, you will be covered for the projected advanced business revenue or profit lost as a direct result.</p>	<p>Contract Works</p> <p>This section of the Policy does not cover:</p> <ul style="list-style-type: none"> • Defects • Existing structures • Improvements following damage • Inevitable damage • Policyholder's premises • Money • Permanent works • Refractory linings • Speculative buildings <p>Owned Contractors Plant</p> <p>This section of the Policy does not cover:</p> <ul style="list-style-type: none"> • Breakdown of owned plant <p>Machinery Movement</p> <p>This section of the Policy does not cover:</p> <ul style="list-style-type: none"> • Breakdown during machinery movement operations <p>Advanced Business Interruption</p> <p>This section of the Policy does not cover:</p> <ul style="list-style-type: none"> • Financial deficiency • Penalties • Failure of utilities <p>Policy Exclusions</p> <p>This Policy does not cover:</p> <ul style="list-style-type: none"> • Corrosion or erosion • E-Risk: Virus and Hacking • Ingress • Pollution or contamination • Radioactive contamination • Rubber tyres unless damage results to other parts of the property • Transit by sea or air (but this does not apply to Temporary Cover in Europe) • Property underground or under water and recovery costs • Unexplained losses • Vehicles registered for road use • War • Waterborne vessels (but this does not apply to Temporary Cover in Europe) • Wear and Tear

Standard Features and Benefits

The following will automatically be included in your policy, according to the cover you have selected.

FEATURES AND BENEFITS	SIGNIFICANT CONDITIONS AND LIMITS OF INDEMNITY
<p>Contract Works, Owned Contractors Plant and Hired In Contractors Plant Sections</p> <ul style="list-style-type: none"> • Automatic Restoration of Sum Insured • Indemnity to Policyholder's Employer/Purchaser/Principal <p>Contract Works Section</p> <ul style="list-style-type: none"> • Debris Removal Costs to remove Property suffering Damage • Escalation Clause • Expediting Costs To effect temporary and permanent repairs • Local Authorities Clause Additional costs incurred to comply with regulations or bye-laws • Maintenance Damage to The Works occurring during any maintenance or defects liability period • Offsite Storage Cover for Property temporarily held in store away from the site of The Works • Period Extension • Professional Fees Cover for consulting engineers, architects, surveyors fees and other professional fees necessary to reinstate damaged Property <p>Owned Contractors Plant and Hired in Contractors Plant Sections</p> <ul style="list-style-type: none"> • Anti-Theft and Security Devices Damage to anti-theft devices and cost of replacing lock cylinder of immobilising device following Damage to keys • Avoidance of Impending Damage Costs in taking exceptional measures to mitigate or avoid impending Damage • Debris Removal Costs to remove Property suffering Damage 	<p>Subject to a limit of 10% of the Sum Insured or £25,000 whichever is less</p> <p>Subject to a limit of 10% of the Sum Insured</p> <p>Subject to a limit of 25% of the Sum Insured</p> <p>Subject to a limit of 10% of the normal cost of repair or £25,000 whichever is less</p> <p>Damage to The Works caused by the contractor's negligence occurring during any maintenance or defects liability period not exceeding 12 months</p> <p>Subject to a limit of 10% of the Sum Insured</p> <p>Subject to a limit of 14 days following issue of a certificate of completion</p> <p>Subject to a limit of £2,500</p> <p>Subject to a limit of £5,000</p>

Standard Features and Benefits (continued)

FEATURES AND BENEFITS	SIGNIFICANT CONDITIONS AND LIMITS OF INDEMNITY
<ul style="list-style-type: none"> • Cost of Replacement Property Cost of hiring charges to hire Property to temporarily replace the Property suffering Damage 	<p>Subject to a limit of £5,000 of hiring charges (The limit of liability applicable to the replacement property would be the Sum Insured under the Hired in Contractors Plant Section or £100,000 whichever is greater)</p>
<ul style="list-style-type: none"> • Fuel in Bowers Cost to replace loss of fuel following Damage to fuel bowers 	<p>Subject to a limit of £2,500</p>
<ul style="list-style-type: none"> • Hiring Out of Owned Plant 	<p>Subject to the CPA model conditions for the hiring of plant or no less onerous</p>
<ul style="list-style-type: none"> • Hiring Out of Hired in Plant 	<p>The conditions for hiring out the plant must be no less onerous than the conditions under which the plant was hired in by the Policyholder</p>
<ul style="list-style-type: none"> • Immobilised Property Costs to recover Property accidentally immobilised during normal operations 	<p>Subject to a limit of £25,000</p>
<ul style="list-style-type: none"> • Incorrect Fuelling Costs to drain incorrect fuel from Property and rectify subsequent Damage inadvertently caused through operation of Property 	
<ul style="list-style-type: none"> • Surrounding Property and Goods Lifted 	<p>Subject to a limit of £25,000 in any Period of Insurance</p>
<ul style="list-style-type: none"> • Temporary Cover in Europe and Transit by Sea 	<p>Subject to a limit of £100,000</p>
<ul style="list-style-type: none"> • Temporary Repair and Expediting Costs Costs to effect temporary and permanent repairs 	<p>Subject to a limit of 10% of the normal cost of repair or replacement of Property or £25,000 whichever is less</p>
<ul style="list-style-type: none"> • Theft From Unattended Vehicles 	<p>Subject to a limit of £5,000</p>
<p>Advanced Business Interruption Section</p>	
<ul style="list-style-type: none"> • Accumulated Stocks In adjusting any business interruption loss, account shall be taken of any shortage in turnover being postponed by turnover being temporarily maintained from accumulated stocks 	
<ul style="list-style-type: none"> • Alternative Trading 	
<ul style="list-style-type: none"> • Departmental Trading 	
<ul style="list-style-type: none"> • Option To Convert To Output Option to convert the basis of settlement from turnover to output 	<p>Only one basis of settlement shall apply per loss</p>
<ul style="list-style-type: none"> • Payments On Account Payments may be made in advance of final settlement 	<p>As agreed between the policyholder and the company</p>
<ul style="list-style-type: none"> • Professional Accountants Charges 	

