

CX Industrial Certificate Summary

About this Summary of Cover

This summary provides key information only about insurers and the insurance cover available within CX Industrial. This summary does not contain the full Certificate terms, conditions, exclusions and warranties applicable to and governing the insurance contract with you. These are set out in the Certificate wording which can be found in the Certificate booklet. The Certificate booklet is available on request. If you are in any doubt as to the suitability of the insurance cover that will be available to you, you should consult your insurance agent before requesting insurance cover. WE RESERVE THE RIGHT TO CHANGE OR LIMIT ANY COVER.

About the Insurer

CX Industrial is underwritten by Great Lakes Reinsurance (UK) PLC. Great Lakes Reinsurance (UK) PLC are authorised and regulated by the Financial Services Authority.

Duration of this Insurance

The period of insurance will be for 12 months unless otherwise agreed by us. The period of insurance will be shown in the Schedule.

How to Cancel this Insurance

You may cancel this insurance within 14 days of the day you purchase this insurance or the day on which you receive the certificate wording, whichever is the later. Underwriters reserve their rights to charge a proportion of the premium or, if you have made a claim on this Certificate, not to refund any premium.

This Certificate may be cancelled at any time at the request of the Insured in writing to the Intermediary who effected the Certificate, and the premium hereon shall be adjusted on the basis below.

If the Premises is unoccupied the following return shall be given

Up to	1 month	75%
	2 months	65%
	3 months	55%
	4 months	50%
	5 months	40%
	6 months	30%
	7months	20%
	8 months	10%
	Over 8 months	None

Subject to a minimum time on risk charge of £150.00 + IPT + any administration fee.

If the Premises are occupied then a pro-rata return will be issued subject to a minimum time on risk charge of £150.00 + IPT + any administration fee.

Instalment Premiums

If you default under a credit arrangement to pay the premium, all coverage ceases from the default date unless we agree in writing to re-instate cover.

Our Service Commitment to you

Our aim is to provide a first class standard of service. However, if you have any cause for complaint, you should in the first instance, contact the intermediary who arranged this Certificate for you. If you are in any way dissatisfied with their response or require further information or assistance, then you should contact:

Commercial Express Quotes Limited
Unit 4, Castlegate Court,
Castlegate Way,
Dudley
DY1 4RD

If you are not satisfied with the way a complaint has been dealt with you may ask your insurer/Underwriter to review your case.

Please write to

The Compliance Officer
Great Lakes Reinsurance (UK) PLC
Plantation Place
30 Fenchurch Street
London
EC3M 7AJ

Telephone: 020 3003 7000
Fax: 020 3003 7010

If you remain dissatisfied and wish to make a complaint, and you are an eligible complainant, you may refer the matter at any time to:

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

Telephone: 0845 080 1800

Email: complaint.info@financial-ombudsman.org.uk

Definition of an Eligible Complaint

An eligible complaint is either a private individual, a Business with a group annual turnover of less than £1million or a trustee of a trust with a net asset value of less than £1 million at the time of complaint.

Financial Services Compensation Scheme

Great Lakes Reinsurance (UK) PLC are members of the Financial Services Compensation Scheme (FSCS). You may be entitled to compensation from the scheme if Great Lakes Reinsurance (UK) PLC is unable to meet its obligations to you under this contract. If you are entitled to compensation under this Scheme, the level and extent of the compensation would depend on the nature of this contract. Further information about the Scheme is available from the
Financial Services Compensation Scheme

7th Floor, Lloyd's Chambers,
Portsoken Street
London E1 8BN
and on their website www.fscs.org.uk



Information about the Underwriters

Great Lakes Reinsurance (UK) PLC. Registered in England and Wales No.2189462. Registered Office:
Plantation Place,
30 Fenchurch Street, London EC3M 3AJ.
Authorised and regulated by the Financial Services Authority. FSA No. 202715.

Financial Services Authority (FSA)

The FSA register can be checked by visiting their website on www.fsa.gov.uk or by calling 0845 606 1234

The Law Applicable to this Insurance

The parties are free to choose the law applicable to this Insurance Contract. Unless specifically agreed to the contrary this insurance shall be governed and interpreted in accordance with English law and subject to the exclusive jurisdiction of the Courts of England and Wales.

The Cover Available

We will insure only those sections you request and we agree to insure.

Buildings are defined as:

The building(s) situate at the address(es) specified in the Schedule which include;

Landlord's Fixtures and Fittings, annexes, gangways, outbuildings and extensions, walls, gates and fences, yards, car parks, roads and pavements all belonging to the Insured or for which the Insured is legally responsible.

