

Self Build Insurance

Insurance Product Information Document

Company: Thistle Underwriting

Product: Self Build Insurance

Thistle Underwriting is a trading style of Thistle Insurance Services Limited. Thistle Insurance Services Limited is authorised and regulated by the Financial Conduct Authority FRN 310419. Lloyd's Broker. Registered in England under No. 00338645 Registered office: Rossington's Business Park, West Carr Road, Retford, Nottinghamshire, DN22 7SW

This Insurance Product Information Document is only intended to provide a summary of the main coverage and exclusions and is not personalised to your specific needs in any way. Complete pre-contractual and contractual information on the product is provided in your policy documentation.

What is this type of Insurance?

This is a Contract Works and Liability package for those individuals undertaking a self-build home project for their own occupation upon completion



What is Insured?

Contracts Works - All Risks cover

- ✓ Buildings whilst in course of erection
- ✓ Own and hired-in plant, tools and equipment
- ✓ Plans and Documents up to £25,000
- ✓ Continuing Hire Charges up to £25,000

Employers Liability

- ✓ Limit of Indemnity up to £10,000,000
- ✓ Terrorism up to £5,000,000 any one event
- ✓ Unsatisfied Court Judgements

Public Liability

- ✓ Limit of Indemnity up to £10,000,000
- ✓ Terrorism up to £2,000,000 any one event
- ✓ Contingent Motor Liability

Products Liability

- ✓ Limit of Indemnity up to £10,000,000
- ✓ Terrorism up to £2,000,000 any one event

Optional Covers

You may buy extra All Risks cover for the property described as follows:

- Employees Tools up to £1,000 per employee
- Existing Structures up to £350,000

These will be shown on your schedule if you are insured.



What is not Insured?

- ✗ The first part of any claim (your excess)
- ✗ Damage to vehicles
- ✗ Gradual deterioration or wear and tear, faulty or defective design, materials or workmanship
- ✗ Damage to existing structures and contents (unless a sum is shown on your schedule)
- ✗ Repair to or replacement of your plant or hired in plant caused by its own mechanical or electrical breakdown
- ✗ Terrorism (except as stated opposite)



Are there any restrictions in cover?

- ! Theft from vehicles outside business hours unless kept in a secure facility
- ! Damage to:
 - vehicles not being used in the Contract
 - work already started
 - the Contract Works whenever the contract site is left unattended unless you take all reasonable measures to:
 - leave the site or premises securely locked
 - keep tools and equipment inside a locked and secured building
 - keep plant and stock in trade in a secure and locked compound or premises



Where am I covered?

Cover applies to buildings in course of erection at the contract site and to all other property whilst on site and in transit within Great Britain, Northern Ireland, the Channel Islands and the Isle of Man.



What are my obligations?

You must:

- make a Fair Presentation of the risk
- provide us with honest, accurate and complete information and inform us, without delay, of any changes in your situation.
- notify us as soon as possible in the event of a claim
- take all reasonable precautions to avoid, prevent or minimize:
 - i) any injury to Employees or third parties
 - ii) damage to the property of others or Contract Works
- comply with all statutory obligations
- ensure that all contractors plant is maintained in a safe and sound condition and defects rectified as soon as possible
- pay your excess as the first part of your claim and any additional excesses that apply



When and how do I pay?

You can pay your premium as an annual amount or speak to your broker about credit facilities



When does the cover start and end?

Your cover will start and end on the dates stated in your policy schedule.



How do I cancel the contract?

If you decide that, for any reason, this policy does not meet your insurance needs then you can cancel the policy:

- within 14 days of issue and we will refund your premium in full
- outside 14 days of issue but no refund of premium will be given