

## Summary of Cover – Commercial Retail Policy

The information provided in this policy summary is key information you should read. This policy summary does not contain the full terms and conditions of the cover, which can be found in the policy document. It is important that you read the policy document carefully when you read it.

The name of the insurer is International Insurance Company of Hannover Limited.

The type of insurance is a package of cover for shops, offices, pubs, restaurants, guest houses, small hotels and similar.

This policy is valid for 12 months (or as otherwise shown on your policy schedule) and is renewable annually.

<b>Buildings and contents</b>	
This insurance provides cover against loss or damage from specific causes – fire, lightning, earthquake, aircraft, explosion, riot, civil commotion, strikes, locked out workers, persons taking part in labour disturbances or malicious persons, storm or flood, escape of water from any tank, apparatus or pipe, impact, subsidence, heave or landslip (to Buildings) and other accidental damage . This means that you're covered for the above damage to your property subject to the exclusions summarised here and listed in full in the Policy Wording.	
	<b>Sum insured/limit of liability</b>
<b>Buildings (if you need to insure your buildings)</b>	The amount you require
<b>Subsidence</b>	Sum insured is as specified for Buildings
<b>Contents (including fixtures and fittings, stock and any other contents)</b>	The amount you require
<b>Accidental damage</b>	Sum insured is as specified for Buildings and/or Contents
<b>Deterioration of stock</b>	Standard cover £2,000 Options up to a maximum of £10,000
<b>Breakage of glass (including shop fronts and cost of temporary boarding) and breakage of fixed sanitary ware</b>	Sum insured is as included in Buildings or Contents
<b>Damage to window and door frames, signs and lettering work and decoration on glass and the removal of obstructions</b>	Fixed limit of £2,000 Fixed limit of £1,000 for signs (including neon signs)
<b>Goods in transit</b>	Standard cover £2,000 Options up to a maximum of £10,000
<b>Specified items</b>	Options up to a maximum of £5,000 subject to a maximum single article limit of £1,500.
<b>Up to 90 days automatic cover for any new items or property purchased</b>	Fixed limit of £25,000 or 10% of the Contents sum insured whichever is the greater
<b>Replacement of locks and keys</b>	Fixed limit of £1,000
<b>Loss or damage to contents or trade materials whilst at an exhibition in</b>	Fixed limit of £2,000

<b>the UK</b>	
<b>Loss of metered water</b>	Fixed limit of £2,500
<b>Following damage by escape of water as insured by this policy, the cost of locating the damage and repairing it</b>	Fixed limit of £5,000
<b>Damage to lottery equipment</b>	Included within the Contents sum insured if declared
<b>Personal belongings of employees and visitors</b>	Fixed limit of £500 per person
<b>Stock at your premises, including wines and spirits, tobacco, cigarettes and cigars.</b>	The amount you require (as specified within Contents)
<b>Seasonal increase</b>	Sums insured for Stock are increased by 50% for up to 90 days during the period of insurance.
<p><b>Also covered:</b> Automatic reinstatement of cover, removal of debris, professional fees, rent cover, temporary cover for property elsewhere whilst being repaired, accidental damage to pipes and cables (all subject to specific limits).</p> <p><b>Exclusions and limitations:</b> (Full details will be provided in your Policy Wording). Security conditions, vehicle security conditions and minimum standards of control apply. Special terms apply to empty properties. Losses arising from existing defects, wear and tear, faulty design, faulty materials, faulty workmanship are excluded. Losses arising from acts of war and/or terrorism or nuclear causes are excluded.</p>	

<b>Deterioration of stock for freezers more than ten years old is excluded. Computer losses from failing to recognise dates (such as Y2K) and viruses are excluded. Satisfactory references must be obtained for employees.</b>	
<b>Excess: The amount of each loss that you pay</b>	£250 each and every loss except for Subsidence which is £1,000

