

JLT Beyond Property Investors Protection Plan

Summary of Cover
July 2007 Edition



An insurance package designed for owners/landlords of let commercial properties.

Why choose JLT Beyond Property Investors Protection Plan?

JLT Beyond Property Investors Protection Plan covers a wide range of customers, from individuals who own one or two commercial properties to large commercial organisations with extensive property investment portfolios.

The Property Investors Protection Plan is not suitable for farms or old buildings in multi-occupancy.

A special Policy is available for blocks of flats from JLT Beyond, please ask us for more details of this.

GLASS REPLACEMENT SERVICE

Broken glass? Not to worry, our 24 hour replacement service can fix windows, doors or partitions. Just call us and assistance can be provided.

SPREADING YOUR COST

You can take up the option to pay your annual premium by interest free monthly direct debit – helping you to manage your cashflow.

INFLATION PROTECTION

We take away the burden of keeping your Buildings sums insured in line with inflation.

EXPERT CLAIMS MANAGEMENT

AXA Insurance takes on the burden of negotiating with third parties on your behalf, allowing you to concentrate on running your business.

Policy Summary

Your JLT Beyond insurance policy is administered and underwritten by AXA Insurance UK plc.

This document is a summary of the insurance cover provided by the JLT Beyond Property Investors Protection Plan Insurance product and, as such, it does not contain the full terms and conditions of your insurance. You can find the full terms and conditions of the product in the Policy document. This summary is provided to you for information purposes only and does not form part of your insurance contract.

Features and Benefits

Cover applies to Great Britain, Northern Ireland, the Isle of Man and Channel Islands and additionally in respect of Business Liability to temporary visits abroad excluding off-shore

Buildings			
COVER OFFERED	STANDARD COVER	OPTIONAL COVER	POLICY REF
Replacement value of Buildings (including Debris Removal, Architects and Surveyors Fees and allowance for VAT) – automatic allowance of 35% to cover inflation included	Sum Insured – declared value nominated by the Insured plus 35% inflation provision		Page 10
'All Risks' cover being subject to certain exclusions	✓		Page 9
Automatic Reinstatement of Sum Insured following a loss	✓		Page 12
Interest of all interested parties (mortgagees, tenants etc) automatically noted	✓		Page 12
Landlords fixtures and fittings	✓		Page 9
Contractors Interest noted when required by contract – limitations apply	✓		Page 10
Loss of metered water as a result of insured damage	£25,000		Page 13
Necessary sprinkler upgrade costs as a result of insured damage	✓		Page 13
Alternative accommodation costs in respect of residential parts of the Property following insured damage	20% of the Sum Insured		Page 13
Automatic Cover for newly acquired properties	£2m (in total for Buildings and Rent)		Page 13
Newly built/acquired properties/extensions to existing properties	£2m or 20% of the Sum Insured whichever is the lesser		Page 14
Contract Works cover	£25,000 per premises		Page 14

Features and Benefits

COVER OFFERED	STANDARD COVER	OPTIONAL COVER	POLICY REF
Damage to landscaped gardens caused by Emergency Services	✓		Page 14
Accidental damage to underground pipes and cables	✓		Page 14
Extinguisher refilling and alarm resetting expenses	✓		Page 15
Further investigation of damage expenses	✓		Page 15
Accidental Glass Breakage for fixed glass	✓		Page 15
Personal possessions cover for Directors, partners, customers, visitors and Employees	£500 per person		Page 15
Replacement of locks and keys following theft	£1,000 per premises per Period of Insurance		Page 16
Cover for tracing and making good leaking underground pipes, drains and cables	✓		Page 16
Rental Income			
Loss of Rental Income resulting from damage covered under Buildings including additional expenditure incurred to avoid/ diminish the loss of Rental Income	36 months rent based on the nominated Annual Rent of the Insured Property	Increased numbers of months available	Pages 18 and 19
Loss of Rental Income following bomb scare or unlawful occupation lasting more than 48 hours	✓		Page 19
Newly built/acquired properties/extensions to existing properties	£250,000 or 20% of the Sum Insured whichever is the lesser		Page 20
Loss of Rental Income resulting from denial of access to premises as a result of damage to other premises in the vicinity	✓		Page 20
Loss of Rental Income following damage at Public Utility Suppliers premises	✓		Page 21
Loss of Attraction following damage	£50,000 or the Sum Insured per premises whichever is less and £250,000 in total in any Period of Insurance		Page 21
Loss of Rental Income as a result of murder/suicide at the premises or a human notifiable disease (excluding AIDS) being manifested within a 25 mile radius of the premises	✓		Page 21
Increases in Rent covered automatically until next renewal	✓		Page 22

