Home Insurance

Insurance Product Information Document

Company: Plum Underwriting Limited

Plum Underwriting Limited t/a Cherish Insurance Services who are authorised and regulated by the Financial Conduct Authority a with registered number 309166. Registered address 7th Floor, Corn Exchange, 55 Mark Lane, London, EC3R 7NE.

cherish

Product: Cherish Home Bed and Breakfast - Buildings and Contents

HBB0725 v1.0

The information provided in this document is a summary of the key features and exclusions of the policy and does not form part of the contract between us. Complete pre contract and contractual information about the product is provided in your policy documents.

What is this type of Insurance?

Combined buildings and contents insurance for home B&B's which provides cover for loss or damage to your property. It is suitable for owner-occupied homes.

What is insured?

- ✔ Maximum Sum Insured for Buildings £2 million
- ✔ Maximum Sum Insured for Contents £250,000
- ✔ Loss or damage to the structure of your home including fixtures and fittings. Cover includes outbuildings, garages, fencing and permanent outdoor structures such as hot tubs, swimming pools and solar heating systems
- ✔ Loss or damage caused by fire, smoke, explosion, lightning, earthquake, storm, flood, theft, escape of water (e.g. from burst pipes or tanks) or oil, malicious people, riot, subsidence, collision by vehicles or animals, falling trees, collapse of aerials or satellite dishes
- ✔ Accidental damage
- ✔ Debris removal up to £2 million
- ✔ Lock replacement up to £1,000
- ✔ Alternative accommodation up to 2 years
- ✔ Property owner's liability up to £5,000,000
- ✔ Trace and access
- ✔ Emergency entry
- ✔ Contracting Purchaser
- ✔ Loss of income up to £15,000
- ✔ Any one claim for valuables up to £30,000
- ✔ Any one valuable item up to £15,000
- ✔ Money up to £500
- ✔ Credit cards up to £1,000
- ✔ Business equipment up to £15,000
- ✔ Accidental loss of heating oil and metered water up to £1,000
- ✔ Frozen food up to £250,000
- ✔ Contents in garages and outbuildings up to £250,000
- ✔ Contents in the open up to £5,000
- ✔ Temporary removal up to £250,000, students contents limited to £2,500
- ✔ House removal by professional removers
- ✔ Documents up to £1,000
- ✔ Special events up to £250,000
- ✔ Visitors and domestic staff personal effects up to £1,000 each
- ✔ Garden plants up to £5,000
- ✔ Liability to domestic staff (including in connection with Bed & Breakfast) up to £10,000,000

What is not insured?

- ✘ Loss or damage occurring after the home has been unoccupied or unfurnished (see policy booklet for definitions of unoccupied and unfurnished) by theft, malicious people and loss or escape of water or oil
- ✘ Loss or damage from the home if any part of it is occupied by anyone other than you, your family and friends or guests unless there has been forcible and violent entry to, or exit from, the home
- ✘ Loss or damage to gates, hedges and fences caused by storm or flood

Applicable to Family Legal Protection

- ✘ **Pre-inception incidents:** We will not cover events that started before the policy began
- ✘ **Prospects of success:** We will not cover any legal action if there are not prospects of success. This is where the likelihood of winning is less than 50%
- ✘ **Minimum amount in dispute:** We will not cover claims for Consumer Pursuit or Consumer Defence if the amount in dispute is less than £125 (plus VAT). We also will not cover claims where the amount in dispute is lower than the estimated advisers' costs to act for you
- ✘ **Conflicts:** We will not cover any claims relating to disputes with anyone else insured under the policy nor any costs covered by another insurance policy
- ✘ **Approved Costs:** We will not cover any advisers' costs or other costs and expenses incurred which have not been agreed in advance or are above those for which we have given our prior written approval

Applicable to Home Emergency

- ✘ Leaking or dripping taps
- ✘ External overflows, external guttering
- ✘ Burst or leaking flexible hoses
- ✘ Failure or breakdown of electricity or gas supply, or gas leaks
- ✘ External water supply pipes
- ✘ Septic tanks and swimming pool installations
- ✘ Failure of boilers or heating systems that have not been inspected or serviced by a qualified person within the 12 months prior to your claim
- ✘ Boilers over 15 years old
- ✘ Boilers that are beyond economical repair
- ✘ Shared water/drainage facilities

