

If you need to make a claim...

... call us straight away on 0345 030 6902.

For our joint protection, calls may be recorded or monitored.

Quote me
happy.com

Home Policy



Contents

- **2. How to get help**
- 3. Important Information about your home policy
- 4. Contract of insurance and Information and changes we need to know about
- 6. Understanding the cover level you've bought
- 7. Definitions
- 9. Buildings section
- 13. Accidental damage cover to buildings section
- 14. Buildings matching items section
- 15. Buildings conditions
- 17. Contents section
- 23. Accidental damage cover to contents section
- 24. Contents matching items section
- 25. Contents extra garden cover section
- 26. Contents conditions
- 28. Personal belongings section
- 30. Personal belongings conditions
- 32. Legal services
- 37. Legal services conditions & exclusions
- 39. Home Emergency cover section
- 48. Home Emergency general exclusions
- 49. Home Emergency general conditions
- 50. General conditions
- 54. General exclusions
- 56. Complaints Procedure

Welcome. We've got you covered

Thank you for choosing us for your home insurance. Together with your policy schedule, this booklet gives you all the details of your policy. If you've got any other questions – or to tell us how you've found us to deal with – just get in touch through our website.

If you need to make a home claim, call us 24/7 on 0345 030 6902.

If you've chosen 'legal services' you can also call the claims telephone number above to get free legal advice. For anything else – or to make changes to your policy or cover – do it online at www.quotemehappy.com/my-account.

We can help you if:

You need to make a claim

Call us on **0345 030 6902** and we'll take your details over the phone. If you're covered we'll take care of things and organise any repairs or replacement, or make a payment, less the excess.

Even if we can't confirm that you're covered straight away, we'll still help you organise repairs. If it turns out that you aren't covered though, you'll need to pay any charges.

You need legal advice

If you've chosen 'legal services' and would like free legal advice, just call **0345 030 6902** to talk to our legal experts.

Please read your policy carefully

Your policy doesn't cover you against everything that can happen. So you know what you're covered for and what you aren't please read it thoroughly.

You need to look after your home

Your policy doesn't cover wear and tear, or damage that happens gradually over a period of time. So you still need to maintain your home. This sort of damage is most common on guttering, flat roofs, fascia boards and boundary walls, so check them regularly.

Changes to your circumstances

As your circumstances change, you need to keep us up-to-date. That means telling us about changes which could affect your policy (see page 4) and making sure your sums insured are high enough to cover your home (see pages 14, 25 and 29).

Proving your loss

If you need to make a claim, you need to prove any loss. So keep hold of any receipts, valuations, photographs, instruction booklets and guarantee cards to help with your claim.

Large print, audio and Braille

If you need this policy in large print, audio or Braille, email us at team@quotemehappy.com or call us on **0345 030 6902**.

Telephone Call Charges and Recording

Calls to 0800 numbers from UK landlines and mobiles are free. The cost of calls to 03 prefixed numbers are charged at national call rates (charges may vary dependent on your network provider) and are usually included in inclusive minute plans from landlines and mobiles. For our joint protection telephone calls may be recorded and/or monitored.

Contents

- 2. How to get help
- **3. Important information about your home policy**
- 4. Contract of insurance and Information and changes we need to know about
- 6. Understanding the cover level you've bought
- 7. Definitions
- 9. Buildings section
- 13. Accidental damage cover to buildings section
- 14. Buildings matching items section
- 15. Buildings conditions
- 17. Contents section
- 23. Accidental damage cover to contents section
- 24. Contents matching items section
- 25. Contents extra garden cover section
- 26. Contents conditions
- 28. Personal belongings section
- 30. Personal belongings conditions
- 32. Legal services
- 37. Legal services conditions & exclusions
- 39. Home Emergency cover section
- 48. Home Emergency general exclusions
- 49. Home Emergency general conditions
- 50. General conditions
- 54. General exclusions
- 56. Complaints Procedure

Important information about your home policy

Wherever words or phrases appear in **bold** in this policy, they will have the meanings described in the **Definitions** section starting on page 6, unless otherwise shown for any policy section.

Please read **your** policy and the **schedule** carefully to make sure that **you** have the cover **you** need. If any details are not correct please go online via My account immediately to update them.

The **schedule** sets out the cover **you** have chosen and **you** may need it if **you** want to make a claim.

Choice of Law

The law of England and Wales will apply to this contract unless:

- a. **you** and **we** agree otherwise; or
- b. at the date of the contract **you** are a resident of (or, in the case of a business, the registered office or principal place of business is situated in) Scotland, Northern Ireland, Channel Islands or the Isle of Man, in which case (in the absence of agreement to the contrary) the law of that country will apply.

Use of Language

Unless otherwise agreed, the contractual terms and conditions and other information relating to this contract will be in English.

Your Cancellation Rights

You have a statutory right to cancel **your** policy within 14 days from the day of purchase or renewal of the contract, or the day on which **you** receive **your** policy or renewal documentation, whichever is the later.

If **you** wish to cancel, and the insurance cover has not yet commenced, **you** will be entitled to a full refund of the premium paid.

Alternatively, if **you** wish to cancel and the insurance cover has already commenced, **you** will be entitled to a refund of the premium paid, less a proportionate deduction for the time **we** have provided cover.

You can cancel **your** policy online via My account. If **you** do not exercise **your** right to cancel **your** policy, it will continue in force and **you** will be required to pay the premium.

For **your** cancellation rights outside the statutory cooling off period, please refer to the **General Conditions** section of this policy booklet.

Administration charge

There will be no administration charge applied to changes made by **you** online via My account. **We** reserve the right to apply an administration charge as shown in **your schedule** for any adjustments **you** ask **us** to make to **your** policy.



Contents

2. How to get help
3. Important Information about your home policy
- **4. Contract of insurance and Information and changes we need to know about**
6. Understanding the cover level you've bought
7. Definitions
9. Buildings section
13. Accidental damage cover to buildings section
14. Buildings matching items section
15. Buildings conditions
17. Contents section
23. Accidental damage cover to contents section
24. Contents matching items section
25. Contents extra garden cover section
26. Contents conditions
28. Personal belongings section
30. Personal belongings conditions
32. Legal services
37. Legal services conditions & exclusions
39. Home Emergency cover section
48. Home Emergency general exclusions
49. Home Emergency general conditions
50. General conditions
54. General exclusions
56. Complaints Procedure

Contract of insurance and Information and changes we need to know about

The Contract of Insurance

This policy is a contract of insurance between **you** and **us**. The following elements form the contract of insurance between **you** and **us**, please read them and keep them safe:

- **your** policy booklet;
- information contained on **your** 'Information Provided By You' document **we** send **you**;
- **your schedule**;
- any **clauses** endorsed on **your** policy, as set out in **your schedule**;
- any changes to **your** home insurance policy contained in notices issued by us at renewal.
- the information under the heading 'Important Information' which **we** provide to **you** when **you** take out or renew **your** policy;

In return for **you** paying **your** premium, **we** will provide the cover shown on **your schedule** on the terms and conditions of this policy booklet during the **period of insurance**.

Our provision of insurance under this policy is conditional upon **you** observing and fulfilling the terms, provisions, conditions and **clauses** of this policy.

Renewal of the contract of insurance

Each renewal of the policy represents a new contract of insurance.

- i. For existing customers who pay by annual or monthly direct debit or continuous card authority **you** enter into a new contract of insurance with **us** commencing on the cover start date show on **your** renewal **schedule**.
- ii. For existing customers who pay annually, other than as set out in paragraph (i) above, **you** enter into a new contract of insurance with **us** commencing on the date when **you** agree to renew the policy and to pay the premium. **You** will be covered for the **period of insurance** shown on **your** renewal schedule.

- iii. Each renewal invitation is offered using the information we have at the time it was issued. We may revise or withdraw it if, before the date your renewal takes effect, any event occurs that gives rise to a claim, even if we are notified after your renewal date.

We recommend you keep a record (including copies of letters) of all information provided to us for your future reference.

Information and changes we need to know about

You must take reasonable care to provide complete and accurate answers to the questions **we** ask when **you** take out, make changes to, and renew **your** policy.

Please read any assumptions carefully and confirm if they apply to **your** circumstances.

Please tell **us** immediately if there are any changes to the information set out in the Information Provided By You or on **your schedule**. **You** must also tell **us** immediately about the following changes:

- any intended alteration to, extension to or renovation of **your** property. However **you** do not need to tell **us** about internal alterations to **your** property unless **you** are creating an additional bedroom, bathroom or shower room,
- any change to the people insured, or to be insured,
- any change or addition to the **contents** or the property to be insured that results in the need to increase the amounts insured or the limits that are shown on **your** policy **schedule**,
- if **your** property is to be lent, let, sub-let, or used for business purposes (other than occasional clerical work),
- if **your** property is to be **unoccupied** for any continuous period exceeding the number of days shown on **your schedule**, or
- if any member of **your** household or any person to be insured on this policy is charged with, or convicted of a criminal offence (other than motoring offences).

2. How to get help
3. Important Information about your home policy
- **4. Contract of insurance and Information and changes we need to know about**
6. Understanding the cover level you've bought
7. Definitions
9. Buildings section
13. Accidental damage cover to buildings section
14. Buildings matching items section
15. Buildings conditions
17. Contents section
23. Accidental damage cover to contents section
24. Contents matching items section
25. Contents extra garden cover section
26. Contents conditions
28. Personal belongings section
30. Personal belongings conditions
32. Legal services
37. Legal services conditions & exclusions
39. Home Emergency cover section
48. Home Emergency general exclusions
49. Home Emergency general conditions
50. General conditions
54. General exclusions
56. Complaints Procedure

If **you** are in any doubt, please email **us** at <https://help.quotemehappy.com/>

When **you** inform **us** of a change, **we** will tell **you** if this affects **your** policy, for example whether **we** are able to accept the change and if so, whether the change will result in revised terms and/or premium being applied to **your** policy.

If the information provided by **you** is not complete and accurate:-

- **we** may cancel **your** policy and refuse to pay any claim, or
- **we** may not pay any claim in full, or
- **we** may revise the premium and/or change any **excess**, or
- the extent of the cover may be affected.

Contents

- 2. How to get help
- 3. Important Information about your home policy
- 4. Contract of insurance and Information and changes we need to know about
- **6. Understanding the cover level you've bought**
- 7. Definitions
- 9. Buildings section
- 13. Accidental damage cover to buildings section
- 14. Buildings matching items section
- 15. Buildings conditions
- 17. Contents section
- 23. Accidental damage cover to contents section
- 24. Contents matching items section
- 25. Contents extra garden cover section
- 26. Contents conditions
- 28. Personal belongings section
- 30. Personal belongings conditions
- 32. Legal services
- 37. Legal services conditions & exclusions
- 39. Home Emergency cover section
- 48. Home Emergency general exclusions
- 49. Home Emergency general conditions
- 50. General conditions
- 54. General exclusions
- 56. Complaints Procedure

Understanding the cover level you've bought

The following table highlights the covers which apply for Buildings and Contents depending on the level of cover **you** have chosen. Specific limits apply for certain covers, **you** will find these in **your** policy **schedule**.

Buildings	Essentials	Essentials Plus	Premier
Damage to the home by standard risks eg fire, storm, theft etc	✓	✓	✓
Rent and alternative accommodation	✓	✓	✓
Emergency access	✓	✓	✓
Tracing and accessing leaks	✗	✓	✓
Replacement locks	✓	✓	✓
Your liability to the public	✓	✓	✓
Selling your home	✓	✓	✓
Accidental damage to services, glass and sanitary fittings	○	✓	✓
Extra accidental damage to buildings	○	○	○
Buildings matching items	✗	✗	✓
Buildings Protected No Claim Discount	○	○	○

To help **you** see quickly whether a cover is included or optional with **your** chosen cover level when reading through **your** policy, against each Buildings and Contents cover **we** have added colour coded boxes (representing each product level) and containing a tick, a cross or 'O'. For example:

Essentials	Essentials Plus	Premier	
✓	✓	✓	Cover is included
○	○	○	Cover is optional
✗	✗	✗	Cover is not available

Contents	Essentials	Essentials Plus	Premier
Contents in the home for standard risks eg fire, storm, theft etc	✓	✓	✓
Contents temporarily removed	✓	✓	✓
Contents in garden	✗	✓	✓
Personal effects of visitors to the home	✗	✓	✓
Business equipment	✗	✓	✓
Replacement locks	✓	✓	✓
Food in freezers	✓	✓	✓
Heating fuel	✓	✓	✓
Metered water	✓	✓	✓
Rent and alternative accommodation	✓	✓	✓
Fatal injury	✓	✓	✓
Household removals	✗	✓	✓
Religious festivals/wedding gifts	✗	✓	✓
Occupiers, personal and employers liability	✓	✓	✓
Tenants liability	✓	✓	✓
Title deeds	✗	✓	✓
Emergency access	✓	✓	✓
Accidental damage to home entertainment equipment, mirrors and glass	○	✓	✓
Extra accidental damage to Contents	○	○	○
Contents matching items	✗	✗	✓
Contents Protected No Claim Discount	○	○	○
Contents extra garden cover	✗	✓	✓

Contents

2. How to get help
3. Important Information about your home policy
4. Contract of insurance and Information and changes we need to know about
6. Understanding the cover level you've bought
- **7. Definitions**
 9. Buildings section
 13. Accidental damage cover to buildings section
 14. Buildings matching items section
 15. Buildings conditions
 17. Contents section
 23. Accidental damage cover to contents section
 24. Contents matching items section
 25. Contents extra garden cover section
 26. Contents conditions
 28. Personal belongings section
 30. Personal belongings conditions
 32. Legal services
 37. Legal services conditions & exclusions
 39. Home Emergency cover section
 48. Home Emergency general exclusions
 49. Home Emergency general conditions
 50. General conditions
 54. General exclusions
 56. Complaints Procedure

Definitions

Wherever the following words or phrases appear in **bold** in this policy, they will have the following meanings unless otherwise shown for any policy section.

Accidental Damage

Damage caused suddenly and unexpectedly by an outside force.

British Isles

The United Kingdom, Republic of Ireland, the Channel Islands and the Isle of Man.

Buildings

- a) The **home**, swimming pools, ornamental ponds and fountains, hard courts, terraces, patios, drives, footpaths, walls, fences, gates, hedges, and fixed tanks providing fuel to the **home**.
- b) Fixtures, fittings and decorations.

These must all be at the address shown on **your schedule**.

Business equipment

Office furniture, computers, printers, typewriters, fax machines, photocopiers, telephones and answerphones that are owned by **you**, or **you** are legally responsible for and used for business or professional purposes.

Clauses

Changes to the terms of **your** policy. These are shown on **your schedule**.

Contents

Household items and **personal belongings** (including **personal money** and **valuables** up to the limits shown on **your schedule**) that:

- **you** own;
- **you** are legally responsible for (but not landlord's contents);
- belong to **domestic employees** who live with **you**.

If **you** have chosen the 'Essentials Plus or Premier' cover level, this includes **personal belongings** of visitors to the **home**, up to the limit shown on **your schedule**.

Domestic Employee

A person employed by **you** to carry out domestic duties in connection with **your home** and its land, and not employed by **you** in any capacity in connection with any other business, trade or profession.

Excess

The amount **you** will have to pay towards each separate claim as shown on **your schedule**.

Heave

Expansion or swelling of the land beneath the **buildings** resulting in upwards movement.

Home

The house or flat and its outbuildings (including garages), at the address shown on **your schedule**, all used for domestic purposes only.

Landslip

Movement of land down a slope.

Motorised Vehicle

Any electrically or mechanically powered vehicle, other than:

- vehicles used only as domestic gardening equipment within the boundaries of the land belonging to the **home**;
- vehicles designed to help disabled people (as long as the vehicles are not registered for road use);
- golf carts and trolleys;
- pedestrian-controlled toys and models.

Period of Insurance

The period of time covered by this policy, as shown on **your schedule**, or until cancelled. Each renewal represents the start of a new **period of insurance**.

Contents

2. How to get help
3. Important Information about your home policy
4. Contract of insurance and Information and changes we need to know about
6. Understanding the cover level you've bought
- **7. Definitions**
 9. Buildings section
 13. Accidental damage cover to buildings section
 14. Buildings matching items section
 15. Buildings conditions
 17. Contents section
 23. Accidental damage cover to contents section
 24. Contents matching items section
 25. Contents extra garden cover section
 26. Contents conditions
 28. Personal belongings section
 30. Personal belongings conditions
 32. Legal services
 37. Legal services conditions & exclusions
 39. Home Emergency cover section
 48. Home Emergency general exclusions
 49. Home Emergency general conditions
 50. General conditions
 54. General exclusions
 56. Complaints Procedure

Personal Belongings

Luggage, clothing, jewellery, watches, furs, binoculars, sports, musical and photographic equipment and items which **you** normally wear, or carry with **you**. All items must belong to **you** or be **your** legal responsibility.

Personal Money

Cash, cheques, postal orders, unused postage stamps, savings stamps and certificates, premium bonds, luncheon and gift vouchers, season tickets, travel tickets, travellers' cheques and phone cards, all held for social, domestic or charitable purposes.

Road Traffic Acts

Any Acts, Laws or Regulations, which govern the driving or use of any motor vehicle in Great Britain, Northern Ireland, the Isle of Man and the Channel Islands.

Schedule

The document which gives details of the cover and **sum insured** limits **you** have.

Settlement

Downward movement of the land beneath the **buildings** as a result of compaction due to the weight of the **buildings**.

Subsidence

Downward movement of the land beneath the **buildings** that is not as a result of **settlement**.

Sum Insured

The amount shown on **your schedule** as the most **we** will pay for claims resulting from one incident unless otherwise stated in this policy booklet or any **clause**.

Unoccupied

Not lived in by **you** or anyone who has **your** permission or does not contain enough furniture for normal living purposes.

Valuables

Stamp, coin or medal collections, pictures, other works of art, items of gold, silver or any other precious metal, jewellery, watches and furs.

We/Us/Our

Aviva Insurance Limited (unless otherwise shown for any policy section)

You, Your

The person (or people) named on **your schedule**, their domestic partner and members of their family (or families) who are permanently living with them and their foster children who live with them.



Contents

2. How to get help
3. Important Information about your home policy
4. Contract of insurance and Information and changes we need to know about
6. Understanding the cover level you've bought
7. Definitions
- **9. Buildings section**
 13. Accidental damage cover to buildings section
 14. Buildings matching items section
 15. Buildings conditions
 17. Contents section
 23. Accidental damage cover to contents section
 24. Contents matching items section
 25. Contents extra garden cover section
 26. Contents conditions
 28. Personal belongings section
 30. Personal belongings conditions
 32. Legal services
 37. Legal services conditions & exclusions
 39. Home Emergency cover section
 48. Home Emergency general exclusions
 49. Home Emergency general conditions
 50. General conditions
 54. General exclusions
 56. Complaints Procedure

Buildings section

Your policy does not cover wear and tear. Please refer to page 2 for more information.