<b>Money</b>	
This insurance provides cover for loss of money (both at your premises and in transit) subject to the exclusions summarised here and listed in full in the Policy Wording.	
	<b>Sum insured/limit of liability</b>
<b>Non-negotiable money</b>	Fixed limit of £250,000
<b>Money in transit or at the premises</b>	Standard limit of £3,000 Options up to a maximum of £10,000
<b>Money in a safe outside business hours</b>	Standard limit of £3,000 Options up to a maximum of £10,000
<b>Money not in a safe outside business hours</b>	Fixed limit of £500
<b>Money at your or your employees' homes</b>	Fixed limit of £500
<b>Theft of your or your employees' belongings</b>	Fixed limit of £500
<b>Money in vending machines</b>	Fixed limit of £250
<b>Exclusions and limitations:</b> (Full details will be provided in your Policy Wording). Security conditions apply. Cash carrying warranty applies. Shortages due to clerical or accounting errors, loss due to dishonesty of employees, losses not discovered within 7 days, losses from unattended vehicles are excluded. Loss or damage to lottery scratch cards, telephone payments cards, pay as you go vouchers and Oyster cards are excluded unless the loss is notified to the card supplier within 24 hours. Loss or damage from automated teller machines is excluded.	
<b>Excess: The amount of each loss that you pay</b>	£100 each and every loss

<b>Assault to you or your employees during a robbery</b>	
This insurance provides compensation for bodily injury to employees during a robbery subject to the exclusions summarised here and listed in full in the Policy Wording.	
	<b>Sum insured/limit of liability</b>
<b>Death</b>	Fixed limit of £10,000
<b>Loss of one or more limbs or eyes</b>	Fixed limit of £10,000
<b>Permanent total disablement</b>	Fixed limit of £10,000
<b>Temporary total disablement</b>	Fixed limit of £100 per week for up to 104 weeks
<b>Temporary partial disablement</b>	Fixed limit of £50 per week for up to 104 weeks
<b>Exclusions and limitations:</b> (Full details will be provided in your Policy Wording). Cover applies to persons 16-70 years old whilst working for the business. Only one of the benefits will be paid for an injury and once a person has received payment they cannot be covered under this section of cover any more. The maximum that can be paid is the person's weekly earnings before the injury up to maximum of the limit above.	
<b>Excess: The amount of each loss that you pay</b>	Nil

<b>Business Interruption</b>	
This insurance provides cover against loss of gross profit and additional expenses to help you to recover your business after damage to your property subject to the exclusions summarised here and listed in full in the Policy Wording.	
<b>Loss of gross profit due to:</b>	<b>Sum insured/limit of liability</b>
<b>Consequential loss due to damage covered by the buildings and contents insurance above</b>	Limit £500,000
<b>Indemnity period: The maximum length of time after damage that we will pay for loss of profit</b>	Period of 24 months
<b>Murder or suicide at the premises or injury or illness caused by an infectious or contagious disease</b>	Fixed limit of £25,000
<b>Vermin or pests at the premises where the premises is restricted on the order or advice of a competent authority</b>	Fixed limit of £25,000
<b>Prevention of access to the premises due to property damage</b>	Limit £500,000
<b>Prevention of access to the premises not due to property damage</b>	Fixed limit of £25,000
<b>Accidental failure of electricity, gas, water or telecommunications supplies</b>	Fixed limit of £25,000
<b>Damage to any of your suppliers' premises</b>	Fixed limit of £25,000
<b>Book debts including the cost of tracing outstanding debts</b>	Fixed limit of £25,000
<b>Also covered:</b> Money spent to reduce the loss of profit and fees for professionals to validate the claim details.	
<b>Exclusions and limitations:</b> (Full details will be provided in your Policy Wording). Any salvage is deducted from the loss of profit as is separately any profit earned elsewhere during the period of lost profit. The loss of profit can only be following a property loss that is not excluded. Losses due to records being misfiled, deliberate falsification of records, failure to collect debts which have been traced are excluded. The cover does not operate if the business is wound up or your involvement in the business ends.	
<b>Excess: The amount of each loss that you pay</b>	£250 each and every loss

