

## key features

### of the Rowanmoor Pensions property insurance policy for property held within a Rowanmoor Pensions SIPP

The Rowanmoor Pensions Property Insurance Policy is used for properties held within a Rowanmoor Pensions Self-Invested Personal Pension. The policy offers comprehensive insurance to protect the Trustees from loss arising from a very wide range of potential risks including buildings rent and property owners' liability.

#### policy summary

Please read this policy summary carefully, it details the standard cover provided by the Rowanmoor Pensions Property Insurance Policy and additional cover available. It does not contain the full terms and conditions, which can be found within the Policy Schedule and Policy Document and will be provided.



## standard cover

### PROPERTY DAMAGE (POLICY SECTION 1)

COVER	EXTENSIONS INCLUDED AS STANDARD (SUBJECT TO CERTAIN LIMITS)	CONDITIONS/PROVISIONS	SIGNIFICANT OR UNUSUAL EXCLUSIONS AND LIMITATIONS
Available on an "All Risks" basis (subject to certain exclusions). Subsidence is included in most cases.	<ul style="list-style-type: none"> <li>• Contract works</li> <li>• Debris removal</li> <li>• Damage caused by falling trees</li> <li>• Fire extinguishment and alarm resetting expenses</li> <li>• Fly tipping</li> <li>• Insurance premiums and latent defects policies technical agents fees</li> <li>• Investigation expenses</li> <li>• Involuntary bailee</li> <li>• Loss of keys</li> <li>• Loss of market value</li> <li>• Loss of metered gas or water</li> <li>• Obsolete building materials</li> <li>• Personal possessions</li> <li>• Professional fees</li> <li>• Public authorities compliance</li> <li>• Removal of nests</li> <li>• Sprinkler costs</li> <li>• Temporary removal</li> <li>• Temporary repairs</li> <li>• Trace and access</li> <li>• Unauthorised use of public utilities</li> </ul>	<p><b>Conditions</b></p> <ul style="list-style-type: none"> <li>• Automatic cover - newly acquired properties alterations and additions</li> <li>• Contracting purchasers interest</li> <li>• Contribution</li> <li>• Automatic reinstatement of sum insured</li> <li>• Subrogation waiver against parent or subsidiary companies, tenants and lessees</li> </ul> <p><b>Provisions</b></p> <ul style="list-style-type: none"> <li>• Contractors</li> <li>• Designation of property</li> <li>• Mortgagees and lessors</li> <li>• Non-invalidation</li> <li>• Other interests</li> <li>• Repairs maintenance alterations</li> </ul>	<ul style="list-style-type: none"> <li>• Cessation of work or confiscation by authorities</li> <li>• Damage caused by the bursting of any boiler other than domestic boilers</li> <li>• Frost damage</li> <li>• Wear and tear</li> <li>• Any process of cleaning, dyeing, restoring or repairing</li> <li>• Storm or flood damage to walls, gates or fences</li> <li>• Corrosion, wet or dry rot, marring or scratching</li> <li>• Normal settlement or bedding down of new structures</li> <li>• Inherent vice, latent defect, gradual deterioration</li> <li>• Faulty or defective workmanship</li> <li>• Collapse or cracking of buildings</li> <li>• Maintenance, redecoration or repair costs</li> </ul>

