

Blocks of Flats Insurance

Insurance Product Information Document (IPID)

Company: Vasek Insurance Services Limited. Registered in England No 3620776. Authorised and regulated by the Financial Conduct Authority 309354.

Product: Blocks of Flats/Apartments Insurance

This document provides a summary of the cover, exclusions and restrictions. It is not personalised to your individual selections. The full terms and conditions of this insurance, including the general policy limits, can be found in the policy wording which is available at: www.vasek.co.uk.

What is this type of insurance?

This is an insurance policy, for blocks of flats or apartments, to provide cover for loss or damage to your property and/or communal contents within caused directly by fire, lightning, earthquake, explosion, storm, flood, weight of snow, escape of water, escape of oil, theft or attempted theft, riot, malicious damage, collision, falling trees or branches, lampposts or telegraph poles, the breakage of tv, radio and satellite receiving equipment, subsidence, landslip, heave and a whole host of free additional covers for your protection and peace of mind. Cover will only be provided for the sections you select.

Cover may vary depending on the information you provide to us, but this will be clearly shown in your policy documents and/or new business quote provided.



What is insured?

- ✓ **Buildings:** The costs of repairing, replacing or rebuilding the block up to the agreed sum insured.
- ✓ **Contents:** The cost of repairing or replacing the communal contents within the block up to the agreed sum insured. £10,000 cover provided free of charge.
- ✓ **Accidental damage:** to the buildings or communal contents.
- ✓ **Legal Liability to the public:** Your legal liability as the property owner or occupier of the property up to £5,000,000 for bodily injury or damage to property caused by an accident happening at the property.
- ✓ **Accidents to domestic staff:** Your legal liability for accidental bodily injury anywhere in the world to your domestic staff employed in connection with the property up to £5,000,000.



What is not insured?

- ✗ 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).
- ✗ The cost of replacing undamaged or remaining items or parts of the buildings which form part of a pair, set or suite following loss of or damage to the matching item(s).
- ✗ Loss or damage to domestic fixed fuel tanks in the open, swimming pools, tennis courts, drives, patios and terraces, gates and fences and contents in the open caused by storm, flood or weight of snow.
- ✗ Motor vehicles (other than garden machinery) caravans, trailers or watercraft or their accessories.
- ✗ Any property held or used for business purposes.
- ✗ Existing and deliberate damage occurring before the beginning of the period of insurance or caused deliberately by you.
- ✗ Loss or damage caused by computer virus or hacking.
- ✗ Damage caused by domestic pets



Additional covers provided free when the Buildings are insured

- ✓ Accidental Damage to fixed glass, double glazing, mirrors, solar panels, sanitary ware and ceramic hobs.
- ✓ Accidental Damage to underground domestic pipes, water supply pipes, sewers, drains, septic tanks, blocked sewers, gas pipes and cables.
- ✓ Loss of Rent or Alternative Accommodation up to 30% of the buildings sum insured.
- ✓ Additional Expenses for architects, surveyors, engineers, legal fees, debris removal, demolition, shoring/propping up and the costs of Government or local authority requirements.
- ✓ Increased Water charges following a claim for escape of water up to £5,000.
- ✓ Buyers Benefit anyone buying the block or individual flat or apartment will have the benefit of the buildings section until the sale completes up to the buildings sum insured.
- ✓ Trace and Access costs for finding and repairing the source of water and oil leaks up to 10% of the buildings sum.
- ✓ Replacement Locks following loss or theft up to £5,000.
- ✓ Landscaped Garden costs of repairing or replacing gardens damaged by the Emergency Services up to £25,000.
- ✓ Fire Extinguisher Expenses costs for replacing or refilling following damage at the property up to £5,000.
- ✓ Emergency Access Expenses costs for repairing the property following damage caused by the Emergency Services gaining access to the property up to £5,000.
- ✓ CCTV costs of repair or replacing following accidental loss or damage up to £5,000.
- ✓ Nest Removal up to £1,000.
- ✓ Fly Tipping costs for removing illegally dumped items at the block up to £1,000.



Are there any restrictions on cover?

- ! Certain limitations may apply to your policy. For example:
 - the excess (the amount you have to pay on any claim);
 - monetary limits for certain items or types of cover.
 - Endorsements may apply to your policy. These will be shown in your policy documents.
- ! Specific conditions apply, these will be clearly shown in the endorsements on the policy schedule documents or in the policy wording under the section "General conditions, Exclusions and clauses which apply to the whole of this insurance policy" or more specifically in the cover sections on the right hand side stating "What is not covered".
- ! There is no cover for Subsidence or heave of the site upon which the buildings stand or landslip whilst the buildings are undergoing any structural repairs, structural alterations, extensions or demolition.



Where am I covered?

- ✓ At the block you wish to insure in the United Kingdom, the Channel Islands and the Isle of Man.



What are my obligations?

- At the beginning of the period of insurance or when making changes to your policy, you must give complete and accurate answers to any questions you are asked relating to the insurance.
- You must tell us or your broker of you becoming aware of any inaccuracies or changes in the information you have provided to us, whether happening before or during the period of insurance.
- You must tell us or your broker if the block or any individual flat or apartment is going to become unoccupied, is to be let or sublet.
- You must tell us or your insurance broker if work is to be done on your block which is not routine repair, maintenance or decoration, for example any structural alteration or extension to your block;
- You must tell us or your insurance broker if you or any member of your family receives a conviction for any offence except for driving;
- You must tell us about any event which might lead to a claim as soon as possible.
- When we are notified of a change or of any planned structural work we will tell you if this affects your policy. For example we may amend the terms of your policy or require you to pay an additional premium. In certain circumstances we may cancel your policy in accordance with the "Cancelling This Insurance" section of the policy wording.

Failure to meet your obligations could result in a claim being rejected, a reduction in the amount we pay or the cancellation of your policy.



When and how do I pay?

You will be required to pay as soon as you proceed with cover or if it is a renewal then on or before your renewal date to guarantee continuous cover. If however you use an insurance broker they will provide you with information of when and how to pay them. We also operate an interest free 0% direct debit facility so can spread the cost of the premium over 12 months, full details of this facility can be found on our website or from your insurance broker.



When does the cover start and end?

This insurance is for a 12 month period and the start and end date of the cover are specified in your policy schedule.



How do I cancel the policy?

You can cancel this insurance at any time by contacting your broker. After the 14 day cooling off period, provided you have not made a claim, you will be entitled to a refund of any premium paid, subject to a deduction for any time for which you have been covered, the administrative cost of providing the insurance and our standard cancellation fee.