Features and Benefits

COVER OFFERED	STANDARD COVER	OPTIONAL COVER	POLICY REF
Automatic Reinstatement of Sum Insured following a loss	✓		Page 22
Public Liability			
Public Liability	£2m	£5m/£10m	Page 23
Cover for legal costs in respect of prosecutions under the Health and Safety at Work etc Act 1974	✓		Page 23
Legal Liability incurred under the Defective Premises Act	✓		Page 24
Personal Liability whilst abroad on business	✓		Page 24
Compensation for required Court Attendance	£250 per day up to £1,000 any one period of Insurance		Page 24
Optional Covers Available			
Subsidence Cover		✓	Page 34
Employers Liability		£10m	Pages 25 and 26
Terrorism		Policy Sums Insured	Pages 27 and 28
Failure of other insurance where a third party is responsible for arranging insurance under the terms of a lease		20% of total Sums Insured in respect of Buildings/ Rental Income or £2m/£250,000 respectively whichever is less	Page 35
Liability under the Landlord and Tenants Covenants Act 1995 (Privity of Contract)		✓	Wording available
Liability cover in respect of Legionellosis		✓	Wording available

Significant or Unusual Exclusions and Limitations	
SIGNIFICANT EXCLUSIONS OR LIMITATIONS	APPLIES TO
All changes in tenancy/alterations in risk must be advised to AXA	All covers
Maintenance, Security and Reasonable Precautions conditions apply	All covers
Special terms apply to empty buildings – you must advise AXA immediately any premises becomes unoccupied	Buildings, Rental Income & Public Liability
The maximum amount payable under the Buildings Cover including all the automatic covers is the Buildings Sum Insured	Buildings
Date Recognition Exclusion	All covers except Employers Liability
Computer or data processing equipment – operator error, virus or hacking	Buildings, Rental Income and Terrorism
Terrorism Exclusion (some cover available as an optional extra)	All covers
Bursting of non domestic steam boilers	Buildings & Rental Income
Gradually operating causes eg. rust, rot, corrosion, change in water table and gradual pollution	Buildings, Rental Income & Public Liability
Losses involving faulty/defective workmanship	Buildings & Rental Income
Mechanical or electrical breakdown of machinery	Buildings & Rental Income
Subsidence or collapse (Subsidence cover available as an optional extra)	Buildings & Rental Income
Acts of fraud by Employees	Buildings & Rental Income
Unexplained shortages	Buildings & Rental Income
Fines and penalties imposed	Liability covers
Liability for loss in respect of property belonging to the Insured	Public Liability
Liability arising in connection with aircraft, watercraft & motorised vehicles except garden equipment	Public Liability

Excesses	
POLICY EXCESSES	
Buildings	
(i) Fire, Lightning, Explosion, Aircraft, Riot, Civil Commotion, Strikers, Locked out Workers, Persons taking part in labour disturbances or Earthquake	Nil
(ii) All other insured damage	£200
Contract Works Extension	£200
Subsidence minimum excess (optional cover)	£1,000

POLICY DURATION

This is an annually renewable Policy.

SUMS INSURED

Correct values at risk must be advised to us. If the Sums Insured you request are not adequate this will result in the amount that we pay you in the event of a claim being reduced.

LAW APPLICABLE

You and we are free to choose the laws applicable to the policy. As we are based in England, we propose to apply the laws of England and Wales and by purchasing this policy you have agreed to this

MAKING YOURSELF HEARD

Any complaint you may have should in the first instance be addressed to Jardine Lloyd Thompson, then claim office or helpline as applicable. If you are not satisfied with the way in which your complaint has been dealt with, refer to your policy document for details of how to take your complaint further.

If the complaint is still not resolved, you can approach the Financial Ombudsman Service. The Ombudsman will only consider complaints if:

- We have provided you with written confirmation that our internal complaints procedure has been exhausted
- Your business has a turnover of less than £1,000,000

Referral to the Financial Ombudsman will not affect your right to take legal action.

Full details of addresses and contact numbers can be found within the Policy Wording.

FINANCIAL SERVICES COMPENSATION

SCHEME (FSCS)

AXA Insurance is covered by the FSCS, which is triggered when an authorised firm goes out of business. In this unlikely event you may be entitled to compensation from the scheme. Compensation under the scheme for:

- Compulsory insurance is covered in full
- Non compulsory insurance is protected in full for the first £2,000 and 90% of any amount above the threshold

Full details are available at www.fscs.org.uk

FINANCIAL SERVICES AUTHORITY REGULATION

AXA Insurance UK plc is authorised and regulated by the Financial Services Authority.

This can be checked on the FSA's website at www.fsa.gov.uk/register or by contacting them on 0845 606 1234.



JLT Beyond is a product arranged by Jardine Lloyd Thompson UK Limited. Lloyd's Broker.
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