### RENT (POLICY SECTION 2)

COVER	EXTENSIONS INCLUDED AS STANDARD (SUBJECT TO CERTAIN LIMITS)	CONDITIONS/PROVISIONS	SIGNIFICANT OR UNUSUAL EXCLUSIONS AND LIMITATIONS
<ul style="list-style-type: none"> <li>• Loss of rent</li> <li>• Additional expenditure</li> <li>• Outstanding debit balances</li> <li>• Cover follows that chosen under Section 1 - Property Damage</li> </ul>	<ul style="list-style-type: none"> <li>• Alternative residential accommodation and rent</li> <li>• Anticipated rent</li> <li>• Buildings awaiting sale</li> <li>• Insurance premiums</li> <li>• Loss of attraction</li> <li>• Legionellosis</li> <li>• Loss of investment income on late payment of rent</li> <li>• Managing agents premises</li> <li>• Murder, suicide and disease</li> <li>• Payments on account</li> <li>• Prevention of access</li> <li>• Professional accounting and legal charges</li> <li>• Rent free charges</li> </ul>	<p><b>Conditions</b></p> <ul style="list-style-type: none"> <li>• Automatic cover - newly acquired properties and additions</li> <li>• Contracting purchasers interest</li> <li>• Contribution</li> <li>• Reinstatement of sum insured following a loss</li> <li>• Subrogation waiver against parent or subsidiary companies, tenants and lessees</li> </ul> <p><b>Provisions</b></p> <ul style="list-style-type: none"> <li>• Savings</li> <li>• Underinsurance</li> <li>• Alternative accommodation - reduction of loss</li> </ul>	<ul style="list-style-type: none"> <li>• As shown under Section 1 - Property Damage</li> </ul>

### PROPERTY OWNERS LIABILITY (POLICY SECTION 3)

COVER	EXTENSIONS INCLUDED AS STANDARD (SUBJECT TO CERTAIN LIMITS)	PROVISIONS	SIGNIFICANT OR UNUSUAL EXCLUSIONS AND LIMITATIONS
<ul style="list-style-type: none"> <li>• Public Liability Indemnity Limit £10 million (any one occurrence) unless otherwise shown on the schedule</li> <li>• Additional costs and fees with the written consent of insurers</li> </ul>	<ul style="list-style-type: none"> <li>• Compensation for court attendance connected to a claim</li> <li>• Motor contingent liability</li> <li>• Contractual liability</li> <li>• Cross liabilities</li> <li>• Data Protection Act 1998</li> <li>• Defective Premises Act 1972</li> <li>• Indemnity to other persons</li> <li>• Legal defence costs <ul style="list-style-type: none"> <li>◦ Health &amp; Safety at Work Act 1974</li> <li>◦ Part II Consumer Protection Act 1987</li> </ul> </li> <li>• Movement of obstructing motor vehicles</li> <li>• Overseas personal liability</li> <li>• Vehicles (tools of trade)</li> <li>• Wrongful arrest</li> </ul>	<ul style="list-style-type: none"> <li>• Acquisitions</li> <li>• Adjustments</li> <li>• Contribution</li> <li>• Rights of the insurer(s)</li> </ul>	<ul style="list-style-type: none"> <li>• Injury to any employee arising out of and in the course of employment</li> <li>• Damage to property in the custody or control of Insured</li> <li>• Any craft designed to travel on or through water and air</li> <li>• Any mechanically propelled vehicle</li> <li>• Professional negligence, wrongful or inadequate treatment, examination, prescription or advice given</li> <li>• Works other than repairs and/or maintenance and or alterations</li> <li>• Liquidated damages, punitive exemplary or aggravated damages, fines, penalties or compensation</li> <li>• Pollution or contamination other than caused by a sudden identifiable and unintended and unexpected incident</li> </ul>

**LEGAL DEFENCE COSTS (POLICY SECTION 5)**

COVER	EXTENSIONS INCLUDED AS STANDARD (SUBJECT TO CERTAIN LIMITS)	CONDITIONS	SIGNIFICANT OR UNUSUAL EXCLUSIONS AND LIMITATIONS
<ul style="list-style-type: none"> <li>Legal costs incurred in the defence of criminal proceedings arising out of breach of the Health and Safety at Work Act 1974 £1 million Limit of Indemnity any one period of insurance</li> </ul>			<ul style="list-style-type: none"> <li>Fines and penalties</li> <li>Compensation ordered</li> <li>Loss or damage to property</li> <li>Injury to any person</li> <li>When an indemnity applies elsewhere</li> <li>Deliberate acts or omissions</li> </ul>