<b>Business Interruption Loss of Licence</b>	
This insurance provides cover against loss of gross profit and additional expenses if your licence is removed, forfeited or suspended by the Licensing Authority. The licence relates to one issued under the Licensing Act 2003 (or its Scottish equivalent) or any subsequent legislation.	Limit £100,000
<p><b>Exclusions and limitations:</b> (Full details will be provided in your Policy Wording)  Any period of closure not required by law. Any premises not maintained in a good state of sanitary condition or repair. Where the licence is removed, forfeited or suspended because of your neglect, misconduct or failure to take the necessary act to keep the licence in force. Any direction or requirement of the licensing or other authority which is not complied with.</p>	

<b>Business liability</b>	
<b>This insurance provides cover for:</b>	
<ul style="list-style-type: none"> <li>• <b>Employers' Liability:</b> bodily injury sustained by employees arising out of their employment</li> <li>• <b>Public and Products Liability:</b> bodily injury, loss, destruction or damage to third parties' property</li> </ul>	
All subject to the exclusions summarised here and listed in full in the Policy Wording.	
	<b>Sum insured/limit of liability</b>
<b>Employers' Liability</b>	Fixed limit of £10m
<b>Public Liability</b>	Fixed Limit of £5m
<b>Products Liability</b>	Fixed Limit of £5m
<b>Also covered:</b> Cover for legal costs defending proceedings arising from Health & Safety legislation, cover for unpaid court judgements, legal liability incurred under the Defective Premises Act, legal liability under the Consumer Protection Act, legal liability incurred as tenants, payment for court attendance (£250 per day for directors and £150 for employees), Motor Contingent Liability, overseas personal liability.	
<b>Exclusions and limitations:</b> (Full details will be provided in your Policy Wording). Fines and penalties imposed are excluded, gradual pollution and contamination, lack of skill in providing professional advice, product recall, ownership or use of vehicles, aircraft or watercraft, work offshore are all excluded. Work away from your premises except for commercial duties, collection or delivery is excluded. Injury or damage due to anything sold or supplied which is knowingly exported to the US or Canada is excluded. For losses from terrorism, the limit of liability is reduced to £5m for Employers' Liability.	
<b>Excess: The amount of each loss that you pay</b>	£250 in respect of rented premises. £250 in respect of damage to third party property

<b>Security conditions</b>	
The following security conditions may apply to your cover.	
<b>Security conditions</b>	
<b>Minimum standards</b>	Entrances and exits – except fire exits - must be fitted with suitable mortice or deadlocks. All other accessible doors and windows must be fitted with mortice locks, deadlocks or security bolts or must be screwed shut. Fire exits must be fitted with approved panic or fire exit bolts.
<b>Bars and grilles</b>	All external doors and windows must be protected by suitable bars or metal roller shutters. If shutters are operated internally, manual chains must be locked to a wall bracket and electrical controls must have a lockable isolation switch fitted.
<b>Intruder alarm</b>	You must have a suitable alarm system fitted, and must have a maintenance contract in place with an approved company. All keys and codes must be kept and dealt with securely. You must have two named key holders. A key holder must be available at all times to respond to the alarm.
<b>Vehicle security conditions</b>	
<b>Locked car clause</b>	Whenever a vehicle or trailer is unattended, all doors, windows and other points of access

	are securely locked.
<b>Installation of immobiliser</b>	If you have an immobiliser installed, it must be activated when the vehicle or trailer is unattended.
<b>Overnight garaging</b>	Between 7.00 pm and 7.00 am, unattended vehicles and trailers must be garaged in enclosed premises that are either securely locked or constantly attended by a watchman.

The policy is a complex document and contains a large number of specific items relevant in specific circumstances, depending on the nature of the risks being insured and those extensions requested. The policy may also contain warranties describing actions that you must take or avoid for any cover to operate.

If the amount insured is not as much as the values of the items you are trying to insure, then any claim may not be payable in full.