This section only applies when shown on **your schedule**. Some individual covers within this section do not apply for all levels of cover. Please refer to the table on page 5 and **your schedule** to check the covers which apply for **your** chosen cover level.

Under the **Buildings section** we will not cover:

- the **excess(es)** shown on **your schedule** (no **excess** applies to **Emergency access** and **Liability to the public**);
- damage by wet or dry rot arising from any cause, except as a direct result of a claim **we** have already paid, and where repair or preventative action was carried out by a tradesperson **we** have approved;
- anything set out in the **General exclusions** section of this policy booklet.



The Buildings

We will provide cover for loss of or damage to the **buildings** caused by any of the following:

1. a) Fire, explosion, lightning or earthquake.
b) Smoke.

Under (b) **we** will not cover loss or damage that happens gradually.

2. Storm or Flood.

We will not cover loss or damage:

- caused by frost;
 - to fences, gates and hedges;
 - that happens gradually.
3. a) Riot, civil unrest, strikes, or labour or political disturbances.
b) Malicious people or vandals.

Under (b) **we** will not cover loss or damage:

- caused by paying guests, tenants or **you**;
- that happens after the **home** has been left **unoccupied** for more than the period shown on **your schedule**.

4. Being hit by:

- a) aircraft or other flying objects or items dropped from them;
- b) vehicles or animals.

Under (b) **we** will not cover loss or damage caused by domestic animals.

Contents

- 2. How to get help
- 3. Important Information about your home policy
- 4. Contract of insurance and Information and changes we need to know about
- 6. Understanding the cover level you've bought
- 7. Definitions
- **9. Buildings section**
- 13. Accidental damage cover to buildings section
- 14. Buildings matching items section
- 15. Buildings conditions
- 17. Contents section
- 23. Accidental damage cover to contents section
- 24. Contents matching items section
- 25. Contents extra garden cover section
- 26. Contents conditions
- 28. Personal belongings section
- 30. Personal belongings conditions
- 32. Legal services
- 37. Legal services conditions & exclusions
- 39. Home Emergency cover section
- 48. Home Emergency general exclusions
- 49. Home Emergency general conditions
- 50. General conditions
- 54. General exclusions
- 56. Complaints Procedure

- 5. a) Water escaping from water tanks, pipes, equipment or fixed heating systems.
- b) Water freezing in tanks, equipment or pipes.

We will not cover loss or damage:

- that happens after the **home** has been left **unoccupied** for more than the period shown on **your schedule**;
- to solid floors caused by infill materials settling, swelling or shrinking as a result of water escaping from the **home**;
- by **subsidence**, **heave** or **landslip** caused by water escaping.

- 6. Heating fuel leaking from a fixed heating system.

We will not cover loss or damage that happens after the **home** has been left **unoccupied** for more than the period shown on **your schedule**.

- 7. Theft or attempted theft.

We will not cover loss or damage:

- caused by paying guests, tenants or **you**;
- that happens after the **home** has been left **unoccupied** for more than the period shown on **your schedule**.

- 8. Falling radio or television receiving aerials (including satellite dishes), their fittings and masts.

- 9. **Subsidence** or **heave** of the land on which the **buildings** stand, or **landslip**.

We will not cover:

- damage to swimming pools, ornamental ponds and fountains, hard courts, terraces, patios, drives, footpaths, walls, gates, fences, hedges or fixed tanks providing fuel to the **home** unless **we** also accept a claim for **subsidence**, **heave** or **landslip** damage to the **home**;

- damage if **you** knew when this policy started that any part of the **buildings** had already been damaged by **subsidence**, **heave** or **landslip**, unless **you** told **us** about this and **we** accepted it;
- damage caused by riverbank or coastal erosion;
- damage to solid floors caused by infill materials settling, swelling or shrinking;
- damage caused by **settlement** or by shrinkage or expansion of parts of the **buildings**;
- damage caused by faulty or unsuitable materials, design or poor workmanship.

- 10. Falling trees or branches.

If **we** accept a claim for damage to **buildings** by falling trees **we** will also pay reasonable costs **you** have to pay for removing from the site:

- a) the fallen part of the tree;
- b) the tree if it has been totally or partly uprooted.

We will not cover costs **you** have to pay for:

- removing the part of the tree that is still below ground;
- restoring the site.

Loss of rent and the cost of alternative accommodation

If the **home** is damaged by any cause covered under **The Buildings** cover sections numbered 1 to 10 and as a result it cannot be lived in, **we** will pay any ground rent **you** still have to pay, for up to two years.

We will also pay:

- a) rent payable to **you**;
- b) any reasonable additional accommodation expenses for **you** and **your** domestic animals;

up to the limit shown on **your schedule** until the **home** is ready to live in.

Contents

2. How to get help
3. Important Information about your home policy
4. Contract of insurance and Information and changes we need to know about
6. Understanding the cover level you've bought
7. Definitions
- **9. Buildings section**
 13. Accidental damage cover to buildings section
 14. Buildings matching items section
 15. Buildings conditions
 17. Contents section
 23. Accidental damage cover to contents section
 24. Contents matching items section
 25. Contents extra garden cover section
 26. Contents conditions
 28. Personal belongings section
 30. Personal belongings conditions
 32. Legal services
 37. Legal services conditions & exclusions
 39. Home Emergency cover section
 48. Home Emergency general exclusions
 49. Home Emergency general conditions
 50. General conditions
 54. General exclusions
 56. Complaints Procedure

Emergency access

We will provide cover for damage to the **home** following necessary access to deal with a medical emergency or to prevent damage to the **home**.

Tracing and accessing leaks

If the **buildings** are damaged due to water escaping from water tanks, pipes, equipment or fixed heating systems in the **home**, **we** will pay the reasonable cost of removing and replacing any other part of the **buildings** necessary to find the source of the leak and making good.

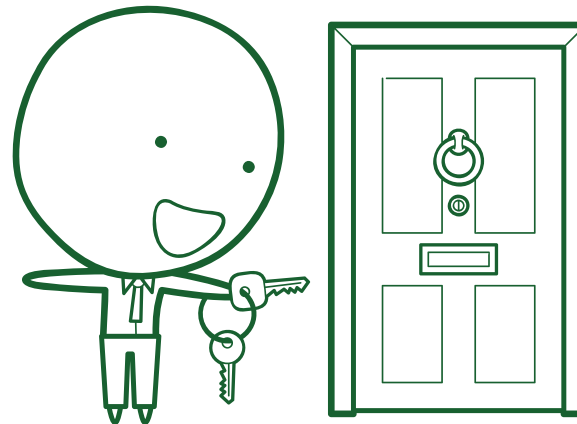
We will not pay more than the limit shown on **your schedule** for any one incident.

We will not cover the cost of repairing the source of the leak unless caused by loss or damage covered under **The Buildings**.

Replacement Locks

If keys to the locks of:

- a. external doors of the **home**;
 - b. alarm systems or domestic safes fitted in the **home**;
- are accidentally lost or stolen, **we** will pay the cost of replacing the locks or lock mechanisms up to the limit shown on **your schedule**.



Your liability to the public

(See the important note overleaf)

We will cover **your** legal liability to pay damages and claimants' costs and expenses for:

- accidental bodily injury or illness;
- accidental loss of or damage to property;

happening during the **period of insurance** and arising:

- from **you** owning the **building** and its land;
- under section 3 of the Defective Premises Act 1972 (or the Defective Premises Northern Ireland Order 1975) for any **home you** previously owned and occupied or leased and occupied.

If the **Buildings section** of this policy is cancelled or ends, the Defective Premises Act cover will continue for seven years for any **home** insured by the **Buildings section** before the policy was cancelled or ended.

We will also pay all **your** costs and expenses that **we** have already agreed to in writing.

We will not pay more than the limit shown on **your schedule** for any one incident.

We will not cover liability in connection with:

- **you** occupying the **building** and its land;
- any accidental bodily injury or illness to any **domestic employee** if the injury or illness happens as a result of or in the course of their employment by **you**;
- loss of or damage to property which belongs to **you** or is in **your** care;
- any **motorised vehicle**;
- any agreement except to the extent that **you** would have been liable without that agreement;

Contents

- 2. How to get help
- 3. Important Information about your home policy
- 4. Contract of insurance and Information and changes we need to know about
- 6. Understanding the cover level you've bought
- 7. Definitions
- **9. Buildings section**
 - 13. Accidental damage cover to buildings section
 - 14. Buildings matching items section
 - 15. Buildings conditions
 - 17. Contents section
 - 23. Accidental damage cover to contents section
 - 24. Contents matching items section
 - 25. Contents extra garden cover section
 - 26. Contents conditions
 - 28. Personal belongings section
 - 30. Personal belongings conditions
 - 32. Legal services
 - 37. Legal services conditions & exclusions
 - 39. Home Emergency cover section
 - 48. Home Emergency general exclusions
 - 49. Home Emergency general conditions
 - 50. General conditions
 - 54. General exclusions
 - 56. Complaints Procedure

- **your** trade, business or profession;
- the Defective Premises Act 1972 (or the Defective Premises Northern Ireland Order 1975) if it is covered by other insurance.

Defective Premises Act 1972

The Defective Premises Act 1972 imposes duties in connection with the provision of dwellings and imposes liability for injury or damage caused to persons through defects in the state of premises. Section 3 of the Defective Premises Act 1972 (or in Northern Ireland Section 5 Defective Premises Northern Ireland Order 1975) extends the duty of care in certain circumstances after the dwellings have been disposed of. For further guidance please see the Office of Public Sector Information website (opsi.gov.uk) or contact the Citizens Advice Bureau.

Important Note

(If **you** are the owner and occupier of the **home** insured by this policy.)

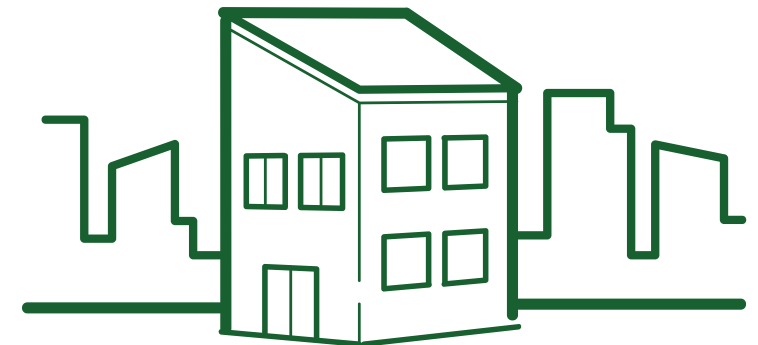
Accidents which happen in buildings or on land are, by law, nearly always the responsibility of the occupier (the person who lives in the building or on the land) rather than the owner.

If **you** are both the owner and the occupier of the **building**, please remember that **Your liability to the public** does not cover **your** legal liability as the occupier of the **home** or its land.

To protect yourself, **you** will need to arrange contents insurance which provides **Occupier's liability** cover.

Selling Your home ✓✓✓

If **you** enter into a contract to sell any **building** insured by this policy, and the **building** is destroyed or damaged before the sale has been completed, the buyer will be entitled to any benefit from this insurance (for the damage or destruction) once the sale has been completed. This does not apply if other insurance has been arranged by or for the buyer.



Contents

2. How to get help
3. Important Information about your home policy
4. Contract of insurance and Information and changes we need to know about
6. Understanding the cover level you've bought
7. Definitions
9. Buildings section
- **13. Accidental damage cover to buildings section**
14. Buildings matching items section
15. Buildings conditions
17. Contents section
23. Accidental damage cover to contents section
24. Contents matching items section
25. Contents extra garden cover section
26. Contents conditions
28. Personal belongings section
30. Personal belongings conditions
32. Legal services
37. Legal services conditions & exclusions
39. Home Emergency cover section
48. Home Emergency general exclusions
49. Home Emergency general conditions
50. General conditions
54. General exclusions
56. Complaints Procedure

Accidental damage cover to buildings section

The covers in this section only apply when shown on **your schedule**.

Under the **Accidental damage cover to buildings section** we will not cover:

- the **excess** shown on **your schedule**; or
- anything set out in the **General exclusions** section of this policy booklet.

Damage to services, fixed glass and sanitary fittings

This cover only applies when shown on **your schedule**.

We will provide cover for accidental damage to:

- a) cables and underground pipes which provide services to or from the **buildings** that **you** are legally responsible for;

We will also pay up to £1000 for the cost of breaking into (and repairing) an underground pipe to clear a blockage that **you are legally responsible for between the main sewer and the **home** if this is necessary because normal methods of releasing the blockage are unsuccessful.**
- b) septic tanks and drain inspection covers that **you** are legally responsible for;
- c) fixed glass and sanitary fittings which form part of the **buildings**. This includes glass in solar-panel units, fixed baths, shower trays, shower screens, bidets, wash basins, splashbacks, pedestals, sinks, toilet pans and cisterns (and their fixtures and fittings).

Under (a) **we** will not cover damage due to a fault or limit of design, manufacture, construction or installation.

Under c) **we** will not cover loss or damage that happens after the **home** has been left **unoccupied** for more than the period shown on **your schedule**.

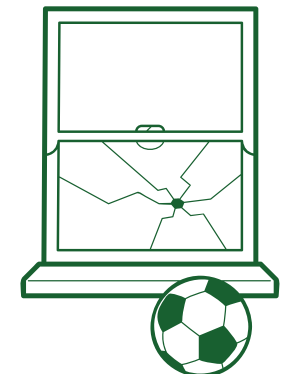
Extra accidental damage to buildings

This cover only applies when shown on **your schedule**.

We will provide cover for all other accidental damage to the buildings that is not covered by the **Buildings section** or by **Damage to services, fixed glass and sanitary fittings**.

We will not cover:

- damage caused by wear and tear, **settlement**, shrinkage, vermin, insects, fungus, weather conditions, or any damage which happens gradually;
- damage caused by water entering the **home** regardless of how this happened (please note – certain water damage is covered under **The Buildings** please refer to pages 8 and 9);
- damage caused by chewing, scratching, tearing or fouling by domestic animals;
- damage caused by faulty or unsuitable materials, or design, or poor workmanship;
- damage caused by building alterations, renovations, extensions or repairs;
- damage excluded under **The Buildings**;
- maintenance and normal redecoration costs;
- damage caused by **subsidence, heave or landslip**;
- damage caused by paying guests or tenants.



Contents

2. How to get help
3. Important Information about your home policy
4. Contract of insurance and Information and changes we need to know about
6. Understanding the cover level you've bought
7. Definitions
9. Buildings section
13. Accidental damage cover to buildings section
- **14. Buildings matching items section**
15. Buildings conditions
17. Contents section
23. Accidental damage cover to contents section
24. Contents matching items section
25. Contents extra garden cover section
26. Contents conditions
28. Personal belongings section
30. Personal belongings conditions
32. Legal services
37. Legal services conditions & exclusions
39. Home Emergency cover section
48. Home Emergency general exclusions
49. Home Emergency general conditions
50. General conditions
54. General exclusions
56. Complaints Procedure

Buildings matching items section



This cover only applies when shown on **your schedule**.

This cover applies to the **Buildings** and **Accidental damage cover to buildings section(s)** where selected.

We will pay the cost to replace any undamaged items forming part of:

- a) a fixed sanitary suite;
- b) fitted furniture or tiles in a toilet, shower room, bathroom, kitchen, utility room or bedroom

when:

- insured damage happens to matching items of **buildings** in the same room or open area; and
- replacements cannot be matched.

The most **we** will pay to replace undamaged items is the limit shown on **your schedule**.

If **we** ask, **you** must give **us** any undamaged items which **we** have paid to have replaced.



Contents

2. How to get help
3. Important Information about your home policy
4. Contract of insurance and Information and changes we need to know about
6. Understanding the cover level you've bought
7. Definitions
9. Buildings section
13. Accidental damage cover to buildings section
14. Buildings matching items section
- **15. Buildings conditions**
17. Contents section
23. Accidental damage cover to contents section
24. Contents matching items section
25. Contents extra garden cover section
26. Contents conditions
28. Personal belongings section
30. Personal belongings conditions
32. Legal services
37. Legal services conditions & exclusions
39. Home Emergency cover section
48. Home Emergency general exclusions
49. Home Emergency general conditions
50. General conditions
54. General exclusions
56. Complaints Procedure

Buildings conditions

The following conditions apply to the **Buildings** and **Accidental damage cover to buildings sections** and (except for condition 3) to the **Buildings matching items section**.

1. The sum insured

At all times the **sum insured** must be at least equal to the full cost of rebuilding the **buildings** to the same specification, including an amount for removing debris, demolition costs and architects' and surveyors' fees.

If at the time of a loss **your sum insured** is too low **we** will not settle claims on an 'as new' basis and will reduce any payment to reflect wear and tear.

2. Settling buildings claims

We can choose to settle **your** claim by:

- replacing;
- reinstating;
- repairing;
- payment.

Replacement will be on a like for like basis or based on the nearest equivalent available in the current market.

If **we** are able to replace property, but **we** agree to make a cash settlement, **we** will only pay **you** what it would cost **us** to replace the item as if it were new.

What we will pay

The most **we** will pay for loss or damage arising out of one incident is the **buildings sum insured** shown on **your schedule** unless otherwise stated.

We will not reduce the **sum** (or sums) **insured** by the amount paid under any claim.

If **we** accept a claim under *The Buildings* **we** will also pay for the following:

- a. Architects' and surveyors' fees necessary to repair the **buildings**. These fees must not be more than those recommended by the relevant professional institutes.
- b. The necessary cost of demolishing or supporting the damaged parts of the **buildings** which **we** have agreed to pay.
- c. The cost of meeting building regulations or municipal or local authority bye-laws.

What we will not pay

Under (a) **we** will not cover fees for preparing any claim.

Under (c) **we** will not cover any cost **you** are legally responsible for paying because of a notice served on **you** before the date of the loss or damage.

We will not pay for any reduction in the market value of the **home** as a result of an insurable event.

3. Pairs, Sets and Suites

We will not pay for the cost of replacing any undamaged items which form part of:

- a pair;
- a set;
- a suite;
- any other item of a uniform nature, design or colour.

This condition does not apply in full if **your schedule** shows that **you** have selected **Buildings matching items** cover. If **you** have chosen this cover, please see page 13 for details of when **we** will pay to match undamaged parts of the **building**.

