



ABOUT THIS DOCUMENT

Please note that this policy summary does not contain the full terms and conditions of the contract of insurance, which can be found in the insurance document.

INSURER

Equity Red Star is managed by Equity Syndicate Management Ltd which is authorised and regulated by the Financial Services Authority. Our registration number is 204851.

TYPE OF INSURANCE AND COVER

You can choose from Buildings and Contents insurance and may add further options to suit your needs. Your intermediary will provide you with details of the cover you have chosen and will confirm the sums insured that you have requested at the time of quotation.

COVER SPECIFIC FEATURES AND BENEFITS

Buildings - Section one

Buildings with or without accidental damage (which may be optional):

- Up to 20% of the buildings sum insured for loss of rent or costs for alternative accommodation.
- Up to £2 million liability cover as the owner of your present and previous homes (up to 7 years after you sold it).

Contents - Section two

Contents with or without accidental damage (which may be optional):

In the home:

- Up to £500 for money.
- Up to £1,000 for stamp, coin or other collections.
- Up to 35% of the contents sum insured for valuables, pictures, works of art and curios in total for such items
- Up to £500 for guests' clothing and personal belongings.
- Up to £7,500 for any one Plasma, Liquid Crystal Display or Digital Light Projection, Front Projection or CRT Front Projection television, free-standing hot tub, free-standing jacuzzi or free-standing spa.
- Up to £7,500 for business equipment belonging to you.
- Up to £3,500 for theft or attempted theft from any garage or outbuilding.
- Up to 20% of the contents sum insured for loss of rent, alternative accommodation or rent you pay.
- Up to £1,000 for water charges payable following accidental damage to domestic water or heating system.
- Up to 20% of the contents sum insured for contents temporarily removed from the home whilst in alternative accommodation as a result of an insured event, except for theft or attempted theft from any garage or outbuilding when the limit is £3,500

Other contents:

- Up to £1,000 for contents outside but within the boundaries of your home (£7,500 for free-standing hot tubs, jacuzzis and spas).
- Wedding gifts - contents sum insured increased by 10% for 14 days before and 14 days after a family wedding.
- Christmas gifts - contents sum insured increased by 10% for the month of December.
- Birthday and wedding anniversary gifts - contents sum insured increased by 10% for 7 days before and 7 days after a family birthday or wedding anniversary.
- Up to £500 for replacement locks and keys following loss or theft.
- Up to £500 for spoilage of fridge and freezer contents caused by failure of the unit or accidental failure of the electricity or gas supply.
- Up to £10,000 compensation for death in the home caused by specified insured events but only for persons aged 16 or over.
- Up to £1,000 for domestic oil leaks caused by an insured event.
- Up to £1,000 for loss or damage caused by specified insured events to trees, shrubs, plants and lawns and up to £250 for any one tree, shrub or plant.

- Up to £5,000 for moving and conveyancing costs, estate agents' fees and removal expenses incurred as a direct result of certain violent crimes committed against you in your home by a non-family member (against whom criminal charges have been brought).
- Up to £2,000 for contents which have been temporarily moved to a building where a member of your family is in full-time education in the United Kingdom.
- Up to £2,500 for accidental damage (if insured) to china, glass, pottery, porcelain or other brittle substances.
- Up to £2 million for personal liability and liability as occupier of your home.
- Up to £10,000 for your liability as a tenant.
- Up to £5 million for liability for accidents to domestic employees for any one event (plus any agreed costs and expenses).
- Up to £100,000 for unpaid damages awarded to you.
- Up to £3,000 for new purchases, as long as you tell us within 21 days of purchase.

Personal items - Section three (optional cover)

- Up to £1,500 per item of unspecified valuables, clothing and personal belongings.

Money and credit cards - Section four (optional cover)

- Loss or damage to specified money anywhere in the world.
- Loss due to your credit cards being used anywhere in the world without your permission.
- Loss of specified travel season tickets.

