

Build-Zone Mixed Use Block Policy

Insurance Product Information Document



Product: Build-Zone Mixed Use Block Policy

This insurance is provided by Build-Zone which is a trading style of Sennocke International Insurance Services Ltd who are registered in the United Kingdom. The insurance is underwritten by AXA XL Insurance Company UK Limited. Sennocke International Insurance Services Ltd is authorised and regulated by the Financial Conduct Authority. Firm Reference Number: 309040.

This document provides a summary of the cover, exclusions and restrictions but does not form part of the contract between us. The full terms and conditions of this insurance, including the general policy limits, can be found in your policy documentation which consists of the confirmation of cover, policy booklet and certificate of insurance.

When we refer to 'Mixed Use Block' within this IPID and other policy documentation we mean a building block containing both residential homes and commercial units (which may be office space, retail, restaurants or other commercial developments) of which your home or commercial unit is a part of.

You should refer to Section 9 of the policy booklet (Claims Procedures) which sets out when and how you should notify a claim to us under this policy. There is also a claims flow-chart in the policy booklet (page 25) to help you further with the claims process. If you are still unsure whether there is a covered major damage or defect, the administrator can help you with any questions you may have. The administrator's contact details can be found on page 7 of the policy booklet under the heading Customer Services: For Policy and Cover Queries

If this insurance was transferred to you from the developer and you are a leaseholder, please refer to the "Making a claim - guidance" on page 3 of the policy booklet, as this outlines when you may make a claim in relation to common parts and/or the structure (both defined in the policy booklet).

What is this type of insurance?

Your Build-Zone Mixed Use Block policy provides 10 years (or as stated in the certificate of insurance) of cover upon completion of the project and covers the policyholder against defects in the design, workmanship, materials and components in any new works to your home or commercial unit. Please note that this Build-Zone Mixed Use Block Policy only provides cover in relation to works performed by the builder on the newly completed development. If the newly completed development is within an existing building that has been renovated, refurbished or converted, the builder may not have worked on some elements of the existing structure. Where that is the case, any defects or major damage to these parts of the existing structure will not be covered by this policy and are excluded from cover.



What is insured?

- ✓ Up to the sum insured, as stated in the certificate of insurance, we will cover: Defects Insurance Period (usually Years 0-2 but may differ, please check your certificate of insurance for confirmation):
- ✓ During the defects insurance period, cost of repairing, replacing or rectifying any defect in the newly completed development
- ✓ Structural Insurance Period (usually Years 3-10 but this may differ, please check your certificate of insurance for confirmation):
- ✓ Cost of complete or partial rebuilding or rectifying work to your new home or commercial unit which has been affected by major damage as defined in the policy.
- ✓ Cost of making good any defect in the design, materials or workmanship in the newly constructed drainage system for which you are responsible.
- ✓ Costs of repairing, replacing or rectifying any part of the waterproof envelope of your new home or commercial unit as a result of ingress of water caused by a defect in the design, workmanship, materials or components of the waterproofing elements of the new development.
- ✓ Additional costs and expenses incurred in order to comply with Building Regulations or Local Authority or other statutory provisions.
- ✓ Alternative accommodation costs and expenses in respect of removal and storage if your home or commercial unit is uninhabitable as a result of the insured defect.
- ✓ Fees such as architects, surveyors, legal, consulting engineers and other fees incurred by you in relation to the complete or partial rebuilding or rectifying work to your home or commercial unit.
- ✓ Costs and expenses incurred by you for the removal of debris, dismantling or demolishing, and shoring up as a result of the insured defect.
- ✓ Loss of Rent Receivable:
- ✓ the reduction in rent receivable directly resulting from major damage to the newly completed development.



What is not insured?

- ✗ Loss or damage due to or arising from any defects in any existing and/or retained structures and their retained component parts.
- ✗ Loss or damage caused by normal settlement, bedding down, drying out or natural shrinkage in the development.
- ✗ Loss or damage caused by or resulting from fire, lightning, explosion, typhoon, hurricane, cyclone, volcanic eruption, earthquake, storm, tempest, flood, subterranean fire or other convulsion of nature, aircraft or other aerial devices or articles therefrom, escapes of water from tanks, apparatus or pipes, malicious persons, theft, attempted theft or impact.
- ✗ Ingress of water to any non-habitable basement area of the new development.
- ✗ Fees incurred by you in preparing a claim
- ✗ Any legal liability you may have to third parties arising out of the use or ownership of the new development.
- ✗ Damage caused by movement and characteristic changes associated with the use of unseasoned timber within the new development.
- ✗ Damage caused by sulphides/sulphates (eg pyrite).
- ✗ Change in colour, texture, opacity or staining or any other ageing process.
- ✗ Wilful and malicious damage by you or any other party.
- ✗ Wear and tear, toxic mould or mildew, action by or infestation of vermin or insects, or gradual deterioration.



Are there any restrictions on cover?

- ! Cover will not begin until your property receives a Building Control Completion Certificate confirming the new development has been built to current Building Regulation requirements and any additional requirements of this Build-Zone Mixed Use Block policy
- ! Policy Excess – You will be responsible for the first £1,000 of each and every claim event relating to the new home. The policy excess for commercial units will be as per the Certificate of Insurance.



Where am I covered?

The product provides cover for your project in the United Kingdom.



What are my obligations?

Disclosing important information

When you take out or make any changes to your policy, you must answer questions you are asked honestly, accurately and provide true and complete information. You must also advise any changes in your circumstances that may affect your insurance and the cover provided.

When making a claim

You must give notice as soon as possible to the insurer's representatives of any loss or damage which may lead to a claim. Full written details of all the items subject to your claim, and all supporting information and assistance as may be required or requested, must then be provided as soon as possible. You shall make no admission of liability or offer promise of payment without the written consent of the Insurer

Maintaining your home or commercial unit

You must comply with any formal instructions you are given by the insurer or its representatives regarding the maintenance and care of your home or commercial unit.

How you use your home or commercial unit

You must only use your home or commercial unit for the purpose for which it was designed.



When and how do I pay?

You must pay for your policy in full at the time of purchase. Payment can be made by credit or debit card.

IMPORTANT: If this insurance was transferred to you from the developer, you are not required to pay a premium as it has already been covered by the developer.



When does the cover start and end?

Cover starts and ends on the dates specified in your Certificate of Insurance.



How do I cancel the contract?

You can cancel this insurance at any time. After the cooling off period, provided you have not made a claim, you will be entitled to a refund of any premium paid, subject to a deduction for any time for which you have been covered. Contact details can be found within your policy documentation.

IMPORTANT: If this policy was transferred to you from the developer, the cooling-off period does not apply.