Contents

- 2. How to get help
- 3. Important Information about your home policy
- 4. Contract of insurance and Information and changes we need to know about
- 6. Understanding the cover level you've bought
- 7. Definitions
- 9. Buildings section
- 13. Accidental damage cover to buildings section
- 14. Buildings matching items section
- **15. Buildings conditions**
- 17. Contents section
- 23. Accidental damage cover to contents section
- 24. Contents matching items section
- 25. Contents extra garden cover section
- 26. Contents conditions
- 28. Personal belongings section
- 30. Personal belongings conditions
- 32. Legal services
- 37. Legal services conditions & exclusions
- 39. Home Emergency cover section
- 48. Home Emergency general exclusions
- 49. Home Emergency general conditions
- 50. General conditions
- 54. General exclusions
- 56. Complaints Procedure

4. No-Claim Discount

If **you** make a claim under **your** policy, **we** will reduce **your** no-claim discount at the renewal date of **your** policy (unless **you** have chosen to protect **your** discount).

If **you** do not make a claim under **your** policy, **we** will increase **your** no-claim discount until **you** reach **our** maximum of 5 years, at the renewal date of **your** policy.

We do not grant no-claim discounts for policies running for less than 12 months.

See also **General Conditions** section of this policy booklet.



Contents

2. How to get help
3. Important Information about your home policy
4. Contract of insurance and Information and changes we need to know about
6. Understanding the cover level you've bought
7. Definitions
9. Buildings section
13. Accidental damage cover to buildings section
14. Buildings matching items section
15. Buildings conditions
- **17. Contents section**
23. Accidental damage cover to contents section
24. Contents matching items section
25. Contents extra garden cover section
26. Contents conditions
28. Personal belongings section
30. Personal belongings conditions
32. Legal services
37. Legal services conditions & exclusions
39. Home Emergency cover section
48. Home Emergency general exclusions
49. Home Emergency general conditions
50. General conditions
54. General exclusions
56. Complaints Procedure

Contents section

Your policy does not cover wear and tear. Please refer to page 2 for more information.

This section only applies when shown on **your schedule**. Some individual covers within this section do not apply for all levels of cover. Please refer to the table on page 5 and **your schedule** to check the covers which apply for **your** chosen cover level.

Under the **Contents section** we will not cover:

- the **excess(es)** shown on **your schedule** (no **excess** applies to **Fatal injury benefit, Occupier's personal and employer's liability** and **Emergency access**);
- property insured by any other policy;
- bonds, stocks, shares and documents of any kind, unless included under **personal money**;
- **motorised vehicles**, aircraft, boats, boards and craft designed to be used on or in water, caravans and trailers, and the parts, spares and accessories of any of these;
- any part of the structure of the **home** including ceilings, wallpaper and the like;
- items used for business or professional purposes;
- any living creature;
- anything set out in the **General exclusions** section of this policy booklet.

Contents in the home

We will provide cover for loss of or damage to the **contents** in the **home** caused by any of the following:

1. a) Fire, explosion, lightning or earthquake.
b) Smoke.

Under (b) **we** will not cover loss or damage that happens gradually.

2. Storm or flood.

We will not cover loss or damage that happens gradually.

3. a) Riot, civil unrest, strikes and labour or political disturbances.
b) Malicious people or vandals.

Under (a) and (b) **we** will not cover loss or damage to food stored in freezers or fridges caused by a deliberate act, or by strikes by the company (or its employees) supplying **your** power.

Under (b) **we** will not cover loss or damage:

- caused by paying guests, tenants or **you**;
- that happens after the **home** has been left **unoccupied** for more than the period shown on **your schedule**.

4. Being hit by:

- a) aircraft or other flying objects, or anything falling from them;
- b) vehicles or animals.

Under (b) **we** will not cover loss or damage caused by domestic animals.

5. Water escaping from water tanks, pipes, equipment or fixed heating systems.

We will not cover loss or damage that happens after the **home** has been left **unoccupied** for more than the period shown on **your schedule**.

6. Heating fuel leaking from a fixed heating system.

We will not cover loss or damage that happens after the **home** has been left **unoccupied** for more than the period shown on **your schedule**.

Contents

2. How to get help
3. Important Information about your home policy
4. Contract of insurance and Information and changes we need to know about
6. Understanding the cover level you've bought
7. Definitions
9. Buildings section
13. Accidental damage cover to buildings section
14. Buildings matching items section
15. Buildings conditions
- **17. Contents section**
23. Accidental damage cover to contents section
24. Contents matching items section
25. Contents extra garden cover section
26. Contents conditions
28. Personal belongings section
30. Personal belongings conditions
32. Legal services
37. Legal services conditions & exclusions
39. Home Emergency cover section
48. Home Emergency general exclusions
49. Home Emergency general conditions
50. General conditions
54. General exclusions
56. Complaints Procedure

7. Theft or attempted theft.

We will not cover:

- loss or damage that happens after the **home** has been left **unoccupied** for more than the period shown on **your schedule**;
- theft by deception, unless deception is used only to get into the **home**;
- theft of **personal money**, unless someone has broken into or out of the **home** by using force and violence or has got into the **home** by deception;
- theft if **you** live in a self-contained flat and the theft is from any part of the building that other people have access to;
- theft if **you** live in a non-self-contained flat, unless someone has broken into or out of the **home** by using force and violence or has got into the **home** by deception;
- theft from communal garages or outbuildings, unless someone has broken into or out of the communal garage or outbuilding by using force and violence;
- loss or damage caused by paying guests, tenants or **you**;
- more than the limit shown on **your schedule** for any one incident involving theft from garages and outbuildings.

8. Falling radio or television receiving aerials (including satellite dishes) their fittings and masts.

9. **Subsidence** or **heave** of the land on which the **home** stands, or **landslip**.

We will not cover:

- damage caused by riverbank or coastal erosion;
- damage caused by faulty or unsuitable materials, design or poor workmanship.

10. Falling trees or branches.

Contents temporarily removed from the home

We will provide cover up to the limit shown on **your schedule** for loss of or damage to **contents** by any of the causes listed under **Contents in the home** while temporarily removed from the **home** to:

- a) any bank or safe deposit, or any private home or building where **you** are living (including while attending full-time education), employed or working in the **British Isles**;
- b) anywhere else in the **British Isles**.

Under (a) and (b) **we** will not cover:

- more than the limit shown on **your schedule** for loss or damage to **contents** in garages and outbuildings;
- loss or damage by theft, unless someone has broken into or out of a building by using force and violence or deception to get in.

Under (b) **we** will not cover:

- loss or damage caused by storm or flood to **contents** that are not in a building;
- loss or damage if **contents** have been removed for sale or exhibition or placed in a furniture depository.

Contents in the garden

We will provide cover for loss of or damage to **contents** by any of the causes listed under **Contents in the home** happening in the open within the boundaries of the **home**, up to the limit shown on **your schedule**.

We will not cover:

- loss or damage that happens after the **home** has been left **unoccupied** for more than the period shown on **your schedule**;
- loss of or damage to pedal cycles.

Contents

2. How to get help
3. Important Information about your home policy
4. Contract of insurance and Information and changes we need to know about
6. Understanding the cover level you've bought
7. Definitions
9. Buildings section
13. Accidental damage cover to buildings section
14. Buildings matching items section
15. Buildings conditions
- **17. Contents section**
23. Accidental damage cover to contents section
24. Contents matching items section
25. Contents extra garden cover section
26. Contents conditions
28. Personal belongings section
30. Personal belongings conditions
32. Legal services
37. Legal services conditions & exclusions
39. Home Emergency cover section
48. Home Emergency general exclusions
49. Home Emergency general conditions
50. General conditions
54. General exclusions
56. Complaints Procedure

Business equipment

We will provide cover for loss or damage to **business equipment** while in the **home** by the causes listed under **Contents in the home** and **accidental damage** up to the limit shown on **your schedule**.

We will not cover:

- **accidental damage** to mobile phones, laptops or computer equipment designed to be portable;
- damage caused by wear and tear or anything which happens gradually;
- damage caused by the process of cleaning, washing, repairing or restoring any item;
- electrical or mechanical breakdown;
- loss in value;
- failure to use in line with the manufacturer's instructions;
- damage caused by chewing, scratching, tearing or fouling by domestic animals.

Replacement locks

If keys to the locks of:

- a) external doors of the **home**;
- b) alarm systems or domestic safes fitted in the **home**

are accidentally lost or stolen, **we** will pay the cost of replacing the locks or lock mechanisms up to the limit shown on **your schedule**.

Food in freezers

We will provide cover for loss of or damage to food stored in a freezer in the **home**, up to the limit shown on **your schedule**, caused by:

- a) a rise or fall in temperature;
- b) contamination by freezing agents.

We will not cover loss or damage caused by a deliberate act, or strikes by the company, (or its employees) supplying **your** power.

Domestic heating fuel and metered water

We will provide cover, up to the limits shown on **your schedule**, for accidental loss of:

- a) domestic heating fuel;
- b) metered water.

Loss of rent and the cost of alternative accommodation

If the **home** is damaged by any cause which would be covered under **The Buildings** cover sections numbered 1 to 10 and as a result it cannot be lived in, **we** will pay for:

- a) **your** loss of rent;
- b) any reasonable additional accommodation expenses for **you** and **your** domestic animals;

up to the limit shown on **your schedule**, until the **home** is ready to live in.

Fatal injury benefit

We will pay up to the limit shown on **your schedule** if **you** die as a direct result of injury caused in the **home** by fire, explosion, lightning or intruders.

For **us** to pay a claim, **your** death must happen within three months of the incident.

Household removals

We will provide cover for loss of or damage to **contents** while being moved by professional furniture removers from the **home** to **your** new permanent **home** (including temporary storage in a furniture depository for up to seven days in a row) in the **British Isles**.

We will not cover **personal money**, coins, jewellery, watches, furs, items of gold or platinum, precious stones, bonds, stocks and shares, stamps and deeds or documents of any kind.

Contents

- 2. How to get help
- 3. Important Information about your home policy
- 4. Contract of insurance and Information and changes we need to know about
- 6. Understanding the cover level you've bought
- 7. Definitions
- 9. Buildings section
- 13. Accidental damage cover to buildings section
- 14. Buildings matching items section
- 15. Buildings conditions
- **17. Contents section**
- 23. Accidental damage cover to contents section
- 24. Contents matching items section
- 25. Contents extra garden cover section
- 26. Contents conditions
- 28. Personal belongings section
- 30. Personal belongings conditions
- 32. Legal services
- 37. Legal services conditions & exclusions
- 39. Home Emergency cover section
- 48. Home Emergency general exclusions
- 49. Home Emergency general conditions
- 50. General conditions
- 54. General exclusions
- 56. Complaints Procedure

Religious festivals and wedding gifts

We will increase the **sum insured** for **contents** by the amounts shown on **your schedule**

- during any month in which **you** celebrate a religious festival, to cover gifts and food bought for the occasion;
- during the 30 days before and 30 days after **your** wedding day to cover wedding gifts.

Occupier's, personal and employer's liability (See the important note overleaf)

We will cover **your** legal liability to pay damages and claimants' costs and expenses for:

- accidental bodily injury or illness;
- accidental loss of or damage to property;

happening during the **period of insurance** in:

- the **British Isles**;
- the rest of the world, for temporary visits;

and arising:

- as occupier (not as owner) of the **home** and its land;
- in a personal capacity (not as occupier or owner of any building or land);
- as employer of a **domestic employee**.

We will not pay more than the **Occupiers and personal liability** limit shown on **your schedule** for any one incident, unless a claim is made against **you** by a **domestic employee** where the injury or illness happens as a result of or in the course of their employment by **you** (in which case the most **we** will pay for any one incident is the limit shown on **your schedule** for **Employers liability**).

We will also pay all **your** costs and expenses which **we** have already agreed to in writing.

We will not cover liability in connection with:

- a) **you** owning land, buildings or other fixed property;
- b) **you** living in or occupying land or buildings other than the **home** or its land;
- c) aircraft other than pedestrian controlled toys or models;
- d) **you** (or anyone on **your** behalf) owning, possessing or using any **motorised vehicle**;
- e) caravans;
- f) boats, boards and craft designed to be used on or in water, other than:
 - those only propelled by oars or paddles;
 - pedestrian-controlled toys or models;
- g) deliberate or malicious acts;
- h) the transmission of any communicable disease or virus by **you**;
- i) dangerous dogs as defined in the Dangerous Dogs Act 1991 (or any later legislation);
- j) any agreement except to the extent that **you** would have been liable without the agreement;
- k) any trade, business or profession;
- l) loss of or damage to property which belongs to **you** or is in **your** care or control;
- m) bodily injury or illness to **you**.

For claims involving liability for bodily injury to or illness of a **domestic employee** working for **you**:

- exclusions (a), (b), (c), (e), (f), (g), (h), and (k) will not apply;
- exclusion (d) will not apply unless cover or security is needed under any of the **Road Traffic Acts**.

Contents

2. How to get help
3. Important Information about your home policy
4. Contract of insurance and Information and changes we need to know about
6. Understanding the cover level you've bought
7. Definitions
9. Buildings section
13. Accidental damage cover to buildings section
14. Buildings matching items section
15. Buildings conditions
- **17. Contents section**
23. Accidental damage cover to contents section
24. Contents matching items section
25. Contents extra garden cover section
26. Contents conditions
28. Personal belongings section
30. Personal belongings conditions
32. Legal services
37. Legal services conditions & exclusions
39. Home Emergency cover section
48. Home Emergency general exclusions
49. Home Emergency general conditions
50. General conditions
54. General exclusions
56. Complaints Procedure

Important Note

(If **you** are the owner but not the occupier of the **home** insured by this policy)

Accidents which happen in buildings or on land are, by law, nearly always the responsibility of the occupier (the person who lives in the building or on the land) rather than the owner.

If **you** are the owner but not the occupier of the building please remember that **Occupier's, personal and employer's liability** does not cover **your** legal liability as the owner of the **home** and its land.

To protect yourself, **you** will need to arrange buildings insurance which provides **Your liability to the public** cover.

Dangerous Dogs Act 1991

The Dangerous Dogs Act 1991 or The Dangerous Dogs Northern Ireland Order 1991 imposes certain requirements on specific types of dog. It also places requirements in relation to dogs which are, as described in the Act, dangerously out of control. For further guidance please see the Office of Public Sector Information website (opsi.gov.uk) or contact the Citizens Advice Bureau.

Tenant's liability

We will provide cover up to the limit shown on **your schedule** if **you** are legally responsible as a tenant for:

- a) loss of or damage to the **home** and landlord's fixtures and fittings by any of the causes listed under **Contents in the home**.
- b) accidental breakage of:
 - fixed glass (including glass in solar-panel units);
 - fixed baths, shower trays, shower screens, bidets, wash basins, splashbacks, pedestals, sinks, toilet pans and cisterns (and their fixtures and fittings);

which form part of the **home**.

- c) **accidental damage** to cables or underground pipes which provide services to or from the **buildings** and septic tanks and drain inspection covers.

Under (c) **we** will also pay up to £1000 for the cost of breaking into (and repairing) an underground pipe to clear a blockage between the main sewer and the **home** if this is necessary because normal methods of releasing the blockage are unsuccessful.

We will not cover:

- loss or damage excluded under **Contents in the home**;
- loss or damage that happens while the **home** has been left **unoccupied**;
- loss or damage caused by building work which involves alterations, renovations, extensions or repairs.

Under (c) **we** will not cover damage to cables and underground pipes due to a fault or limit of design, manufacture, construction or installation.

Contents

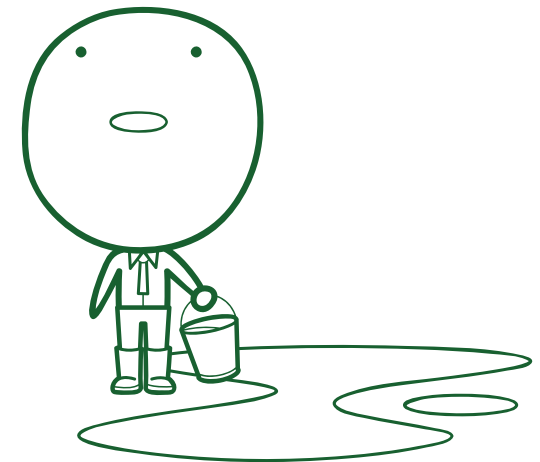
- 2. How to get help
- 3. Important Information about your home policy
- 4. Contract of insurance and Information and changes we need to know about
- 6. Understanding the cover level you've bought
- 7. Definitions
- 9. Buildings section
- 13. Accidental damage cover to buildings section
- 14. Buildings matching items section
- 15. Buildings conditions
- **17. Contents section**
 - 23. Accidental damage cover to contents section
 - 24. Contents matching items section
 - 25. Contents extra garden cover section
 - 26. Contents conditions
 - 28. Personal belongings section
 - 30. Personal belongings conditions
 - 32. Legal services
 - 37. Legal services conditions & exclusions
 - 39. Home Emergency cover section
 - 48. Home Emergency general exclusions
 - 49. Home Emergency general conditions
 - 50. General conditions
 - 54. General exclusions
 - 56. Complaints Procedure

Title deeds

We will pay the cost of preparing new title deeds to the **home** up to the limit shown on **your schedule**, if they are lost or damaged by any of the causes listed under **Contents in the home**.

Emergency access

We will provide cover for damage to **contents** following necessary access to the **home** to deal with a medical emergency or to prevent damage to the **home**.



Contents

- 2. How to get help
- 3. Important Information about your home policy
- 4. Contract of insurance and Information and changes we need to know about
- 6. Understanding the cover level you've bought
- 7. Definitions
- 9. Buildings section
- 13. Accidental damage cover to buildings section
- 14. Buildings matching items section
- 15. Buildings conditions
- 17. Contents section
- **23. Accidental damage cover to contents section**
- 24. Contents matching items section
- 25. Contents extra garden cover section
- 26. Contents conditions
- 28. Personal belongings section
- 30. Personal belongings conditions
- 32. Legal services
- 37. Legal services conditions & exclusions
- 39. Home Emergency cover section
- 48. Home Emergency general exclusions
- 49. Home Emergency general conditions
- 50. General conditions
- 54. General exclusions
- 56. Complaints Procedure

Accidental damage cover to contents in the home section

The covers in this section only apply when shown on **your schedule**.

Under **Accidental damage cover to contents in the home** we will not cover:

- the **excess** shown on **your schedule**;
- damage caused by the process of cleaning, washing, repairing or restoring any item;
- electrical or mechanical breakdown;
- loss in value;
- failure to use in line with the manufacturer's instructions;
- damage caused by chewing, scratching, tearing or fouling by domestic animals;
- damage caused by wear and tear or anything which happens gradually;
- anything set out in the **General exclusions** section of this policy booklet.