Legal expenses - Section five (if included)

Up to £25,000 for legal costs and expenses in connection with the following:

- Consumer protection - disputes over selling, buying or hiring any goods or services, including selling or buying your home.
- Residential - civil claims relating to physical damage to your home.
- Personal injury - claims arising from your personal injury or death.
- Employment - claims involving an industrial tribunal, arising from your contract of employment.

SIGNIFICANT OR UNUSUAL EXCLUSIONS OR LIMITATIONS (BY COVER)

Buildings - Section one

The first £75 of every claim other than claims for subsidence, heave or landslip where the excess will be £1,000 (or as specified by endorsement).

The first £250 of every claim as a result of Water or oil leaking or spilling from any domestic water or heating installation, swimming pool, hot tub, jacuzzi, spa, aquarium, washing machine or dishwasher.

Contents - Section two

The first £75 of every claim (or as specified by endorsement).

The first £250 of every claim as a result of Water or oil leaking or spilling from any domestic water or heating installation, swimming pool, hot tub, jacuzzi, spa, aquarium, washing machine or dishwasher.

Personal items - Section three

The first £75 of every claim (or as specified by endorsement).

Money and credit cards - Section four

- The first £75 of every claim (or as specified by endorsement).
- Any loss not reported within 24 hours of discovery.

Legal expenses - Section five

The first £250 of every claim involving an Employment tribunal (or its equivalent) in the United Kingdom arising from your contract of employment (or as specified by endorsement).

More than one excess may apply to a claim, but details of all excesses will be shown in your insurance document or in your schedule.

PERIOD OF INSURANCE

The insurance offered is a 12-month contract. The insurance may be renewed each year, but renewal will be subject to the terms and conditions that apply at the time of renewal.

CANCELLATION

You may cancel the insurance at any time by sending us written notice. The charges that will apply are detailed in the General conditions section of the insurance document.

Your right to change your mind:

You may cancel the insurance, without giving reason, by sending us written notice and returning the insurance documents within 14 days of it starting or (if later) within 14 days of you receiving the insurance documents. We will make a charge equal to the period of cover you have had, but this charge will be subject to a minimum amount of £25 + Insurance Premium Tax (IPT).

HOW TO CLAIM

If a claim or possible claim occurs you must report it to us as soon as possible. Please phone our helpline on 0844 561 1563.

If your claim is under the Legal expenses section, please phone our 24-hour helpline on 0870 350 1730.

COMPLAINTS

If you have any cause to complain about your insurance, or us, please contact your intermediary who administers the insurance on our behalf.

Having contacted your adviser, if you are still not satisfied with the way a complaint has been dealt with, you should write to the Chief Executive of Equity Red Star at 52 Leadenhall Street, London EC3A 2BJ.

When you do this, quote your insurance document number, as it will help us to deal with your complaint promptly. After this action, if you are still not satisfied with the way a complaint has been dealt with, you may ask the Policyholder & Market Assistance department at Lloyd's. The address is Policyholder & Market Assistance, Lloyd's Market Services, One Lime Street, London EC3M 7HA.

Having followed this procedure your complaint can be referred to the Financial Ombudsman Service (FOS). The address is The Financial Ombudsman Service, South Quay Plaza, 183 Marsh Wall, London E14 9SR.

These procedures do not affect your right to take legal action if necessary.

FINANCIAL SERVICES COMPENSATION SCHEME (FSCS)

If Equity Red Star is unable to meet its liabilities under this insurance, you may be entitled to compensation from the FSCS. A claim is protected for 90% without any upper limit. For compulsory types of insurance the claim will be met in full. You can get further information about the compensation scheme arrangements from the FSCS. Information can be obtained on request, or by visiting the FSCS website at www.fscs.org.uk.

LANGUAGE AND LAW APPLYING TO THE INSURANCE

This insurance is written in English and all communications about it will be in English. Unless we have agreed otherwise with you, English law will apply to this insurance.