**EVICTION OF UNAUTHORISED OCCUPANTS INSURANCE (POLICY SECTION 6)**

COVER	EXTENSIONS INCLUDED AS STANDARD (SUBJECT TO CERTAIN LIMITS)	CONDITIONS/PROVISIONS	SIGNIFICANT OR UNUSUAL EXCLUSIONS AND LIMITATIONS
<ul style="list-style-type: none"> <li>Legal expenses incurred in legal proceedings in order to regain possession of property arising out of any unauthorised occupancy of the property</li> </ul>		<ul style="list-style-type: none"> <li>Reasonable precautions to protect property</li> <li>Notification of claims to Insurer</li> <li>Legal proceedings – approval process</li> <li>Arbitration process</li> <li>Appointed representatives</li> </ul>	<ul style="list-style-type: none"> <li>Pre-existing conditions</li> <li>Fraud or dishonesty</li> </ul>

**optional cover**

**TERRORISM BUY BACK (POLICY SECTION 1 & 2) To include terrorism as defined within the policy**

COVER	DEFINITION OF TERRORISM	PROVISIONS	SIGNIFICANT OR UNUSUAL EXCLUSIONS AND LIMITATIONS
On application	An act of person(s) acting on behalf of or in connection with any organisation which carries out activities directed towards the overthrowing or influencing by force or violence of Her Majesty's Government in the United Kingdom or any other government de jure or de facto		<ul style="list-style-type: none"> <li>Cyber risk</li> <li>Virus or similar mechanism</li> <li>Hacking</li> <li>Denial of service attack</li> <li>War and allied risk</li> <li>Electronic risk exclusion</li> </ul>

**EMPLOYER'S LIABILITY (POLICY SECTION 4)**

COVER	EXTENSIONS INCLUDED AS STANDARD (SUBJECT TO CERTAIN LIMITS)	PROVISIONS	SIGNIFICANT OR UNUSUAL EXCLUSIONS AND LIMITATIONS
<ul style="list-style-type: none"> <li>Employers' Liability Indemnity Limit up to £10 million (inclusive of legal costs and fees) unless otherwise shown on the schedule</li> </ul>	<ul style="list-style-type: none"> <li>Cross liabilities</li> <li>Compensation for court attendance connected to a claim</li> <li>Indemnity to other persons</li> <li>Legal defence costs                             <ul style="list-style-type: none"> <li>Health &amp; Safety at Work Act 1974</li> <li>Part II Consumer Protection Act 1987</li> </ul> </li> <li>Unsatisfied court judgements</li> </ul>	<ul style="list-style-type: none"> <li>Acquisitions</li> <li>Adjustments</li> <li>Contribution</li> <li>Employers liability recovery</li> <li>Rights of the Insurer(s)</li> </ul>	<ul style="list-style-type: none"> <li>Injury to an employee whilst carried in any motor vehicle or entering or alighting a motor vehicle</li> </ul>

GENERAL CONDITIONS			
<ul style="list-style-type: none"> <li>Arbitration</li> <li>Cancellation</li> </ul>	<ul style="list-style-type: none"> <li>Compliance (excluding Section 4)</li> <li>Fraud</li> </ul>	<ul style="list-style-type: none"> <li>General claims conditions</li> <li>Policy voidable for non-disclosure</li> <li>The Policy shall be governed by English Law and English Courts Jurisdiction</li> </ul>	<ul style="list-style-type: none"> <li>Reasonable precautions</li> <li>Subrogation</li> </ul>

GENERAL EXCLUSIONS			
<ul style="list-style-type: none"> <li>Date recognition</li> </ul>	<ul style="list-style-type: none"> <li>Radiation risks</li> </ul>	<ul style="list-style-type: none"> <li>Sonic bangs</li> </ul>	<ul style="list-style-type: none"> <li>War and allied risks (excluding Section 4)</li> </ul>

The Rowanmoor Pensions Property Insurance Policy is provided by the specialist property insurance brokers Lockton Real Estate and Construction, part of Lockton Companies LLP, an independent insurance intermediary and Lloyd's broker. The policy is administered by Rowanmoor Investment Management Limited.