Accidental damage to home entertainment equipment, mirrors and glass

This cover only applies when shown on **your schedule**.

We will provide cover for accidental damage to:

1. a) television sets (including digital and satellite receivers), dvd/video players and recorders, games consoles, home computers and audio equipment in the **home**;
- b) receiving aerials, dishes and CCTV (closed circuit television) cameras fixed to the **home**;

2. mirrors, glass tops on furniture, fixed glass in furniture and ceramic glass in cooker hobs in the **home**.

We will not cover:

- games consoles, audio/visual equipment, laptops or computer equipment designed to be portable;
- digital/video cameras and satellite navigation systems;
- radio transmitters, mobile phones and hearing aids;
- damage caused by fitting a battery incorrectly.

Extra accidental damage to contents in the home

This cover only applies when shown on **your schedule**.

We will provide cover for all other accidental damage to contents and business equipment while in the **home** that is not covered by the **Contents section** or by **Accidental damage to home entertainment equipment, mirrors and glass**.

We will not cover:

- food in freezers, clothing, contact lenses, stamps and pedal cycles;
- damage caused by weather conditions, moth, vermin, insects, fungus, damp, rust, wet or dry rot;
- damage caused by water entering the **home** regardless of how this happened (please note – certain water damage is covered under **Contents in the home** please refer to page 16);
- any loss that is not the direct result of the insured incident itself;
- damage which is excluded under **Contents in the home**;
- loss or damage caused by paying guests or happening while the **home** or any part of it is lent, let or sub-let.

Contents

2. How to get help
3. Important Information about your home policy
4. Contract of insurance and Information and changes we need to know about
6. Understanding the cover level you've bought
7. Definitions
9. Buildings section
13. Accidental damage cover to buildings section
14. Buildings matching items section
15. Buildings conditions
17. Contents section
23. Accidental damage cover to contents section
- **24. Contents matching items section**
25. Contents extra garden cover section
26. Contents conditions
28. Personal belongings section
30. Personal belongings conditions
32. Legal services
37. Legal services conditions & exclusions
39. Home Emergency cover section
48. Home Emergency general exclusions
49. Home Emergency general conditions
50. General conditions
54. General exclusions
56. Complaints Procedure

Contents matching items section



This section only applies when shown on **your schedule**.

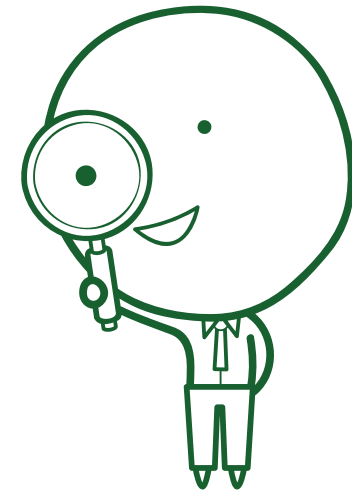
This cover applies to the **Contents, Accidental damage cover to contents in the home** and **Personal belongings section(s)** where selected.

We will pay the cost to replace any undamaged items of **contents** forming part of a pair, set, suite or other item of a uniform nature or design, when:

- insured damage happens to matching items of:
 - **personal belongings**;
 - **contents** within the same room or open plan area and;
- replacements cannot be matched.

The most **we** will pay to replace undamaged items is the limit shown on **your schedule**.

If **we** ask, **you** must give **us** any undamaged items which **we** have paid to have replaced.



Contents

2. How to get help
3. Important Information about your home policy
4. Contract of insurance and Information and changes we need to know about
6. Understanding the cover level you've bought
7. Definitions
9. Buildings section
13. Accidental damage cover to buildings section
14. Buildings matching items section
15. Buildings conditions
17. Contents section
23. Accidental damage cover to contents section
24. Contents matching items section
- **25. Contents extra garden cover section**
26. Contents conditions
28. Personal belongings section
30. Personal belongings conditions
32. Legal services
37. Legal services conditions & exclusions
39. Home Emergency cover section
48. Home Emergency general exclusions
49. Home Emergency general conditions
50. General conditions
54. General exclusions
56. Complaints Procedure

Contents extra garden cover section



This section only applies when shown on **your schedule**.

If **your** garden is damaged by:

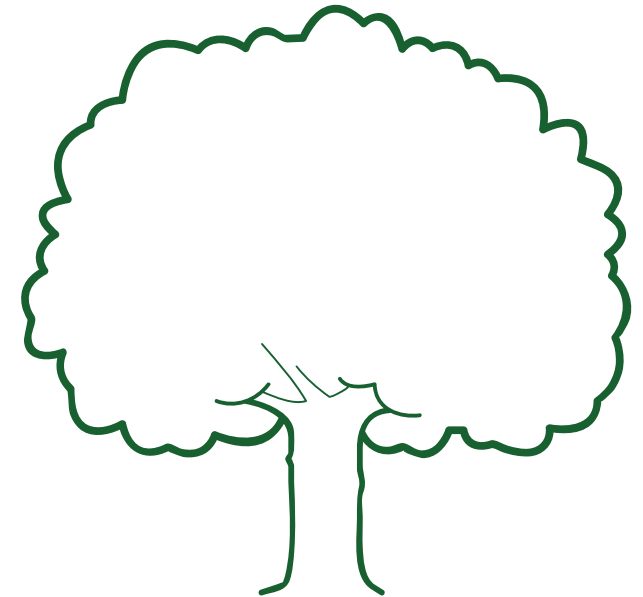
- a. fire, explosion, lightning, malicious acts, riot, theft or attempted theft; or
- b. being hit by
 - aircraft or other objects or items dropped from them;
 - vehicles or animals (not including domestic animals);

we will pay the cost of re-landscaping up to the limit shown on **your schedule**.

The most **we** will pay for any one tree, shrub or plant is the limit shown on **your schedule**.

In addition, the '**contents** in the garden' cover limit shown on **your schedule** is increased by £1000.

We will not cover anything which is excluded by the **Contents section**.



Contents

- 2. How to get help
- 3. Important Information about your home policy
- 4. Contract of insurance and Information and changes we need to know about
- 6. Understanding the cover level you've bought
- 7. Definitions
- 9. Buildings section
- 13. Accidental damage cover to buildings section
- 14. Buildings matching items section
- 15. Buildings conditions
- 17. Contents section
- 23. Accidental damage cover to contents section
- 24. Contents matching items section
- 25. Contents extra garden cover section
- **26. Contents conditions**
 - 28. Personal belongings section
 - 30. Personal belongings conditions
 - 32. Legal services
 - 37. Legal services conditions & exclusions
 - 39. Home Emergency cover section
 - 48. Home Emergency general exclusions
 - 49. Home Emergency general conditions
 - 50. General conditions
 - 54. General exclusions
 - 56. Complaints Procedure

Contents conditions

The following conditions apply to the **Contents, Accidental damage cover to contents in the home** and **Contents extra garden cover sections** and (except for Conditions 3) to the **Contents matching items section**.

1. The sum insured

At all times the **sums insured** must be at least equal to the full cost of replacing the property 'as new' (apart from clothing and linen, where a deduction may be made for wear and tear and loss in value).

If at the time of a loss the **sum insured** is too low, **we** will not settle claims on an 'as new' basis and will reduce any payment to reflect wear and tear.

2. Settling contents claims

We can choose to settle **your** claim by:

- replacing;
- reinstating;
- repairing;
- payment.

Replacement will be on a like for like basis or based on the nearest equivalent available in the current market.

If **we** are able to replace property, but **we** agree to make a cash settlement, **we** will only pay **you** what it would cost **us** to replace the item as if it were new.

What we will pay

The most we will pay for loss or damage arising out of one incident is the **sum insured** shown on **your schedule** unless otherwise stated.

We will not reduce the **sum insured** by the amount under any claim, unless the claim relates to the total loss of any item (or items) specified on **your schedule**.

Valuables

We will not pay more than the limits shown on **your schedule** for **Valuables**.

3. Pairs, Sets and Suites

We will not pay for the cost of replacing any undamaged items which form part of:

- a pair;
- a set;
- a suite;
- any other item of a uniform nature, design or colour.

This condition does not apply in full if **your schedule** shows that **you** have selected **Contents matching items** cover. If **you** have chosen this cover, please refer to page 23 for details of when **we** will pay to match undamaged **contents**.

Contents

- 2. How to get help
- 3. Important Information about your home policy
- 4. Contract of insurance and Information and changes we need to know about
- 6. Understanding the cover level you've bought
- 7. Definitions
- 9. Buildings section
- 13. Accidental damage cover to buildings section
- 14. Buildings matching items section
- 15. Buildings conditions
- 17. Contents section
- 23. Accidental damage cover to contents section
- 24. Contents matching items section
- 25. Contents extra garden cover section
- **26. Contents conditions**
 - 28. Personal belongings section
 - 30. Personal belongings conditions
 - 32. Legal services
 - 37. Legal services conditions & exclusions
 - 39. Home Emergency cover section
 - 48. Home Emergency general exclusions
 - 49. Home Emergency general conditions
 - 50. General conditions
 - 54. General exclusions
 - 56. Complaints Procedure

4. Items valued over the single item limit

We will not pay more than the single item limit shown on **your schedule** for any one item, set or collection unless listed separately on **your schedule** as a specified item.

We will not pay more than the item **sum insured** for any specified item.

If **you** claim for an item specified in **your schedule** **you** will need to provide proof of the item's value. **We** recommend that **you** keep copies of receipts, valuations, photographs, instruction booklets and guarantee cards to help **you** do this.

5. No-claim discount

If **you** make a claim under **your** policy, **we** will reduce **your** no-claim discount at the renewal of **your** policy (unless **you** have chosen to protect **your** discount).

If **you** do not make a claim under **your** policy, **we** will increase **your** no-claim discount until **you** reach **our** maximum of 5 years, at the renewal of **your** policy.

We do not grant no-claim discounts for policies running less than 12 months.

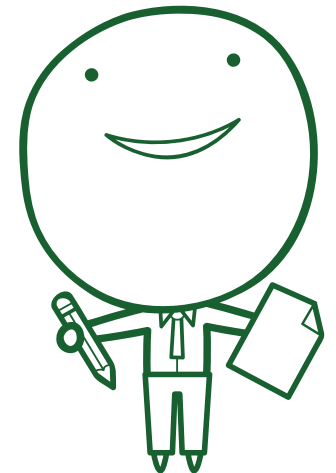
6. Proof of value and ownership

It is **your** responsibility to prove any loss therefore **we** recommend that **you** keep copies of receipts, valuations, photographs, instruction booklets and guarantee cards, to help with **your** claim.

If **you** wish to specify an item valued at more than the single item limit shown on **your schedule**, **we** will either request proof of value:

- prior to providing cover for the item;
- at the time of a loss.

See also **General conditions** section of this policy booklet.



Contents

2. How to get help
3. Important Information about your home policy
4. Contract of insurance and Information and changes we need to know about
6. Understanding the cover level you've bought
7. Definitions
9. Buildings section
13. Accidental damage cover to buildings section
14. Buildings matching items section
15. Buildings conditions
17. Contents section
23. Accidental damage cover to contents section
24. Contents matching items section
25. Contents extra garden cover section
26. Contents conditions
- **28. Personal belongings section**
30. Personal belongings conditions
32. Legal services
37. Legal services conditions & exclusions
39. Home Emergency cover section
48. Home Emergency general exclusions
49. Home Emergency general conditions
50. General conditions
54. General exclusions
56. Complaints Procedure

Personal belongings section

This section only applies when shown on **your schedule**.

This cover is for loss or damage to **your personal belongings** shown on **your schedule** in and away from the **home** anywhere in the world.

Under the **Personal belongings section** (including **Personal money, credit and debit cards** and **Pedal cycles** when shown on **your schedule**) **we** will not cover:

- the **excess(es)** shown on **your schedule**;
- theft from an unattended vehicle (other than from a locked and concealed boot, concealed luggage compartment or closed glove compartment of a securely locked vehicle which has been broken into by using force and violence).
We will not pay more than the limit shown on **your schedule** for any one incident of theft from an unattended vehicle;
- loss or damage caused by wear and tear, light, weather conditions, moth, vermin, insects, fungus, damp, rust, wet or dry rot, or anything which happens gradually;
- loss or damage caused by the process of cleaning, washing, repairing or restoring any item;
- electrical or mechanical breakdown;
- loss or damage to sporting equipment while in use;
- confiscation or detention by Customs or other officials;
- loss in value;
- any loss that is not the direct result of the insured incident itself;
- business or professional use of musical instruments, photographic and sporting equipment and accessories;
- any loss or damage covered by another policy;
- theft, attempted theft or malicious damage caused by paying guests, tenants or **you**;
- theft by deception, unless deception is used only as a way to get into the **home**;
- business goods and equipment;
- furniture, furnishings, household goods and equipment, food and drink;

- bonds, stocks, shares and documents of any kind other than driving licences and passports;
- **motorised vehicles**, aircraft, boats, sail boards, surfboards, jet skis, caravans, trailers and the parts, spares and accessories of any of these;
- any living creature;
- anything set out in the **General exclusions** section of this policy booklet.

Unless the following items are specifically shown on **your schedule**, **we** will not cover:

- laptops;
- hearing aids;
- pedal cycles and their parts, spares or accessories;
- **personal money**, credit and debit cards.



Contents

- 2. How to get help
- 3. Important Information about your home policy
- 4. Contract of insurance and Information and changes we need to know about
- 6. Understanding the cover level you've bought
- 7. Definitions
- 9. Buildings section
- 13. Accidental damage cover to buildings section
- 14. Buildings matching items section
- 15. Buildings conditions
- 17. Contents section
- 23. Accidental damage cover to contents section
- 24. Contents matching items section
- 25. Contents extra garden cover section
- 26. Contents conditions
- **28. Personal belongings section**
- 30. Personal belongings conditions
- 32. Legal services
- 37. Legal services conditions & exclusions
- 39. Home Emergency cover section
- 48. Home Emergency general exclusions
- 49. Home Emergency general conditions
- 50. General conditions
- 54. General exclusions
- 56. Complaints Procedure

Personal money, credit and debit cards

This cover only applies when shown on **your schedule**.

We will cover loss of:

- **personal money** up to the limit shown on **your schedule**;
- credit and debit cards held for social, domestic or charitable purposes up to the limit shown on **your schedule**. Credit and debit cards are only insured against loss if they are used by someone without **your** permission following loss or theft.

We will also cover any costs **we** have agreed to in writing before the card issuing company has received notice of the loss, as long as **you** keep to the terms of **your** card agreement.

Under **personal money**, credit and debit cards **we** will not cover:

- loss caused by mistakes;
- losses not reported to the police;
- losses of credit and debit cards not reported to the card issuing company within 24 hours of discovering the loss;
- any business credit and debit cards;
- anything set out in the **General exclusions** section of this policy booklet.

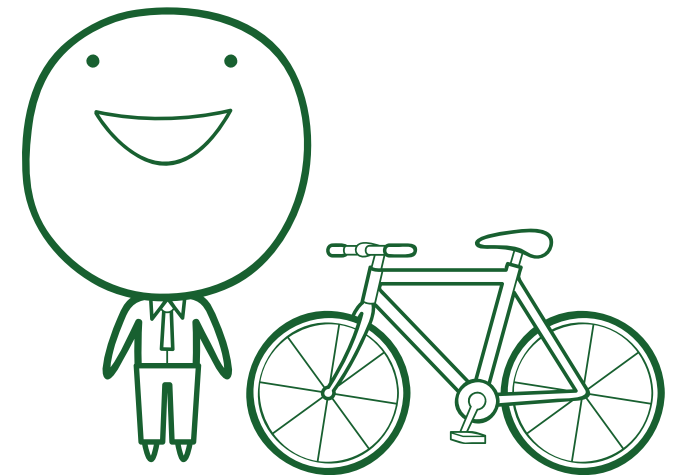
Pedal cycles

This cover only applies when shown on **your schedule**.

We will provide cover for loss of or damage to **your** pedal cycles anywhere in the world up to the limit shown on **your schedule**.

We will not cover:

- loss or damage to tyres or accessories unless the pedal cycle is stolen or damaged at the same time;
- loss or damage while the pedal cycle is being used for racing, pace making trials or business purposes;
- theft unless the cycle is:
 - in **your** immediate custody and control;
 - securely locked to an object that cannot be moved;
 - in a locked building;
- any pedal cycle with a motor;
- anything set out in the **General exclusions** section of this policy booklet.



Contents

2. How to get help
3. Important Information about your home policy
4. Contract of insurance and Information and changes we need to know about
6. Understanding the cover level you've bought
7. Definitions
9. Buildings section
13. Accidental damage cover to buildings section
14. Buildings matching items section
15. Buildings conditions
17. Contents section
23. Accidental damage cover to contents section
24. Contents matching items section
25. Contents extra garden cover section
26. Contents conditions
28. Personal belongings section
- **30. Personal belongings conditions**
32. Legal services
37. Legal services conditions & exclusions
39. Home Emergency cover section
48. Home Emergency general exclusions
49. Home Emergency general conditions
50. General conditions
54. General exclusions
56. Complaints Procedure

Personal belongings conditions

These conditions apply to **Personal belongings, Personal money, credit and debit cards** and **Pedal cycles** and (except for condition 3) to claims for **personal belongings** under the **Contents matching items section**.

1. The Sum Insured

At all times the **sum(s) insured** must be at least equal to the full cost of replacing the property 'as new' (apart from clothing where a deduction may be made for wear and tear and loss in value).

If at the time of a loss the **sum insured** is too low, **we** will not settle claims on an 'as new' basis and will reduce any payment to reflect wear and tear.

2. Settling personal belongings claims

We can choose to settle **your** claim by:

- replacing;
- reinstating;
- repairing;
- payment.

Replacement will be on a like for like basis or based on the nearest equivalent available in the current market. If **we** are able to replace property, but **we** agree to make a cash settlement, **we** will only pay **you** what it would cost **us** to replace the item as if it were new.

What we will pay

The most **we** will pay for loss or damage arising out of one incident is the amount shown on **your schedule**.

We will not reduce the **sum(s) insured** by the amount under any claim, unless the claim relates to the total loss of any item (or items) specified on **your schedule**.

3. Pairs, Sets and Suites

We will not pay for the cost of replacing any undamaged items which form part of:

- a pair;
- a set;
- a suite;
- any other item of a uniform nature or design or colour.

This condition does not apply in full if **your schedule** shows that **you** have selected **Contents matching items** cover. If **you** have chosen this cover, please refer to page 23 for details of when **we** will pay to match undamaged **personal belongings**.

4. Items valued over the single item limit

We will not pay more than the single item limit shown on **your schedule** for any one item, set or collection unless listed separately on **your schedule** as a specified item.