- ✔ Tenants liability up to £60,000
- ✔ Occupiers and public liability up to £5,000,000
- ✔ Unrecovered damages up to £5,000,000
- ✔ Shopping in transit up to £350
- ✔ Contents of dependent relative in nursing home £2,500
- ✔ Emergency entry
- ✔ Family Legal Protection up to £50,000 for advisers' costs for certain types of Legal action(s) as detailed in your policy booklet
- ✔ Home Emergency Assistance £1,500 per call out

Optional Covers

- Personal Possessions anywhere in the world

- ✘ Any failure of electricity that affects only part of the property
- ✘ Descaling including power flushing or from damage caused by sludge
- ✘ Loss or damage to windows, doors or locks for outbuildings, garages and sheds
- ✘ Pests outside the main building
- ✘ LPG, oil, warm air, solar and unvented systems or boilers over 60 Kw/hr

Are there any restrictions on cover?

- ! You will need to pay an amount of each claim, known as the excess
- ! The compulsory excess is £250
- ! The subsidence, heave and landslip excess is a minimum of £1,000
- ! The escape of water excess is a minimum of £500
- ! Any loss or damage caused by wear and tear, depreciation, the effects of light or the atmosphere, mould, dry or wet rot or fungus and costs that arise from the normal use, maintenance and upkeep of your buildings
- ! Any loss or damage caused or allowed to be caused, deliberately, wilfully, maliciously, illegally or unlawfully by you or your family and friends or anyone lawfully in the home

Applicable to Family Legal Protection

- ! **Excess:** You are responsible for the first £50 for any claim
- ! **Qualifying period:** There is a 90 day qualifying period for claims for employment disputes and we will not cover any incidents arising within this time
- ! **Your own advisers' costs:** Once court proceedings are issued, or in the event that a conflict of interest arises, you are welcome to use your own legal representative, but we will not cover any costs in excess of our standard advisers' rates
- ! **Withdrawn claims:** If you withdraw from the legal action without our consent, you are responsible for any advisers' costs

Applicable to Home Emergency

- ! Limit of cover is £1,500 per claim
- ! Alternative accommodation £250
- ! You may not claim if your property has been unoccupied for more than 60 consecutive days
- ! No more than 3 claims during any 12 month period

Where am I covered?

- ✔ The cover provided is for private residences in England, Scotland, Wales, Northern Ireland, Channel Islands and Isle of Man.

What are my obligations?

- When taking out, renewing or making changes to your policy, you must take reasonable care to provide accurate and complete answers to all questions.
- You must tell us of any changes e.g. change of address, building works at your home, if you intend to let your home or use it for any reason other than private residential purposes and bed and breakfast, if your home will be unoccupied, if you or your family have been declared bankrupt or you or your family have received a police caution or been convicted or charged with any offence
- You and your family must take precautions to avoid injury, loss or damage and take reasonable steps to safeguard the property insured from loss or damage and maintain it in good repair.

- You must pay the premium on time.

If you make a claim

- You must provide us with all relevant information about the claim to assist us in validating it.
- You should take steps to prevent further damage and not dispose of any damaged items or conduct permanent repairs as we may need to inspect the damage.

When and how do I pay?

Premium is paid as a one-off payment.

When does the cover start and end?

This contract will start on the date you select when you purchase the policy and will end one year later.

How do I cancel the contract?

- You can cancel this policy within 14 days of receipt of the policy documents whether for new business or at the renewal date.
- If cover has not started, we will refund the full premium to you. If cover has started, we will keep an amount of premium in proportion to the time you have been on cover and refund the rest to you provided no claims have occurred.
- You may also cancel this policy at any time by giving us prior written notice to Cherish Insurance Services, Carlson House, Bradfield Road, Wix, CO11 2SP.
- You will not receive a refund of premium if any claims have been made.