Both Rowanmoor Investment Management Limited and Lockton Companies LLP are authorised and regulated by the Financial Services Authority.

The insurer and underwriter is Aviva Insurance Limited, authorised and regulated by the Financial Services Authority.

The Rowanmoor Pensions Property Insurance Policy is renewed annually on 1 May each year. If establishing the policy mid-year the initial premium will be calculated on a pro-rata basis for the period up to 30 April. Thereafter, the premium will be calculated annually from the first renewal date of 1 May. Premiums are payable annually in advance and are payable to Lockton Companies LLP.

The maximum amount the insurer will pay is the sum insured or limits shown within the Policy Schedule and Certificate of Insurance. Full details of any endorsements, limits or excesses that may apply will be detailed on the Policy Schedule and Certificate of Insurance.

**For further information regarding the Rowanmoor Pensions Property Insurance Policy please call 08445 440 747, or e-mail [enquiries@rowanmoor.co.uk](mailto:enquiries@rowanmoor.co.uk).**

## your right to cancel

Your insurance contract includes a statutory 14 day cancellation clause. This cooling-off period allows you to reconsider your selection and to cancel your cover if you wish. To cancel you must give written notice of cancellation within 14 days of the day we confirm that your insurance policy is in place or the day when you receive information about your cover, whichever is later.

If you cancel your policy within the 14 day period, your premium will be repaid to you by the insurers. If you have received the benefit of cover during this period, however, the insurer may only return a share of the premium you originally paid. Equally, if a claim has been paid to you during this time, you may have to repay this to the insurer.

## termination

In the event that our services are terminated by you we reserve the right to retain any fees or brokerage received, or to claim any that are still payable.

Terminating our services will not affect the statutory cancellation rights detailed above.

## how to make a claim

Please contact the nominated Loss Adjuster shown below, quoting your policy number detailed on the top right hand of your Certificate of Insurance:

Loss Adjuster  
Claims Technician  
G A B Robins UK Limited  
Aspect House  
84 – 87 Queens Road  
Brighton  
Sussex  
BN1 3XE

Telephone: 01273 755823

Fax: 0270 4007051

Emergency telephone (out of office hours only): 0270 6061234

## how to complain

Rowanmoor Investment Management Limited operates a complaints procedure in accordance with the guidelines of the regulator; the Financial Services Authority.

Please contact:

The Compliance Officer  
Rowanmoor Pensions  
Rowanmoor House  
46-50 Castle Street  
Salisbury  
SP1 3TS  
Tel: 08445 440 440

If you are not satisfied with the outcome, you can write to:

Financial Ombudsman Service  
South Quay Plaza  
183 Marsh Wall  
London  
E14 9SR

Making a complaint will not prejudice your legal rights.

## legal notices

Under the Financial Services and Markets Act 2000, should Aviva Insurance Limited be unable to meet all its liabilities to policyholders, compensation may be available. Information can be obtained on request, or by visiting the Financial Services Compensation Scheme website at [www.fscs.org.uk](http://www.fscs.org.uk).

Cover applies to Great Britain, Northern Ireland, the Isle of Man and the Channel Islands.

You are free to choose the law applicable to this policy. Your policy will be governed by the law of England and Wales unless you have agreed otherwise.



TELEPHONE: 08445 440 440 • FAX: 08445 440 500  
enquiries@rowanmoor.co.uk • www.rowanmoor.co.uk

**ADMINISTRATION CENTRES**

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2 BELMONT HOUSE • DEAKINS BUSINESS PARK • EGERTON • BOLTON BL7 9RP

**CONSULTANCY OFFICES**

LONDON | BOLTON | BURGESS HILL | SALISBURY

Rowanmoor Pensions is a trading name of Rowanmoor Group plc (No. 5792242). Rowanmoor Investment Management Limited (No. 3445656) is a wholly owned subsidiary of Rowanmoor Group plc. Both companies registered in England at Rowanmoor House, 46-50 Castle Street, Salisbury SP1 3TS.

Rowanmoor Investment Management Limited is authorised and regulated by the Financial Services Authority.

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