We will not pay more than the item **sum insured** for any specified item.

If **you** claim for an item specified in **your schedule** **you** will need to provide proof of the item's value. **We** recommend that **you** keep copies of receipts, valuations, photographs, instruction booklets and guarantee cards to help **you** do this.

Contents

- 2. How to get help
- 3. Important Information about your home policy
- 4. Contract of insurance and Information and changes we need to know about
- 6. Understanding the cover level you've bought
- 7. Definitions
- 9. Buildings section
- 13. Accidental damage cover to buildings section
- 14. Buildings matching items section
- 15. Buildings conditions
- 17. Contents section
- 23. Accidental damage cover to contents section
- 24. Contents matching items section
- 25. Contents extra garden cover section
- 26. Contents conditions
- 28. Personal belongings section
- **30. Personal belongings conditions**
- 32. Legal services
- 37. Legal services conditions & exclusions
- 39. Home Emergency cover section
- 48. Home Emergency general exclusions
- 49. Home Emergency general conditions
- 50. General conditions
- 54. General exclusions
- 56. Complaints Procedure

5. No-claim discount

If **you** make a claim under **your** policy, **we** will reduce **your** no-claim discount at the renewal of **your** policy (unless **you** have chosen to protect **your** discount).

If **you** do not make a claim under **your** policy, **we** will increase **your** no-claim discount until **you** reach **our** maximum of 5 years, at the renewal of **your** policy.

We do not grant no-claim discounts on policies running for less than 12 months.

6. Proof of value and ownership

It is **your** responsibility to prove any loss therefore **we** recommend that **you** keep copies of receipts, valuations, photographs, instruction booklets and guarantee cards, to help with **your** claim.

If **you** wish to specify an item valued at more than the single item limit shown on **your schedule**, **we** will either request proof of value:

- prior to providing cover for the item;
- at the time of a loss.



Contents

2. How to get help
3. Important Information about your home policy
4. Contract of insurance and Information and changes we need to know about
6. Understanding the cover level you've bought
7. Definitions
9. Buildings section
13. Accidental damage cover to buildings section
14. Buildings matching items section
15. Buildings conditions
17. Contents section
23. Accidental damage cover to contents section
24. Contents matching items section
25. Contents extra garden cover section
26. Contents conditions
28. Personal belongings section
30. Personal belongings conditions
- **32. Legal services**
 37. Legal services conditions & exclusions
 39. Home Emergency cover section
 48. Home Emergency general exclusions
 49. Home Emergency general conditions
 50. General conditions
 54. General exclusions
 56. Complaints Procedure

Legal services

The legal services cover will only apply if it is shown on **your schedule**. The cover is for the persons named on **your schedule**, together with their domestic partner and all members of their family, including foster children, who live with them.

Legal Services is underwritten by Aviva Insurance Limited. Claims handling is managed by Arc Legal Assistance Limited (Arc) and **we** will let **you** know if this company changes.

Personal legal advice helpline and making a claim

We will give **you** confidential advice over the telephone on any personal legal matter under the laws of England and Wales, Scotland, Northern Ireland, the Isle of Man or the Channel Islands.

We will tell **you** what **your** legal rights are, what course of action is available to **you**, if that action can be taken by **you** or whether **you** need to consult with a **lawyer**. **We** will also tell **you** if **your** issue could be covered under the legal services insurance.

Please call the legal helpline as soon as **you** become aware of a situation that may lead to a claim. There are no fees or **excess** to pay and using the legal services cover will not affect **your** level of no claim discount on **your** Home Insurance Policy.

The legal helpline is open 24 hours a day, 365 days a year. If **you** need to claim under **your** legal services cover **your** details will be passed to Arc who will contact **you** directly.

For confidential legal advice call **us** on **0345 030 6902**. Please have **your** policy number to hand as **you** will be asked for this when **you** call.

What legal services insurance is for and how it works

This cover is to help **you** and **your** family, as described above, to pursue or defend legal claims. The issues **we** may be able to help with are described in the Insured Events section.

- As soon as **you** become aware of a situation that may lead to a claim **you** should call **us**.

- If **your** claim is accepted **we** will provide **you** with a **lawyer** who specialises in the law relating to **your** claim. **You** do not have to find **your** own **lawyer**.
- The **lawyer** will first assess how likely **you** are to win **your** case. **We** call this 'prospects of success', and **we** explain this further in that section. The **lawyer** who is acting for **you** decides this.
- If the **lawyer** believes that **you** are more likely than not to win **your** case then they will pursue it for **you** and **we** will pay their **costs and expenses** up to the amount shown on **your** schedule.
- The **lawyer** will try to resolve **your** case with the other side.
- If they are unable to do so then the case may progress to a court, tribunal or other body who will decide the outcome. **You** may have to attend and give evidence.
- Providing the prospects of success stay in **your** favour **we** will continue to pay for the **lawyer's costs and expenses** throughout the claim.
- This cover is intended to provide you with a lawyer from our panel. If you opt to choose your own lawyer, rather than one from our approved firms, there may be limits to the costs we can cover. For example, the most we will pay in costs and expenses is no more than the amount we would have paid our appointed lawyer. This amount is currently £100 per hour and can vary from time to time at our discretion. See the section 'Freedom to choose your lawyer' for further terms and conditions

In addition to the definitions in the main Home Insurance Policy, where the following words or phrases appear in bold within this section they will have the following meaning:

Costs and expenses – All legal costs charged by the **lawyer** and authorised by **us** or that **you** are ordered to pay by a court/other body.

Lawyer – A suitably experienced legal professional.

Contents

2. How to get help
3. Important Information about your home policy
4. Contract of insurance and Information and changes we need to know about
6. Understanding the cover level you've bought
7. Definitions
9. Buildings section
13. Accidental damage cover to buildings section
14. Buildings matching items section
15. Buildings conditions
17. Contents section
23. Accidental damage cover to contents section
24. Contents matching items section
25. Contents extra garden cover section
26. Contents conditions
28. Personal belongings section
30. Personal belongings conditions
- **32. Legal services**
37. Legal services conditions & exclusions
39. Home Emergency cover section
48. Home Emergency general exclusions
49. Home Emergency general conditions
50. General conditions
54. General exclusions
56. Complaints Procedure

Prospects of success

1. Gather your evidence

Should **you** wish to pursue a claim the **lawyer** will need **you** to provide as much information as possible to support **your** case. This could include any of the following where relevant:

- Copy of contracts.
- Witness details.
- Correspondence with anyone regarding **your** claim.
- Photographs.
- Medical and/or expert reports.
- Medical records.
- Estimates/quotes for repairs.
- Any documents received or sent to a court.
- A statement or diary of everything that has happened.
- Receipts for expenses.
- The deeds to **your** home.
- Any other information.

It is important that **you** tell **us** about a dispute as soon as possible after it happens. If **you** fail to do this it may result in **your** prospects of success being reduced.

2. The lawyer's assessment

Our lawyer will assess the evidence and if it is more likely than not that **you** will:

- a. recover damages or obtain any other legal remedy which **we** have agreed to (e.g. being paid compensation or stopping a neighbour from making noise), or
- b. be successful in defending a claim made against **you**, or
- c. make a successful appeal or defence of an appeal

then **we** will fund the case for **you**.

When considering **your** case the **lawyer**:

- a. Has a legal obligation not to waste court time and to keep the costs to a level that the court would consider reasonable.
- b. Will estimate the likely costs of **your** case and consider if they would be acceptable to a reasonable person who was paying those costs themselves.
- c. Will agree with **you**, where possible, a course of action where the **costs and expenses** would be considered reasonable by the court.

If, in the **lawyer's** opinion:

- a. **your** claim is likely to be considered a waste of court time, or
- b. the prospects of success are no longer in **your** favour, or
- c. **your** claim has reached a point where incurring further **costs and expenses** would not be reasonable

then **we** will not pay any further **costs and expenses** towards it. If this happens the **lawyer** will tell **you** what options would be available should **you** wish to continue.

Please note that prospects of success may change throughout **your** claim as evidence is obtained and legal arguments develop.

3. What can I do if I do not agree with the lawyer's opinion?

We have confidence in the opinion of **our** appointed **lawyer** and rely on this when deciding if **we** should continue to pay the **costs and expenses** towards **your** claim.

If **you** do not agree with **our lawyer's** opinion and **you** find a different **lawyer**, at **your** own cost, or **you** already have a **lawyer** who supports **your** view, then **we** will be happy to offer a review of the case. The opinion of **your** chosen **lawyer** must be based on the same information regarding the claim that **you** provided to **us**.

The **lawyer** conducting the review will be chosen jointly by **you** and **us**. If we cannot agree on who this **lawyer** should be then

Contents

2. How to get help
3. Important Information about your home policy
4. Contract of insurance and Information and changes we need to know about
6. Understanding the cover level you've bought
7. Definitions
9. Buildings section
13. Accidental damage cover to buildings section
14. Buildings matching items section
15. Buildings conditions
17. Contents section
23. Accidental damage cover to contents section
24. Contents matching items section
25. Contents extra garden cover section
26. Contents conditions
28. Personal belongings section
30. Personal belongings conditions
- **32. Legal services**
37. Legal services conditions & exclusions
39. Home Emergency cover section
48. Home Emergency general exclusions
49. Home Emergency general conditions
50. General conditions
54. General exclusions
56. Complaints Procedure

we will ask a relevant law society to appoint one. The reviewing **lawyer** will assess the case and **we** will abide by their decision. **We** will pay for the cost of this review and should they decide in **your** favour **we** will also pay any cost that **you** incurred for **your** chosen **lawyer's** second opinion.

This review and any resulting decision will not affect **your** rights to make a complaint as detailed in the complaints procedure section.

Insured Events

For the insured events described below, which **we** have agreed to and authorised, **we** will pay **your costs and expenses** to:

- a. pursue or defend a claim for damages;
- b. pursue the enforcement of an agreement;
- c. seek an injunction e.g. to stop a neighbour being noisy;
- d. seek any other legal remedy.

The maximum **we** will pay for any one claim is shown on **your schedule**.

Employment Disputes

What is covered

- A dispute with **your** employer regarding **your** contract of employment including unfair dismissal.
- A breach of **your** legal rights under employment law.
- Checking and advising on the terms of a settlement agreement.

What is not covered

- Any disciplinary or grievance procedures at work.
- Disputes with **your** employer which commenced before or within the first 30 days of this cover starting unless **you** had a similar policy which finished immediately before this cover began.

If **you** would like some more information about employment claims go to <https://www.quotemehappy.com/home-insurance/legal-services> or call the helpline on **0345 030 6902**.

Common examples of employment disputes

- Claims through being unfairly selected for redundancy.
- Claims against employers for constructive dismissal.
- Claims for sex, race or age discrimination.
- Claims against **your** employer for unpaid wages.
- Claims for disability or illness discrimination including cancer.

Call the helpline on **0345 030 6902** to see if **your** situation may be covered.

If **you** need help to understand the date on which the law says **your** contract of employment ends please call **our** legal helpline on **0345 030 6902** for assistance.

Property Disputes

The property dispute section covers **your** main **home** and, for this section only, includes any other **homes you** own or rent. **You** will not be covered for a claim which relates, in any way, to the letting out of a property.

What is covered

- A dispute relating to the interference of **your** use, enjoyment or right over **your home**.
- A dispute relating to damage to **your home**.
- A dispute regarding an agreement for the sale or purchase of **your home**.
- A dispute with **your** landlord regarding a tenancy agreement to rent **your home**.
- A dispute with a contractor in relation to work on **your home**.

Contents

2. How to get help
3. Important Information about your home policy
4. Contract of insurance and Information and changes we need to know about
6. Understanding the cover level you've bought
7. Definitions
9. Buildings section
13. Accidental damage cover to buildings section
14. Buildings matching items section
15. Buildings conditions
17. Contents section
23. Accidental damage cover to contents section
24. Contents matching items section
25. Contents extra garden cover section
26. Contents conditions
28. Personal belongings section
30. Personal belongings conditions
- **32. Legal services**
 37. Legal services conditions & exclusions
 39. Home Emergency cover section
 48. Home Emergency general exclusions
 49. Home Emergency general conditions
 50. General conditions
 54. General exclusions
 56. Complaints Procedure

What is not covered

- A claim relating to quarrying, gas extraction or other major land works where the effect is not limited specifically to **your home**.
- A claim relating to planning including town and country planning legislation.

If **you** would like some more information about property claims go to <https://www.quotemehappy.com/home-insurance/legal-services> or call the helpline on **0345 030 6902**.

Common examples of property disputes

- Where a neighbour's overgrowing ivy or leylandii damages **your home**.
- Boundary disputes regarding building work or fences.
- Rights of way disputes especially over shared driveways.
- Noise and other nuisance disputes e.g. tree root encroachment.
- Interference with drains or sewers by building work.

Call the helpline on **0345 030 6902** to see if **your** situation may be covered.

Consumer Disputes

What is covered

- A dispute regarding an agreement for the sale, purchase or hire of goods or services that are not for **your** business use.

What is not covered

- Any claim related to leases, tenancies or licences to occupy property however these may be covered under the property disputes section.

If **you** would like some more information about Consumer claims go to <https://www.quotemehappy.com/home-insurance/legal-services> or call the helpline on **0345 030 6902**.

Common examples of consumer claims

- The purchase of motor vehicles and caravans from a garage.
- Disputes for defective kitchens and kitchen appliances.
- Claims against travel agents for breach of contract.
- Defective workmanship by tradesmen e.g. double glazing fitters or boiler engineers.
- A dispute relating to the purchase of animals.
- Disputes with retailers regarding faulty goods.

Call the helpline on **0345 030 6902** to see if **your** situation may be covered.

Personal Injury

What is covered

- A claim following an incident that causes death or injury to **you**.

What is not covered

- Any claim for an illness or injury which develops gradually or is not caused by an identifiable incident e.g. repetitive strain injury.
- Any claim relating to your own injury or death in a **motorised vehicle** that **you** are driving.

If **you** would like some more information about personal injury claims go to <https://www.quotemehappy.com/home-insurance/legal-services> or call the helpline on **0345 030 6902**.

Contents

- 2. How to get help
- 3. Important Information about your home policy
- 4. Contract of insurance and Information and changes we need to know about
- 6. Understanding the cover level you've bought
- 7. Definitions
- 9. Buildings section
- 13. Accidental damage cover to buildings section
- 14. Buildings matching items section
- 15. Buildings conditions
- 17. Contents section
- 23. Accidental damage cover to contents section
- 24. Contents matching items section
- 25. Contents extra garden cover section
- 26. Contents conditions
- 28. Personal belongings section
- 30. Personal belongings conditions
- **32. Legal services**
 - 37. Legal services conditions & exclusions
 - 39. Home Emergency cover section
 - 48. Home Emergency general exclusions
 - 49. Home Emergency general conditions
 - 50. General conditions
 - 54. General exclusions
 - 56. Complaints Procedure

Common examples of personal injury claims

- Trips or slips whilst at work.
- Operating machinery which is faulty or **you** are not properly trained to use.
- Trip or slip in a shop.
- Injuries following an assault.
- Passengers being injured in cars or on buses.
- Food poisoning.
- Being knocked off a bike by a motorist.

Call the helpline on **0345 030 6902** to see if **your** situation may be covered.

Medical or Cosmetic Negligence

What is covered

- Claims relating to medical negligence which causes death or injury to **you**.
- Claims relating to cosmetic negligence which causes death or injury to **you**.

What is not covered

- Cosmetic procedures which have not caused death or injury may be covered under the consumer disputes section.

If **you** would like some more information about medical or cosmetic negligence claims go to <https://www.quotemehappy.com/home-insurance/legal-services> or call the helpline on **0345 030 6902**.

Common examples of medical or cosmetic negligence claims

- Surgery which has not been carried out correctly.
- Failure to diagnose an illness or injury correctly.
- A dentist removing a healthy tooth by mistake.
- Negligence during child birth.
- Errors during cosmetic procedures e.g. Botox treatments or cosmetic surgery.

Call the helpline on **0345 030 6902** to see if **your** situation may be covered.

Medical and cosmetic negligence claims will result from the consultation, diagnosis and/or treatment provided by a medical, dental or cosmetic practitioner who is responsible for **your** care.

For claims relating to medical or cosmetic negligence the incident date will be defined as the date when **you** or **your** representative first knew or should have known of any injury, illness or death caused by the treatment.



Contents

- 2. How to get help
- 3. Important Information about your home policy
- 4. Contract of insurance and Information and changes we need to know about
- 6. Understanding the cover level you've bought
- 7. Definitions
- 9. Buildings section
- 13. Accidental damage cover to buildings section
- 14. Buildings matching items section
- 15. Buildings conditions
- 17. Contents section
- 23. Accidental damage cover to contents section
- 24. Contents matching items section
- 25. Contents extra garden cover section
- 26. Contents conditions
- 28. Personal belongings section
- 30. Personal belongings conditions
- 32. Legal services
- **37. Legal services conditions & exclusions**
- 39. Home Emergency cover section
- 48. Home Emergency general exclusions
- 49. Home Emergency general conditions
- 50. General conditions
- 54. General exclusions
- 56. Complaints Procedure

Legal services conditions & exclusions

We will not pay for:

- a. Any claim **we** reasonably believe **you** knew was likely to happen when **you** took out this insurance, e.g. where **you** were already in a disciplinary process at work before taking out this policy, which then led to **you** making a claim.
- b. Claims where **you** do not keep to the terms, exclusions and conditions of the cover.
- c. **Costs and expenses** which are incurred prior to **our** written agreement and authorisation.
- d. Claims where the initial dispute or series of incidents leading to a claim on this policy happen before this cover starts or after it comes to an end as shown on **your schedule**. **You** can only make one claim for all disputes arising from the same incident.
- e. Any legal action **you** take which **we** have not agreed to or where **you** do anything to hinder **us** or the **lawyer**.
- f. Any fines, penalties, compensation or damages which **you** are ordered to pay by a court or other authority.
- g. Any claim deliberately or intentionally caused by **you**.
- h. A dispute between **you** and someone related to **you** or who is insured under this policy.
- i. Any claim relating to or arising as a result of divorce, separation, matrimonial issues or cohabitation, joint property ownership, joint financial obligations or maintenance, financial or custody arrangements involving children.
- j. Any claim in respect of libel and slander.
- k. An application for judicial review.
- l. Disputes relating to class actions e.g. If **you** are part of a group of people who are all making the same claim.
- m. Disputes between **you** and **us** or Arc where the dispute relates to this cover.
- n. Any claim relating to compulsory purchase or to major works where the effect is not specific to **your** home but is more widespread e.g. work on roads, railways and airports.
- o. Any claim made by anyone other than **you** or **your** family attempting to enforce their rights under this cover.
- p. Where the incident leading to any claim occurs, or any proceedings are conducted, outside of the United Kingdom or the Channel Islands or the Isle of Man.

q. Any test case unless:

- (i) The case relates to the interpretation of a newly or recently enacted law, and
- (ii) **Our lawyer** agrees that the case is more likely than not to be successful.