General Conditions and Exclusions

The following apply to your policy as a whole regardless of the specific cover you have selected. For full details of these and other exclusions and limits, please read the policy wording/schedule.

GENERAL CONDITIONS AND EXCLUSIONS

- If there are any changes to your business, the premises, the property therein or any other circumstances whereby the risk is increased you must inform us immediately.
- Failure to do so could invalidate the policy or result in a claim being rejected.
- Nuclear risks and war are excluded.
- Terrorism (which can be bought back).

EXCESSES AND LIMITS

- Any excess or exclusion period applicable to your policy are detailed in your policy wording/schedule. These amounts must be paid in the event of each and every claim.
- Limits may apply to your policy, please refer to your policy wording/schedule for details.

IMPORTANT INFORMATION

Law applicable to the Policy

Both you and we may choose the law which applies to this contract. However, unless you and we agree otherwise, the law which applies is the law applicable in the part of the United Kingdom, Channel Islands or the Isle of Man in which you are based. Full details will be provided in your policy documentation.

Financial or Trade Sanctions

RSA Insurance Ireland DAC is unable to provide insurance in circumstances where to do so would be in breach of any financial or trade sanctions imposed by the United Nations or any government, governmental or judicial body or regulatory agency. Full details will be provided in your policy documentation.

Compensation

RSA Insurance Ireland DAC is a member of the Financial Services Compensation Scheme (FSCS). This provides compensation in case any member goes out of business or into liquidation and is unable to meet any valid claims against its policies. You may be entitled to compensation if we cannot meet our obligations, depending on the circumstances of the claim. Further information about the compensation scheme can be obtained from the FSCS.

COMPLAINTS PROCEDURE

OUR COMMITMENT TO CUSTOMER SERVICE

At RSA we are committed to going the extra mile for our customers. If you believe that we have not delivered the service you expected, we want to hear from you so that we can try to put things right. We take all complaints seriously and following the steps below will help us understand your concerns and give you a fair response.

Our complaints process

Step 1

If your complaint relates to your policy then please contact the sales and service number shown in your schedule. If your complaint relates to a claim then please call the claims helpline number shown in your policy booklet.

We aim to resolve your concerns by close of the next business day. Experience tells us that most difficulties can be sorted out within this time.

Step 2

In the unlikely event that your concerns have not been resolved within this time, your complaint will be referred to our Customer Relations Team who will arrange for an investigation on behalf of our Chief Executive. Their contact details are as follows:

The Head of Compliance
RSA Northern Ireland Insurance Ltd
Law Society House
Victoria Street
Belfast
BT1 3GN

Our promise to you

We will:

- Acknowledge all complaints promptly
- Investigate quickly and thoroughly

- Keep you informed of progress
- Do everything possible to resolve your complaint
- Use the information from your complaint to proactively improve our service in the future.

Once we have reviewed your complaint we will issue our final decision in writing within 8 weeks of the date we received your complaint.

If you are still not happy

If you are still unhappy after our review, or you have not received a written offer of resolution within 8 weeks of the date we received your complaint, you may be eligible to refer your case to the Financial Ombudsman Service. The Financial Ombudsman Service is an independent body that arbitrates on complaints.

They can be contacted at:

Post: Financial Ombudsman Service
Exchange Tower
London
E14 9SR

Telephone: 0800 0234567 (for landline users)
0300 1239123 (for mobile users)

Email: complaint.info@financial-ombudsman.org.uk
Website: www.financial-ombudsman.org.uk

You have six months from the date of our final response to refer your complaints to the Financial Ombudsman Service. This does not affect your right to take legal action, however, the Financial Ombudsman Service will not adjudicate on any case where litigation has commenced.

Thank you for your feedback

We value your feedback and at the heart of our brand we remain dedicated to treating our customers as individuals and giving them the best possible service at all times. If we have fallen short of this promise, we apologise and aim to do everything possible to put things right.