Landlord's fixtures and fittings are defined as:

Those fixtures and fittings which form a permanent part of the structure including;

- i) additional structural fixtures and fittings which were not part of the original structure
- ii) central heating systems

Key Benefits

Buildings and Landlords fixtures and fittings (optional) maybe covered for loss or damage caused by: -

- Fire, explosion, lightning and earthquake
- Riot, civil commotion, strikes, labour or political disturbances
- Malicious acts or vandalism
- Storm or flood
- Water or oil escaping from any fixed domestic appliance or system including any Costs in locating the source of any escape
- Frost damage to fixed water or heating systems in the premises
- Theft or attempted theft
- Impact by road or rail vehicles, aircraft or animals
- Subsidence, landslip or heave
- Accidental damage to any cables or underground service pipes servicing the premises

Buildings cover also includes:

- Metered water
- Loss of rent due to you up to 20% of the sum insured for buildings (or as stated in the schedule)
- Transfer of interest
- Professional fees and other Costs
- Index Linking
- Accidental Damage (optional for certain types of tenants)

Contents cover (which is optional) also includes:

- Accidental Damage (optional for certain types of tenants)

Property Owner's Liability

We will pay all sums which you are legally liable to pay as compensation for accidental bodily injury to a person or loss or damage to third party property up to £2,000,000 or as stated in the Certificate schedule. This can be extended to include occupiers liability on request

Unoccupany

This insurance will only cover fire, lightning, aircraft, explosion, storm, flood, impact, subsidence, landslip, heave and property owner's liability, accidental damage to any cable or underground services pipes servicing the premises when the premises, is left without an authorised occupant for more than 30 consecutive days. Other specific terms, conditions and exclusions apply in respect of unoccupied properties. Please refer to Certificate wording.

Certificate Excess

Buildings	£250
Glass	£100
Book Debts	£100
Rental Income	£500
Property Owners Liability	£500
Subsidence	£1,000

Significant Exclusions or Limitations

Exclusions for Section 1 - Buildings

- If the premises are unoccupied cover is restricted to Fire, Lightning, Aircraft ,Explosion, Subsidence, Landslip and Heave
- unless Wider Perils have been selected. Please refer to Certificate schedule.

Exclusions for Sections 1 & 2 - Buildings & Contents

- Mechanical or electrical breakdown.
- Damage caused by faulty or defective design or workmanship breakdown.
- Damage caused by wear and tear breakdown.
- Damage caused by fraud or dishonesty.
- Damage to property whilst in transit.
- Any loss caused by the deliberate withdrawal of the supply of water, gas, electricity, fuel or telephone system.
- Loss following accidental or malicious erasure or distortion of information on computer systems.
- Excess - the amount specified in the schedule as the excess in respect of the cost of each and every occurrence for which the Assured is indemnified.
- Theft by persons legally on the premises.
- Damage to movable property in the open caused by storm or flood.
- Pollution or contamination other than caused by a sudden, identifiable, unintended and unexpected incident.

Exclusions for Section 3 - Property Owners Liability

- Damage to property where it's the direct result of work carried out by the Insured.
- Damage to property held in trust except for:
 - personal effects
 - buildings temporarily occupied by the Insured
- premises hired, leased, rented or lent to the Insured under agreement which would not apply in the absence of such agreement.
- Products sold or supplied
- Liability for liquidated damages, fines or penalties which apply solely due to a contract.
- Professional Indemnity.
- Product recall or guarantee.
- Fines or punitive damages awarded by a Court of Law.
- Liability arising from any act of terrorism.
- Cover for circumstances where Road Traffic Act liability applies.

For full details of Certificate exclusions please refer to the Certificate wording

Conditions Precedent to Liability

Changes in circumstances

You must immediately tell us about any change in your circumstances. In particular you must tell us if there is a change to:

- the address of the property insured;
- the use of the property (including if the property becomes unoccupied).
- the type of tenant occupying the property
- the property's structure
- total cost of rebuilding the property, total cost of replacing the landlords fixtures & fittings.
- any change to the materials facts of the risk

Maintenance and safety requirements (when the property is tenanted)

- It is a condition precedent to liability that a current and valid electrical certificate is issued for the Premises and that electrical installation will be inspected and tested once every three years by a contractor approved by the National Inspection Council for Electrical Installation Contractors (NICEIC) and that defects found will be remedied forthwith in accordance with regulations of the institute of electrical engineers.

How to make a claim under this Insurance

To make a claim simply call our 24 hours claims help line telephone number: 0845 604 6615 or 02920 558639. Then in order to make the buildings secure you may undergo temporary repairs as defined under the "Conditions Precedent to Liability" section of the certificate wording.