When a court considers a dispute which has never been decided before this is often referred to as a 'test case'. The court's decision on a test case will then be used to decide future cases on similar grounds to ensure the legal system is consistent and fair.

r. A claim resulting from anything set out in the general exclusions section.

The following conditions also apply to this section:

1. Claims

- a. Freedom to choose your **lawyer**
 - (i) If court proceedings are issued, there is a conflict of interest or if **we** consider the claim to be complex and requiring a specialist lawyer, **you** are free to choose **your** own **lawyer** by sending **us** their name and address
 - (ii) **We** will appoint that **lawyer** subject to their acceptance of **our** standard terms of appointment
 - (iii) **We** will only pay **costs and expenses** up to the amount **we** would have paid **our** appointed **lawyer**. This amount is currently £100 per hour and can vary from time to time at **our** discretion. These terms could mean you may be liable for additional funding which your own lawyer should explain to you along with the relevant information contained in the terms of appointment
 - (iv) Subject to the terms and conditions of this policy **we** will pay their **costs and expenses** up to the maximum shown on **your schedule**.
- b. **Our** rights and **your** obligations
 - (i) **We** will have direct access to the **lawyer** representing **you** who will, on request, provide **us** with any information or opinion in respect of **your** claim.

Contents

- 2. How to get help
- 3. Important Information about your home policy
- 4. Contract of insurance and Information and changes we need to know about
- 6. Understanding the cover level you've bought
- 7. Definitions
- 9. Buildings section
- 13. Accidental damage cover to buildings section
- 14. Buildings matching items section
- 15. Buildings conditions
- 17. Contents section
- 23. Accidental damage cover to contents section
- 24. Contents matching items section
- 25. Contents extra garden cover section
- 26. Contents conditions
- 28. Personal belongings section
- 30. Personal belongings conditions
- 32. Legal services
- **37. Legal services conditions & exclusions**
- 39. Home Emergency cover section
- 48. Home Emergency general exclusions
- 49. Home Emergency general conditions
- 50. General conditions
- 54. General exclusions
- 56. Complaints Procedure

- (ii) **You** must co-operate fully with **us** and the appointed **lawyer** and must keep **us** up-to-date with the progress of the claim.
 - (iii) At **our** request **you** must give the **lawyer** any instructions that **we** require.
 - (iv) **You** must tell **us** immediately if anyone offers to settle a claim or makes a payment into court.
 - (v) If **you** do not accept a payment into court or any offer where the **lawyer** advises that this is a reasonable settlement, **we** may refuse to pay any further **costs or expenses**.
 - (vi) No agreement to settle on the basis of both sides paying their own costs is to be made without **our** prior approval.
- c. **Our** rights to stop **your** claim
- The cover **we** provide will end immediately if **you**:
- (i) settle a claim or withdraw a claim without **our** prior agreement, or
 - (ii) do not give clear instructions when requested by the **lawyer**, or
 - (iii) dismiss a **lawyer** without **our** prior consent. **We** will not withhold consent without good reason.
- If, in the event of the above, **we** incur **costs and expenses** that would not otherwise have been incurred, **we** reserve the right to recover these from **you**.

2. Recovery of costs

If **you** are successful with **your** claim, **you** must instruct the **lawyer** to take every available step to recover for **us** all **costs and expenses** relating to **your** case.

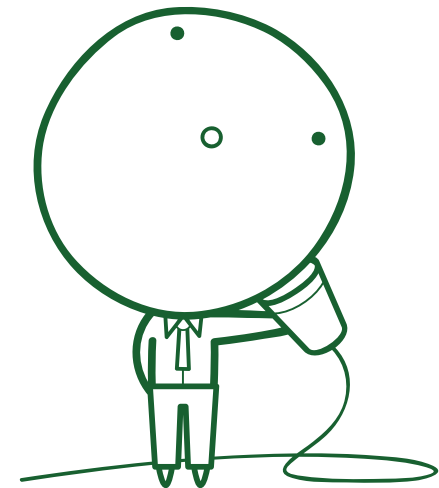
3. Disputes

If **you** are not happy with the way **your** claim has been handled under this section then **you** can take the steps outlined in **our** complaints procedure section.

If **your** dispute relates to the legal opinion of a **lawyer** that **we** appoint then **we** would also like to bring **your** attention to the 'What can I do if I do not agree with the **lawyer's** opinion?' section on page 32.

4. General Conditions

Please refer to the general conditions section on page 49.



Contents

2. How to get help
3. Important Information about your home policy
4. Contract of insurance and Information and changes we need to know about
6. Understanding the cover level you've bought
7. Definitions
9. Buildings section
13. Accidental damage cover to buildings section
14. Buildings matching items section
15. Buildings conditions
17. Contents section
23. Accidental damage cover to contents section
24. Contents matching items section
25. Contents extra garden cover section
26. Contents conditions
28. Personal belongings section
30. Personal belongings conditions
32. Legal services
37. Legal services conditions & exclusions
- **39. Home Emergency cover section**
48. Home Emergency general exclusions
49. Home Emergency general conditions
50. General conditions
54. General exclusions
56. Complaints Procedure

Home Emergency cover section

This cover only applies when shown on **your schedule**.

Home Emergency cover provides **you** with assistance in the event of an **emergency at your property**.

We describe an **emergency** as an unforeseen and sudden incident which (i) causes a loss of **essential services** or damage to **your property**; or (ii) exposes a risk to **your health**; or (iii) makes **your property** uninhabitable, and which is set out below in any of the 'What is covered' sections.

Quotemehappy.com claims service number: 0345 030 6902

Lines are open 24 hours a day, 365 days a year. Once **you** have called to make a claim under this cover **our** advisors will arrange to get an **engineer** to the **property** as soon as possible.

Telephone call recording

For our joint protection telephone calls may be recorded and/or monitored.

Useful information regarding your cover

Smell gas; think you have a leak?

If **you** think **you** have a gas leak **you** MUST immediately call the National Gas Emergency Service on 0800 111 999. The National Gas Emergency Service will need to visit **your property** and isolate the leak before **we** can provide any assistance.

Boiler Servicing & Carbon Monoxide leak

When the gas that fuels **your** boiler isn't burnt correctly, carbon monoxide is produced. Carbon monoxide cannot be seen or smelt but can cause headaches, nausea, drowsiness and can cause death as well. So it is vital to get **your** boiler and gas appliances inspected and serviced regularly. This will ensure they are working as safely and efficiently as possible.

Creating access

On arriving at **your property**, the **engineer** will aim to locate the source of the incident. If direct access is not available (for instance if there are floor tiles or floorboards, or any of **your** possessions (such as storage boxes or furniture) in the way) the **engineer** will need to create access. If **you** want the **engineer** to do this, **you** will be asked to confirm this in writing while the **engineer** is at your **property**. Unless stated in any of the 'What is covered?' sections below, **we** will not cover **you** for any damage that may be caused to the **property**, its contents, fixtures, fittings, floorings or sanitary ware (unless the damage is caused by **our engineer's** negligence). If **you** do not want the **engineer** to create access, **we** will be unable to do the work until **you** have arranged access.



Contents

2. How to get help
3. Important Information about your home policy
4. Contract of insurance and Information and changes we need to know about
6. Understanding the cover level you've bought
7. Definitions
9. Buildings section
13. Accidental damage cover to buildings section
14. Buildings matching items section
15. Buildings conditions
17. Contents section
23. Accidental damage cover to contents section
24. Contents matching items section
25. Contents extra garden cover section
26. Contents conditions
28. Personal belongings section
30. Personal belongings conditions
32. Legal services
37. Legal services conditions & exclusions
- **39. Home Emergency cover section**
48. Home Emergency general exclusions
49. Home Emergency general conditions
50. General conditions
54. General exclusions
56. Complaints Procedure

Explaining the parties involved in this cover

This Home Emergency cover is underwritten by Aviva Insurance Limited.

Claims handling is managed by Homeserve Membership Limited. HomeServe Membership Limited (HomeServe) is registered in England with No. 2770612, registered office at Cable Drive, Walsall, West Midlands WS2 7BN. Authorised and regulated by the Financial Conduct Authority, registration number 312518.

You can check the above registration details on the Financial Services Register by visiting the website www.fca.org.uk/register or by contacting the Financial Conduct Authority on 0800 111 6768.

Your cancellation rights

You have a statutory right to cancel this Home Emergency cover within 14 days from the day of purchase or the day on which **you** receive **your** policy booklet, whichever is the later. For full details of **your** right to cancel, please refer to the **Important information about your home policy** section of this policy booklet.

Our rights

We will be entitled (at **our** cost but in **your** name) to defend any legal action or to start or take over any legal action to recover any payments **we** have made to any other person or organisation, in connection with this policy. **We** will have complete control of any such legal action, including any decision to settle.

You agree to give **us** all the relevant information, documents and assistance **we** require to enable any claim to be validated for **us** to achieve a settlement or pursue a recovery.

Complaints procedure

Our promise of service

Our goal is to give excellent service to all our customers but we recognise that things do go wrong occasionally. We take all complaints we receive seriously and aim to resolve all our customer problems promptly. To ensure that we provide the kind of service you expect we welcome your feedback. We will record and analyse your comments to make sure we continually improve the service we offer.

What will happen if you complain

- We will acknowledge your complaint promptly.
- We aim to resolve all complaints as quickly possible.

Most of our customers' concerns can be resolved quickly but occasionally more detailed enquiries are needed. If this is likely, we will contact you with an update within 20 working days of receipt and give you an expected date of response.

Contents

2. How to get help
3. Important Information about your home policy
4. Contract of insurance and Information and changes we need to know about
6. Understanding the cover level you've bought
7. Definitions
9. Buildings section
13. Accidental damage cover to buildings section
14. Buildings matching items section
15. Buildings conditions
17. Contents section
23. Accidental damage cover to contents section
24. Contents matching items section
25. Contents extra garden cover section
26. Contents conditions
28. Personal belongings section
30. Personal belongings conditions
32. Legal services
37. Legal services conditions & exclusions
- **39. Home Emergency cover section**
48. Home Emergency general exclusions
49. Home Emergency general conditions
50. General conditions
54. General exclusions
56. Complaints Procedure

What to do if you are unhappy

If your complaint is about how the cover was sold, you can call **0345 030 6902** or e-mail us at policyproblem@quotemehappy.com

If your complaint is about:

- the terms and conditions of your cover, or
- the decision made on your claim, or
- the settlement amount of your claim, or
- the way your claim was dealt with

you can call HomeServe on 0345 300 3346

Or you can write to HomeServe at:
HomeServe Membership Limited,
Cable Drive,
Walsall
WS2 7BN.

If you are unhappy with the outcome of your complaint you may refer the matter to the Financial Ombudsman Service at:
The Financial Ombudsman Service,
Exchange Tower
London
E14 9SR.

Telephone:
0800 023 4567 (calls from UK landlines and mobiles are free), or
0300 123 9123

Or simply visit their website at
www.financial-ombudsman.org.uk

Whilst we are legally bound by the decision of the Financial Ombudsman Service, you are not. Following the complaints procedure does not affect your right to take legal action.

If your complaint is about your Quotemehappy.com Home Insurance policy, please refer to the Complaints Procedure section of this policy booklet for details of how to make a complaint.

Financial Services Compensation Scheme

HomeServe are members of the Financial Services Compensation Scheme (FSCS). **You** may be entitled to compensation from this scheme if HomeServe cannot meet its obligations, depending on the type of insurance and the circumstances of **your** claim.

Further information about the scheme is available from the FSCS website www.fscs.org.uk

Definitions

Under this cover, in addition to the definitions set out on page 6, wherever the following words or phrases appear in bold they will have the following meanings. If there is a difference in a definition in this section and a definition elsewhere in the policy booklet, the definition in this section will apply to this section only.

Engineer

A person employed or authorised (or both) by HomeServe to assist with **your emergency**.

Contents

- 2. How to get help
- 3. Important Information about your home policy
- 4. Contract of insurance and Information and changes we need to know about
- 6. Understanding the cover level you've bought
- 7. Definitions
- 9. Buildings section
- 13. Accidental damage cover to buildings section
- 14. Buildings matching items section
- 15. Buildings conditions
- 17. Contents section
- 23. Accidental damage cover to contents section
- 24. Contents matching items section
- 25. Contents extra garden cover section
- 26. Contents conditions
- 28. Personal belongings section
- 30. Personal belongings conditions
- 32. Legal services
- 37. Legal services conditions & exclusions
- **39. Home Emergency cover section**
- 48. Home Emergency general exclusions
- 49. Home Emergency general conditions
- 50. General conditions
- 54. General exclusions
- 56. Complaints Procedure

Emergency

A sudden and unforeseen incident at the **property** which is set out in any of the 'What is covered' sections below and which:

- exposes **you** or a third party to a health risk, or
- causes a loss of **essential services** or damage to the **property**, or
- makes the **property** uninhabitable.

Essential services

Any of the following services:

- mains drainage, up to the boundary of the **property**, or
- water, electricity and gas supply to and within the **property**, or
- the main source of heating of the **property**.

Property

The total area of the land and buildings at the address set out in the **schedule** including the house, flat or apartment and any attached outbuilding (for example, a garage or lean-to shed), but excluding:

- any communal or service duct areas, and
- detached garages, sheds, greenhouses and non-permanent structures.

Schedule

The document that gives details of **your** Quotemehappy.com Home Insurance policy and **your** Home Emergency cover.

You/Your

The owner of the **property** who is named on the **schedule** and any person authorised to be in the **property** at the time of the **emergency**.

Cover

- In the event of an **emergency we** will cover the costs of labour, parts and materials (including VAT) up to an amount of £1,000 per claim.
- There is no limit to the number of claims **you** can make.
- Hotel accommodation. In the unlikely event that **your property** becomes uninhabitable as a result of an **emergency, we** will reimburse **you** for **your** hotel costs (room and transport to the hotel only) up to an amount of £1,000 per claim.
- **We** will not cover anything which is specifically excluded in any of the 'What is not covered' sections below.

Repair of your main heating system

We will cover **your** main heating system as follows:

- A. Breakdown of Gas central heating system.
- B. Breakdown of Oil-fired central heating system.
- C. Breakdown of Electric heater(s).

Exclusions that apply to all main heating systems A, B and C

We will not cover the following:

- Routine maintenance, cleaning, and servicing.
- LPG (Liquid Petroleum Gas) boilers.
- Dual-purpose boilers (e.g. Agas and Rayburns used for cooking and central heating).
- Warm air and solar heating systems.
- Sludge, scale or rust in the primary heating system, or damage caused by a harmful chemical in the water.
- Repair or replacement of convector heaters, water tanks and hot water cylinders.
- Separate heaters providing hot water.
- Adjustment of timing and temperature controls.
- Resetting of circuit breakers that **you** can reset, if resetting falls outside the permanent repair work **we** do.
- Underfloor heating.
- Other appliances such as cookers and fires.
- Radiators or radiator valves.

Contents

2. How to get help
3. Important Information about your home policy
4. Contract of insurance and Information and changes we need to know about
6. Understanding the cover level you've bought
7. Definitions
9. Buildings section
13. Accidental damage cover to buildings section
14. Buildings matching items section
15. Buildings conditions
17. Contents section
23. Accidental damage cover to contents section
24. Contents matching items section
25. Contents extra garden cover section
26. Contents conditions
28. Personal belongings section
30. Personal belongings conditions
32. Legal services
37. Legal services conditions & exclusions
- **39. Home Emergency cover section**
48. Home Emergency general exclusions
49. Home Emergency general conditions
50. General conditions
54. General exclusions
56. Complaints Procedure

Important information regarding the cover for your main heating system

Main heating systems that are beyond economical repair

On assessment of **your** main heating system, **our engineer** may declare it to be 'beyond economical repair'; this means:

- the cost of parts (including VAT) to repair the main heating system is greater than 85% of the manufacturer's current retail price of a replacement or a similar model, or
- **we** are unable to obtain the required manufacturer's spare parts from **our** suppliers to complete the repair, within 28 days.

Temporary heating

If a part needs to be ordered and it will take over 72 hours to arrive from the **engineer's** first visit, **we** will deliver two electrical heaters to **your property**. The heaters will be yours to keep.

Contribution towards a new boiler or electric heater

In the unlikely event that **your** main heating system is declared beyond economical repair, **we** will advise **you** to replace it and will contribute £500 towards the cost of a new boiler or electric heater. **You** are responsible for arranging for a replacement.

You will then have the choice to continue with the cover and **your** new boiler or heater(s) will be covered as long as it is not excluded under the 'What is not covered' sections or the Home Emergency general exclusions section of this **policy** or **you** can cancel your **policy** with the procedure outlined under the Cancellation Rights in this **policy**.

Boilers and electric heaters under manufacturer's warranty or guarantee

If **your** boiler or electric heater is under a manufacturer's warranty or guarantee, any repair work undertaken under this cover may invalidate that warranty/guarantee. **We** strongly advise that **you** check the warranty/guarantee terms and conditions before making a claim as **we** will not be liable in the event that **our** repair work invalidates any warranty or guarantee.

Please read the relevant section (A, B or C) below for an explanation of the cover that applies to **your property**.

A. Breakdown of gas central heating system

What is covered?

You are covered for the failure of **your** gas boiler and/or central heating system. Work will be done by a Gas Safe registered **engineer** who will repair or replace the relevant part(s).

Examples of what we will cover:

- No hot water.
- No heating.
- Draining down and isolation of a leaking water tank, radiators or water cylinders or both.

What is not covered? (Also see the Home Emergency general exclusions)

We will not cover the following:

- Immersion heaters, combination cylinders, Elson tanks, thermal storage units, (e.g. Gledhill Boilermate), unvented hot water cylinders (e.g. Range Powermax) or their controls.
- Separate gas heaters providing hot water.
- Fan convective heating.
- Combined heat and power systems.
- Cosmetic damage.
- Other gas appliances except gas fires forming part of a back boiler.

Contents

- 2. How to get help
- 3. Important Information about your home policy
- 4. Contract of insurance and Information and changes we need to know about
- 6. Understanding the cover level you've bought
- 7. Definitions
- 9. Buildings section
- 13. Accidental damage cover to buildings section
- 14. Buildings matching items section
- 15. Buildings conditions
- 17. Contents section
- 23. Accidental damage cover to contents section
- 24. Contents matching items section
- 25. Contents extra garden cover section
- 26. Contents conditions
- 28. Personal belongings section
- 30. Personal belongings conditions
- 32. Legal services
- 37. Legal services conditions & exclusions
- **39. Home Emergency cover section**
- 48. Home Emergency general exclusions
- 49. Home Emergency general conditions
- 50. General conditions
- 54. General exclusions
- 56. Complaints Procedure

B. Breakdown of Oil-fired central heating system

What is covered?

You are covered for the failure of **your** oil boiler and/or central heating system. Work will be done by an oil specialist **engineer** who will repair or replace the relevant part(s).

Examples of what we will cover:

- No hot water.
- No heating.
- Draining down and isolation of a leaking water tank, radiators or water cylinders or both.

What is not covered? (Also see the Home Emergency general exclusions)

We will not cover the following:

- Breakdown, fault, damage or destruction caused by the system being allowed to run out of oil or by the use of unsuitable fuel.
- Losses caused by delays by **our** suppliers or their agents getting spare parts that are not immediately available.
- Defect or failing arising from the original design of the boiler or system or both.
- Replacing the expansion tank.
- Plastic or metal oil tanks and their associated pipework and contents.
- Repair or replacement of the water jacket or heat exchanger.
- Flues, except balanced flues that are integral to the boiler.
- Items not forming part of the boiler or system or both, e.g. water pumps installed separately.

C. Electric heater(s) breakdown

What is covered?

You are covered for the failure of **your** electrical heater(s). Work will be done by an approved registered **engineer** who will repair or replace the relevant part(s).

Examples of what we will cover:

- Failure of electric storage or panel heater(s).
- Repair or replacement of the permanent wiring to the electrical heater(s).

What is not covered? (Also see the Home Emergency general exclusions)

We will not cover the following:

- Electric water heaters.
- Any portable and fixed heating not permanently wired in, energy management systems, warm air heating systems, Electrotech and Smarheat systems, wet systems and underfloor heating.
- Heated towel rails, infrared heaters, electric fires, skirting or kickspace floor heaters.
- Air conditioning units.
- Immersion heaters.
- Cosmetic damage to the casing of domestic electrical heaters or timer switches.
- Failure or breakdown of timers for domestic electrical heaters where there is a manual override facility.

Internal plumbing and drainage

What is covered?

You are covered for emergencies relating to **your** internal plumbing or drainage or both, which results in total loss of water to **your property** or loss of water to **your** kitchen taps, blocked drainage, leaks or loss of toilet facilities in **your property**.

If the **property** is a flat or apartment, cover is limited to the inside of the flat or apartment that **you** solely own.

Examples of what we will cover:

- Blocked toilet.
- Leaking pipe.
- Leaking soil vent pipe.
- Blocked waste pipe.
- Leaking toilet.
- Leaking internal stop-tap.
- Emergencies that require the draining down and isolation of a leaking cold water tank or hot water cylinder.
- A complete drain blockage that results in all sinks being blocked.

Contents

2. How to get help
3. Important Information about your home policy
4. Contract of insurance and Information and changes we need to know about
6. Understanding the cover level you've bought
7. Definitions
9. Buildings section
13. Accidental damage cover to buildings section
14. Buildings matching items section
15. Buildings conditions
17. Contents section
23. Accidental damage cover to contents section
24. Contents matching items section
25. Contents extra garden cover section
26. Contents conditions
28. Personal belongings section
30. Personal belongings conditions
32. Legal services
37. Legal services conditions & exclusions
- **39. Home Emergency cover section**
48. Home Emergency general exclusions
49. Home Emergency general conditions
50. General conditions
54. General exclusions
56. Complaints Procedure

What is not covered? (Also see the Home Emergency general exclusions)

We will not cover the following:

- Domestic appliances and their inlet or outlet pipes, e.g. washing machines or dishwashers.
- Dripping taps that need repair.
- Replacement of water tanks or radiators, thermostatic radiator valves, hot water cylinders and sanitary ware (e.g. basins and toilet bowls).
- Showers including the shower unit, controls, outlet or shower head.
- Frozen pipes that have not caused a permanent blockage.
- Smells and noises from pipework or drains.
- Leaking overflow pipes.
- Repairs to **your** water supply pipe.

External drainage

What is covered?

You are covered for a blockage to the underground drainage pipes that are not beneath or inside any building or outbuilding and serve **your property** only (i.e. are not shared) and that are within **your property** boundary. If the drainage pipe is not **your** responsibility, **you** will need to contact **your** local water supply company.

The **engineer** will leave **your** drain running clear by unblocking the drain or repairing or replacing damaged sections of waste pipe. This includes leaving the ground level after refilling any hole the **engineer** has to dig.

Examples of what we will cover

- Blocked external drain.
- Collapsed external drain.

What is not covered? (Also see the Home Emergency general exclusions)

We will not provide any cover under this external drainage section if the **property** is a flat or apartment.

We will not cover the following:

- a) Drains (sewers) for which **you** do not have responsibility, including the lateral or shared drains and drains that are outside **your property** boundary.
- b) Frozen pipes that have not caused permanent blockage.
- c) External guttering, rainwater downpipes, rainwater drains and soakaways.
- d) Drain clearance where **we** have previously advised **you** to install access points (e.g. rodding eye, manhole) and **you** have not done so.
- e) Like-for-like reinstatement of decorative items such as hard or soft landscaping, drives, pathways, walls, flower beds or lawns.

Internal gas supply pipe

What is covered?

You are covered for a leak on **your** internal gas supply pipe. After the National Gas Emergency Service has visited **your property** and isolated **your** gas supply, work will be done by a Gas Safe registered **engineer**, who will repair or replace the damaged section of internal gas supply pipe. **Our engineer** will also turn **your** gas supply back on.

Examples of what we will cover

- Leaking internal gas supply pipe.
- Leaking gas supply hose connecting to a gas cooker.

What is not covered? (Also see the Home Emergency general exclusions)

We will not cover the following:

- External gas supply pipe (it is the responsibility of the National Grid).
- Appliances connected to **your** internal gas supply pipe.
- Sections of the internal gas supply pipe that are outside the **property** or inside any outbuilding on the **property**.

Contents

2. How to get help
3. Important Information about your home policy
4. Contract of insurance and Information and changes we need to know about
6. Understanding the cover level you've bought
7. Definitions
9. Buildings section
13. Accidental damage cover to buildings section
14. Buildings matching items section
15. Buildings conditions
17. Contents section
23. Accidental damage cover to contents section
24. Contents matching items section
25. Contents extra garden cover section
26. Contents conditions
28. Personal belongings section
30. Personal belongings conditions
32. Legal services
37. Legal services conditions & exclusions
- **39. Home Emergency cover section**
48. Home Emergency general exclusions
49. Home Emergency general conditions
50. General conditions
54. General exclusions
56. Complaints Procedure

Electrical emergency and breakdown

What is covered?

You are covered for electrical emergency and breakdown of the domestic electrical wiring, including permanent damage caused by a power cut to **your property** alone.

Examples of what we will cover

- Breakdown of fuse box.
- Lost power to circuit.
- Permanent damage to the domestic electrical wiring caused by a power cut.

What is not covered? (Also see the Home Emergency general exclusions)

We will not cover the following:

- A power cut that affects more than just **your property**.
- Non-permanent wiring or electrics, e.g. kettles, fairy lights and other appliances with plugs.
- Repairs or replacements of wall sockets, switches and light bulb sockets.
- Routine electrical maintenance tasks e.g. replacing light bulbs and adjusting the timer.
- Permanent wiring to the following appliances and any wiring or electrics connected to them: satellite dishes, radio or television aerials and their fittings or masts, burglar alarms and smoke detectors, telephones and their associated wiring, doorbells and electrical gate or garage door systems, air conditioning units.
- The shower unit or immersion heater unit.
- Portable or fixed electrical heating systems or energy efficiency management systems.
- Repairing or replacing wiring encased in rubber or lead.
- Any part of the electrical wiring where completing a repair would result in a breach of the current electrical wiring regulations and electrical safety standard BS7671.

Security and roofing

What is covered?

You are covered for damage to roofing, external windows and doors, broken locks and loss of keys.

If a security or roofing incident happens, **we** will protect **your property** from further damage or make sure the **property** is secure (or both).

Examples of what we will cover

- Use of tarpaulin to protect the **property** if roofing tiles are blown off during bad weather.
- Boarding up of broken glazing to make the **property** secure.
- Repair of broken locks for external windows and doors if the **property** is not secure.
- In the event **your** keys are lost/stolen and there is no other set available to access the main house on **your property**, **we** will provide an **engineer** to assess the most efficient way to gain access. This is usually by replacing the locks and keys; however in some circumstances it may be more practical to find an alternative solution to suit both parties.
- Making the **property** secure after loss of external-door keys that are **your** responsibility.
- Repair of garage door to make the **property** secure.

What is not covered? (Also see the Home Emergency general exclusions)

We will not provide cover for any roofing **emergency** if the main home on the **property** is a flat or apartment.

We will not cover the following:

- Loss of keys for any building on the **property** that is not the main house, including detached outbuildings, garages, greenhouses, sheds or communal or shared areas.
- Loss of keys to the main house on the **property** if **you** have access to another set of keys.
- Replacement of an attached garage door, or repair or replacement of the electrical unit powering a garage door.
- Doors and windows that do not secure the **property**, such as internal porch doors, internal doors and internal conservatory doors.
- Claims for keys, locks and glazing in shared communal areas if **your property** is a flat or apartment.

Contents

- 2. How to get help
- 3. Important Information about your home policy
- 4. Contract of insurance and Information and changes we need to know about
- 6. Understanding the cover level you've bought
- 7. Definitions
- 9. Buildings section
- 13. Accidental damage cover to buildings section
- 14. Buildings matching items section
- 15. Buildings conditions
- 17. Contents section
- 23. Accidental damage cover to contents section
- 24. Contents matching items section
- 25. Contents extra garden cover section
- 26. Contents conditions
- 28. Personal belongings section
- 30. Personal belongings conditions
- 32. Legal services
- 37. Legal services conditions & exclusions
- **39. Home Emergency cover section**
- 48. Home Emergency general exclusions
- 49. Home Emergency general conditions
- 50. General conditions
- 54. General exclusions
- 56. Complaints Procedure

Pest infestation

What is covered?

You are covered for the removal of an infestation of the following:

- Brown or black rats or house or field mice in the main house, flat or apartment on **your property**.
- Wasps' or hornets' nests anywhere on **your property**.

What is not covered? (Also see the Home Emergency general exclusions)

If **your property** is a flat or apartment, cover is limited to the inside of the flat or apartment that **you** own.

We will not cover the following:

- Ants, cockroaches, bedbugs, fleas, spiders, flies, birds, squirrels, bees or any other pest that may require specialist removal.
- Rats or mice outside the main house on the **property** e.g. in detached garages, the garden and other detached outbuildings.
- Pest infestations where **you** have not followed **our** previous recommendations on how to avoid such problems.
- Problems where **you** cannot tell **us** the type of pest concerned.
- Damage caused by pests to **your property** and contents (e.g. if a rat chewed through **your** sofa), unless otherwise stated in any 'What is covered' section in this policy booklet.

Contents

- 2. How to get help
- 3. Important Information about your home policy
- 4. Contract of insurance and Information and changes we need to know about
- 6. Understanding the cover level you've bought
- 7. Definitions
- 9. Buildings section
- 13. Accidental damage cover to buildings section
- 14. Buildings matching items section
- 15. Buildings conditions
- 17. Contents section
- 23. Accidental damage cover to contents section
- 24. Contents matching items section
- 25. Contents extra garden cover section
- 26. Contents conditions
- 28. Personal belongings section
- 30. Personal belongings conditions
- 32. Legal services
- 37. Legal services conditions & exclusions
- 39. Home Emergency cover section
- **48. Home Emergency general exclusions**
- 49. Home Emergency general conditions
- 50. General conditions
- 54. General exclusions
- 56. Complaints Procedure

Home Emergency general exclusions

The following are excluded from the cover so **we** will not be liable for:

- a. Any costs or activities above the claims limit or any other limit specified in any 'What is covered?' section. **You** are responsible for agreeing and settling any such costs directly with the **engineer**.
- b. Any losses caused by any delays in getting spare parts.
- c. Any associated expenses or losses you incur which relate to an **emergency** but are not directly covered by this section of the policy.
- d. Systems, equipment or appliances that have not been installed according to appropriate regulatory standards in place for the UK manufacturer's instructions or both; or that are subject to a manufacturer's recall.
- e. Instances where a repair or replacement is needed only because of changes in legislation or health and safety guidelines.
- f. Any defect, damage or breakdown caused by malicious or deliberate action, negligence, misuse or third-party interference, including any attempted repair or modification to the elements covered by this section of the policy, which does not comply with British Standards.
- g. The costs of any work carried out by **you** or people not authorised by **us** in advance.
- h. Any parts not supplied and chosen by **us**. Subject to any applicable regulations, **our engineer** can fit an alternative part (that complies with British Standards) supplied by **you** at the time of the visit (e.g. a switch or tap). However this part will not be guaranteed. **Our engineer** will not fit alternative parts supplied by **you** where the claim relates to the gas supply or the central heating system.
- i. Normal day-to-day maintenance of the items covered by **your policy at your property**, for which **you** are responsible.
- j. Situations where because of health and safety and with **your** prior agreement, another **engineer** has to be brought in who **we** do not employ, e.g. to handle asbestos.
- k. Loss caused by damage occurring while the **property** has remained unoccupied for 60 or more consecutive days.

- l. Loss arising from subsidence, heave of the site or landslip caused by:
 - i. Bedding down of new structures.
 - ii. Demolition or structural repairs or alterations to the **property**.
 - iii. Faulty workmanship or the use of defective materials.
 - iv. River or coastal erosion.
- m. Loss, damage or indirect costs arising as a result of disconnection from or interruption to the gas, electricity or water mains services to the **property**, for example a power cut to **your** neighbourhood.
- n. Investigative work where the incident that caused **you** to claim has already been resolved.
- o. Claims to do with mobile homes and bedsits – please see the definition of **property** in the 'Definitions' section.
- p. Loss, damage related to:
 - i. Pumps including sewerage pumps, drainage pumps, shower pumps, any associated electrics or valves.
 - ii. Water softeners.
 - iii. Waste disposal units and macerators.
 - iv. Air conditioning units.
 - v. Unvented hot water cylinders or their controls.
 - vi. Cesspits, septic tanks and any outflow pipes.
 - vii. Vacuum drainage systems.
 - viii. Swimming pools or decorative features including ponds, fountains and any associated pipes, valves or pumps.
 - ix. Ground, air and water source heat pump systems.
 - x. Power generation systems and their associated pipework, pumps, panels and controls including solar panels or wind turbines or both; combined heat and power systems (systems that generate electricity and heat at the same time).

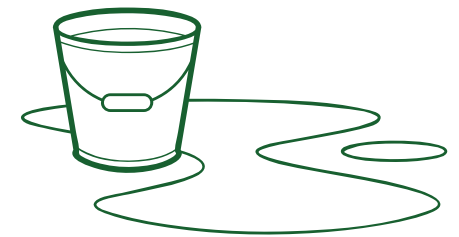
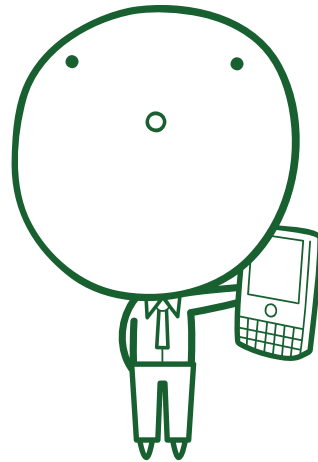
Contents

- 2. How to get help
- 3. Important Information about your home policy
- 4. Contract of insurance and Information and changes we need to know about
- 6. Understanding the cover level you've bought
- 7. Definitions
- 9. Buildings section
- 13. Accidental damage cover to buildings section
- 14. Buildings matching items section
- 15. Buildings conditions
- 17. Contents section
- 23. Accidental damage cover to contents section
- 24. Contents matching items section
- 25. Contents extra garden cover section
- 26. Contents conditions
- 28. Personal belongings section
- 30. Personal belongings conditions
- 32. Legal services
- 37. Legal services conditions & exclusions
- 39. Home Emergency cover section
- 48. Home Emergency general exclusions
- **49. Home Emergency general conditions**
- 50. General conditions
- 54. General exclusions
- 56. Complaints Procedure

Home Emergency general conditions

The following condition applies to **your** Home Emergency cover

- a. **Your** duty to prevent an **emergency** – **You** must take all reasonable precautions to prevent an **emergency**. **You** must ensure that the normal day-to-day maintenance of **your property** is undertaken and that the **property** is in good condition.



Contents

- 2. How to get help
- 3. Important Information about your home policy
- 4. Contract of insurance and Information and changes we need to know about
- 6. Understanding the cover level you've bought
- 7. Definitions
- 9. Buildings section
- 13. Accidental damage cover to buildings section
- 14. Buildings matching items section
- 15. Buildings conditions
- 17. Contents section
- 23. Accidental damage cover to contents section
- 24. Contents matching items section
- 25. Contents extra garden cover section
- 26. Contents conditions
- 28. Personal belongings section
- 30. Personal belongings conditions
- 32. Legal services
- 37. Legal services conditions & exclusions
- 39. Home Emergency cover section
- 48. Home Emergency general exclusions
- 49. Home Emergency general conditions
- **50. General conditions**
 - 54. General exclusions
 - 56. Complaints Procedure

General conditions

These conditions apply to all sections of the policy, except for **Legal services** where conditions 2, 4, 10, and 11 below do not apply.

1. Important Notice – Information we need to know about

You must take reasonable care to provide complete and accurate answers to the questions **we** ask when **you** take out, make changes to, and renew **your** policy.

If the information provided by **you** is not complete and accurate:

- **we** may cancel **your** policy and refuse to pay any claim, or
- **we** may not pay any claim in full, or
- **we** may revise the premium and/or change any **excess**, or
- the extent of the cover may be affected.

2. Your duty to prevent loss or damage

You and any other person this insurance applies to must take all reasonable precautions to prevent accidents, loss or damage.

You must keep property that is insured under **your** policy in good condition.

Your policy is intended to cover **you** against unforeseen events like fire or theft. It does not cover wear and tear or damage which happens gradually over a period of time.

3. Your policy

The following elements form the contract of insurance between **you** and **us**, please read them and keep them safe:

- **your** policy booklet;
- information contained on **your** 'Information Provided By You' document **we** send **you**;
- **your schedule**;
- any **clauses** endorsed on **your** policy, as set out in **your schedule**;
- the information under the heading 'Important Information' which **we** provide to **you** when **you** take out or renew **your** policy;
- changes to **your** policy contained in notices issued by **us** at renewal.

4. Claims

Your duties

As soon as **you** are aware of an event or cause that is likely to lead to a claim under this policy, **you** must:

- a) tell the police immediately about any property which has been lost, stolen or damaged by riot or civil commotion or has been maliciously damaged, and get a crime reference number;
- b) contact **us** as soon as reasonably possible and in the case of claims involving damage by riot or civil commotion, not less than 7 days after becoming aware of the damage, and provide all the information and help **we** need;
- c) do all **you** reasonably can to get back any lost or stolen property and tell **us** without unnecessary delay if any property is later returned to **you**;
- d) call **us** if **you** receive any information or communication about the event or cause;
- e) avoid discussing liability with anyone else without **our** permission;
- f) provide all relevant information **we** need to settle **your** claim.

Proof of value and ownership

It is **your** responsibility to prove any loss therefore **we** recommend that you keep receipts, valuations, photographs, instruction booklets and guarantee cards to help with **your** claim.

Contents

- 2. How to get help
- 3. Important Information about your home policy
- 4. Contract of insurance and Information and changes we need to know about
- 6. Understanding the cover level you've bought
- 7. Definitions
- 9. Buildings section
- 13. Accidental damage cover to buildings section
- 14. Buildings matching items section
- 15. Buildings conditions
- 17. Contents section
- 23. Accidental damage cover to contents section
- 24. Contents matching items section
- 25. Contents extra garden cover section
- 26. Contents conditions
- 28. Personal belongings section
- 30. Personal belongings conditions
- 32. Legal services
- 37. Legal services conditions & exclusions
- 39. Home Emergency cover section
- 48. Home Emergency general exclusions
- 49. Home Emergency general conditions
- **50. General conditions**
 - 54. General exclusions
 - 56. Complaints Procedure

Our rights

- a) **We** will be entitled, at **our** cost, but in **your** name, to:
 - take legal proceeding for **our** own benefit in respect of the cost of the claim, damages or otherwise; or
 - take over and conduct the defence or settlement of any claim.

We will have full discretion in the conduct of any legal proceedings and in the defence or settlement of any claim.

- b) No property may be abandoned to **us**.

Limit

For any claim or series of claims involving legal liability covered by this policy, **we** will pay:

- a) up to the limit shown on **your schedule** (less any amounts already paid by **us**); or
- b) any lower amount for which **we** can settle **your** claim.

Once **we** have made the payment, **we** will have no further liability in connection with **your** claim, apart from paying costs and expenses **you** incurred before the payment date, or reclaiming any costs and expenses incurred by **us**.

5. Fraud

If **your** claim is in any way dishonest or exaggerated **we** will not pay any benefit under this policy or return any premium to **you** and **we** may cancel **your** policy immediately and backdate the cancellation to the date of the fraudulent claim. **We** may also take legal action against **you**.

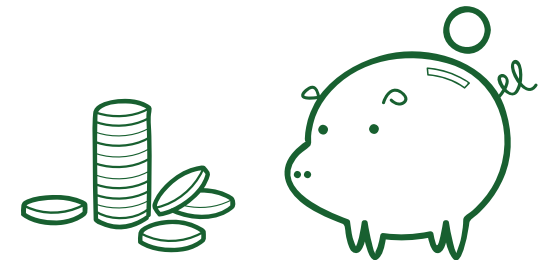
6. Other Insurance

If there is any other insurance covering the same claim or would have covered the claim but for the existence of this policy we will not make any payment under occupiers, personal and employers liability cover until all cover under that other insurance is exhausted. For all other claims we will not pay more than our share even if the other insurer refuses the claim.

Important Note: This condition will not have the effect of leaving you without cover for any claim and operates where there is any other insurance covering the same claim (or would have in the absence of this policy) and determines how those insurance policies apply.

7. Monthly payment plan

If **you** are paying the premium using the monthly credit facility **you** must make the regular monthly payments as required in the credit agreement. If **you** do not do this **we** may cancel this insurance as set out in the **General conditions** section in this policy booklet. If the credit agreement requires **you** to pay a deposit, this deposit is required by the date the insurance starts or the policy will not be valid.



Contents

- 2. How to get help
- 3. Important Information about your home policy
- 4. Contract of insurance and Information and changes we need to know about
- 6. Understanding the cover level you've bought
- 7. Definitions
- 9. Buildings section
- 13. Accidental damage cover to buildings section
- 14. Buildings matching items section
- 15. Buildings conditions
- 17. Contents section
- 23. Accidental damage cover to contents section
- 24. Contents matching items section
- 25. Contents extra garden cover section
- 26. Contents conditions
- 28. Personal belongings section
- 30. Personal belongings conditions
- 32. Legal services
- 37. Legal services conditions & exclusions
- 39. Home Emergency cover section
- 48. Home Emergency general exclusions
- 49. Home Emergency general conditions
- **50. General conditions**
 - 54. General exclusions
 - 56. Complaints Procedure

8. Cancelling this policy

Your right to cancel

Following the expiry of the 14 day statutory cooling off period, **you** continue to have the right to cancel **your** policy and/or any additional cover options at any time during its term. If **you** do so **you** will be entitled to a refund of the premium paid in respect of the cancelled cover, less a proportionate deduction for the time **we** have provided such cover. If **you** cancel this policy, **we** will also charge a fee of £30.00 (plus Insurance Premium Tax where applicable) to cover **our** administrative costs.

The cancellation fee may be reduced to ensure the total amount you pay in the period does not exceed your annual premium.

You can cancel **your** policy online via My account.

Our right to cancel your policy

We (or any agent **we** appoint and who acts with **our** specific authority) may cancel this policy and/or any additional cover options, where there is a valid reason for doing so, by sending at least 7 days' written notice to **your** last known postal and/or email address setting out the reason for cancellation.

Valid reasons include but are not limited to the following:

- Non-payment of premium (including non-payment of instalments under an Aviva monthly credit facility). If premiums or instalment payment(s) are not paid when due **we** will write to **you** requesting payment by a specific date. **We** will give **you** at least 14 days' notice in writing if **we** intend to cancel due to non-payment under an Aviva monthly credit facility. If **we** receive payment by the date set out in the letter **we** will take no further action. If **we** do not receive payment by this date **we** will cancel the policy and/or any additional cover options from the cancellation date shown on the letter.
- Where **we** reasonably suspect fraud.
- Where **you** fail to co-operate with **us** or provide **us** with information or documentation **we** reasonably require, and this

affects **our** ability to process a claim or defend **our** interests. See the '**Claims**' section of the '**General Conditions**' in this policy booklet.

- Where **you** have not taken reasonable care to provide complete and accurate answers to the questions **we** ask. See the '**Contract of insurance and Information and changes we need to know about**' section in this policy booklet and the separate 'Important information and changes you need to know about' notices supplied.

If **we** cancel the policy and/or any additional cover options under this section, **you** will be entitled to a refund of the premium paid in respect of the cancelled cover, less a proportionate deduction for the time **we** have provided such cover, unless the reason for cancellation is fraud and/or **we** are legally entitled to keep the premium under the Consumer Insurance (Disclosure and Representations) Act 2012.

We will also charge a fee of £30.00 (plus Insurance Premium Tax where applicable) to cover **our** administrative costs.

Important Note: The Consumer Insurance (Disclosure and Representations) Act 2012 sets out situations where failure by a policyholder to provide complete and accurate information requested by an insurer allows the insurer to cancel the policy, sometimes back to its start date and to keep any premiums paid.

9. Your duty to keep to the conditions of this policy

To be covered by this insurance **you** must keep to the terms, conditions and **clauses** of this policy.

10. Index Linking

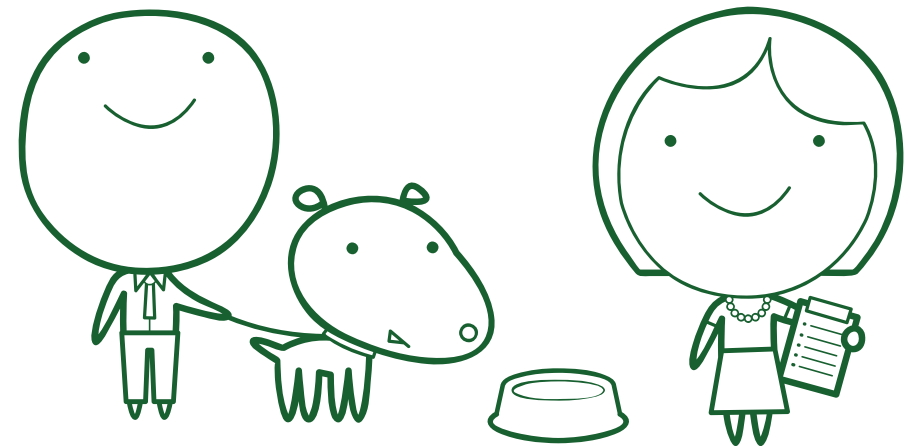
Your sum(s) insured may be updated monthly (and the new amounts notified to you annually with your renewal notice) to reflect rising costs in line with the Retail Price Index for contents and the House Rebuilding Cost Index for buildings. We will not reduce your sum insured if the index falls.

Contents

- 2. How to get help
- 3. Important Information about your home policy
- 4. Contract of insurance and Information and changes we need to know about
- 6. Understanding the cover level you've bought
- 7. Definitions
- 9. Buildings section
- 13. Accidental damage cover to buildings section
- 14. Buildings matching items section
- 15. Buildings conditions
- 17. Contents section
- 23. Accidental damage cover to contents section
- 24. Contents matching items section
- 25. Contents extra garden cover section
- 26. Contents conditions
- 28. Personal belongings section
- 30. Personal belongings conditions
- 32. Legal services
- 37. Legal services conditions & exclusions
- 39. Home Emergency cover section
- 48. Home Emergency general exclusions
- 49. Home Emergency general conditions
- **50. General conditions**
 - 54. General exclusions
 - 56. Complaints Procedure

12. Joint policyholders

If there is more than one policyholder named on the policy any of them can amend the policy or make a claim and **we** may pay the claim to that person. If **you** want to remove a policyholder from the policy, **we** can only accept authority from that person, by a court order, or by the written agreement of that person's personal representatives (if he or she has died).



Contents

- 2. How to get help
- 3. Important Information about your home policy
- 4. Contract of insurance and Information and changes we need to know about
- 6. Understanding the cover level you've bought
- 7. Definitions
- 9. Buildings section
- 13. Accidental damage cover to buildings section
- 14. Buildings matching items section
- 15. Buildings conditions
- 17. Contents section
- 23. Accidental damage cover to contents section
- 24. Contents matching items section
- 25. Contents extra garden cover section
- 26. Contents conditions
- 28. Personal belongings section
- 30. Personal belongings conditions
- 32. Legal services
- 37. Legal services conditions & exclusions
- 39. Home Emergency cover section
- 48. Home Emergency general exclusions
- 49. Home Emergency general conditions
- 50. General conditions
- **54. General exclusions**
- 56. Complaints Procedure

General exclusions

These apply to all sections of the policy

This policy does not cover:

1. War

any consequence whatsoever which is the direct or indirect result of any of the following, or anything connected with any of the following, whether or not such consequence has been contributed to by any other cause or event:

war, invasion, act of foreign enemy, hostilities or a warlike operation or operations (whether war be declared or not), civil war, mutiny, rebellion, revolution, military rising, insurrection, civil commotion assuming the proportions of or amounting to an uprising, military or usurped power.

2. Terrorism

any consequence whatsoever which is directly or indirectly caused by nuclear and/or chemical and/or biological and/or radiological means, or anything connected with those means, and which is the direct or indirect result of Terrorism, or anything connected with Terrorism, whether or not such consequence has been contributed to by any other cause or event.

Terrorism is defined as any act or acts including, but not limited to:

- a) the use or threat of force and/or violence and/or
- b) harm or damage to life or to property (or the threat of such harm or damage) including, but not limited to, harm or damage by nuclear and/or chemical and/or biological and/or radiological means

caused or occasioned by any person(s) or group(s) of persons in whole or in part for political, religious, ideological or similar purposes including, but not limited to, the intention to influence

any government and/or to put the public or any section of the public in fear, or is claimed to be caused or occasioned in whole or in part for such purposes.

This Terrorism exclusion applies only in respect of the **Buildings, Extra accidental damage cover to buildings, Buildings matching items, Contents, Extra accidental damage cover to contents, Contents matching items, Contents extra garden cover** and **Personal belongings sections** of this policy.

3. Other Actions

any consequence whatsoever which is the direct or indirect result of any of the following, or anything connected with any of the following, whether or not such consequence has been contributed to by any other cause or event:

any action taken in controlling, preventing, suppressing or in any way relating to **1) War** or **2) Terrorism** above.

4. Radioactivity

loss, damage or liability which involves:

- a) ionising radiation or radioactive contamination from nuclear fuel or nuclear waste;
- b) the radioactive, toxic, explosive or other dangerous properties of explosive nuclear equipment.

5. Sonic Bangs

loss of or damage to property caused by pressure waves from aircraft travelling at or above the speed of sound.

Contents

2. How to get help
3. Important Information about your home policy
4. Contract of insurance and Information and changes we need to know about
6. Understanding the cover level you've bought
7. Definitions
9. Buildings section
13. Accidental damage cover to buildings section
14. Buildings matching items section
15. Buildings conditions
17. Contents section
23. Accidental damage cover to contents section
24. Contents matching items section
25. Contents extra garden cover section
26. Contents conditions
28. Personal belongings section
30. Personal belongings conditions
32. Legal services
37. Legal services conditions & exclusions
39. Home Emergency cover section
48. Home Emergency general exclusions
49. Home Emergency general conditions
50. General conditions
- **54. General exclusions**
56. Complaints Procedure

6. Pollution or Contamination

loss, damage or liability arising from pollution or contamination unless caused by:

- a) a sudden and unexpected accident which can be identified;
- b) oil leaking from a domestic oil installation at the **home**.

7. Deliberate or Criminal Acts

any loss or damage

- deliberately caused by; or
- arising from a criminal act caused by; **you** or any other person living with **you**.

8. Events before the cover start date

loss, damage injury or liability which occurred before the cover under this policy started.



Contents

2. How to get help
3. Important Information about your home policy
4. Contract of insurance and Information and changes we need to know about
6. Understanding the cover level you've bought
7. Definitions
9. Buildings section
13. Accidental damage cover to buildings section
14. Buildings matching items section
15. Buildings conditions
17. Contents section
23. Accidental damage cover to contents section
24. Contents matching items section
25. Contents extra garden cover section
26. Contents conditions
28. Personal belongings section
30. Personal belongings conditions
32. Legal services
37. Legal services conditions & exclusions
39. Home Emergency cover section
48. Home Emergency general exclusions
49. Home Emergency general conditions
50. General conditions
54. General exclusions
- **56. Complaints Procedure**

Complaints Procedure

Our promise of service

Our goal is to give excellent service to all **our** customers but **we** recognise that things do go wrong occasionally. **We** take all complaints **we** receive seriously and aim to resolve all **our** customers' problems promptly. To ensure that **we** provide the kind of service **you** expect **we** welcome **your** feedback. **We** will record and analyse **your** comments to make sure **we** continually improve the service **we** offer.

What will happen if you complain

- **We** will acknowledge **your** complaint promptly
- **We** aim to resolve all complaints as quickly as possible.

Most of **our** customers' concerns can be resolved quickly but occasionally more detailed enquiries are needed. If this is likely, **we** will contact **you** with an update within 10 working days of receipt and give **you** an expected date of response.

What to do if you are unhappy

If **you** are unhappy with any aspect of the handling of **your** insurance **we** would encourage **you** to seek resolution by contacting:

- If **you** have a complaint about a claim **you** can email **us** at homeclaimsqueries@quotemehappy.com, go to www.quotemehappy.com/not-happy or phone **us** on 0345 030 6902 whichever suits **you** and ask **your** contact to review the problem.
- If **your** complaint is regarding anything else **you** can email **us** at www.quotemehappy.com/not-happy and ask **your** contact to review the problem.

If **you** are unhappy with the outcome of **your** complaint **you** may refer the matter to the Financial Ombudsman Service at:

The Financial Ombudsman Service
Exchange Tower
London
E14 9SR

Telephone:
0800 023 4567 (calls from UK landlines and mobiles are free) or
0300 123 9123

Or simply log on to their website at
www.financial-ombudsman.org.uk.

While **we** are bound by the decision of the Financial Ombudsman Service, **you** are not. Following the complaints procedure does not affect **your** right to take legal action.

Financial Services Compensation Scheme

We are members of the Financial Services Compensation Scheme (FSCS). **You** may be entitled to compensation from this scheme if **we** cannot meet **our** obligations, depending on the type of insurance and the circumstances of **your** claim.

Further information about the scheme is available from the FSCS website www.fscs.org.uk

To find out more about us and the other things we do,
visit www.quotemehappy.com.

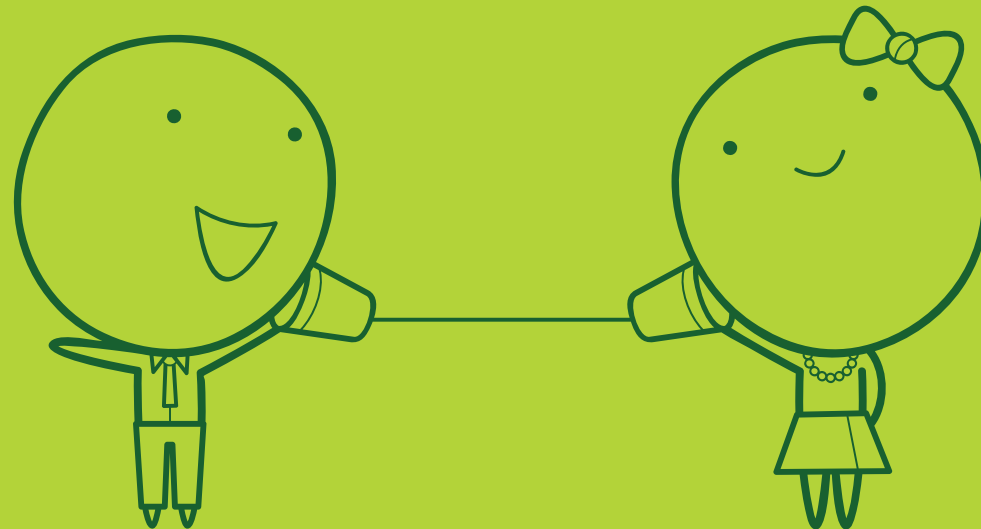
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LHDHG10880 (V35) 07.2020

If you need to make a claim...

... call us straight away on 0345 030 6902.

For our joint protection, calls may be recorded or monitored.



**Quote me
happy.com**