

Commercial Combined Policy Summary



Policy Summary

This is a Policy Summary only and does not contain full terms and conditions of the contract of insurance. Some covers are optional and will only apply if you have selected them. Full terms and conditions can be found in the policy document, a copy of which is available on request.

Fair Presentation of Risk

You and anyone representing you have a Duty to provide a fair presentation of the risk. A fair presentation is one which, in a reasonably clear and accessible manner, provides the material facts which you know or ought to know following a reasonable search. Failing that, the information provided must be sufficient to warn the Insurer that additional enquiries must be made to fully understand the risk. The information provided must be substantially correct, complete and made in good faith.

Fraud

If you or anyone representing you makes a fraudulent payment, provides false documents or statements to support a claim, makes a claim or part of any claim is fraudulent, false or exaggerated your policy may be cancelled and no premium returned, the claim may be rejected or reduced sums paid to you. Your details may be passed to fraud prevention and law enforcement agencies who may access and use this information.

The Insurer

Unicorn Underwriting Limited underwrites on behalf of:

Section	Insurer
Commercial Legal Expenses	 ARAG plc is registered in England number 02585818. Registered address: 9 Whiteladies Road, Clifton, Bristol BS8 1NN. ARAG plc is authorised and regulated by the Financial Conduct Authority firm registration number 452369. ARAG plc is authorised to administer this insurance on behalf of the insurer HDI Global Specialty SE. Registered address: Roderbruchstraße 26, 30655 Hannover, Germany. HDI Global Specialty SE is authorised and regulated by the Bundesanstalt für Finanzdienstleistungsaufsicht (BaFin). Authorised by the Prudential Regulation Authority. Subject to regulation by the Financial Conduct Authority and limited regulation by the Prudential Regulation by the Prudential Regulation for the regulation by the Prudential Regulation Authority are available from us on
	request. (FRN: 659331).
All other sections	Accelerant Insurance UK Limited is registered in England and Wales with company number 03326800 and has its registered office at One Fleet Place, London, England, EC4M 7WS. Accelerant Insurance UK Limited is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority (Reference number 207658)

Policy duration

This policy has a 12 month period of insurance (unless shown differently on your policy schedule), and is annually renewable.

Cancellation rights

You have the right to cancel the insurance from inception within 14 days of the receipt of the documents at the start of the insurance or within 14 days of the start of the insurance whichever is later ("the cooling off period") if the cover does not meet their requirements by returning all documents and any certificate to the Broker Intermediary or Agent who arranged the Policy

The Insurers shall return any premium paid in full within 30 days of the receipt of the notice of cancellation from the Broker Intermediary or Agent if the cover is cancelled either

- a. before the inception date or
- b. within the 14 day cooling off period provided that no claim has been made or incident advised that could give rise to a claim

in these circumstances no return of premium will be made

What is Commercial Combined?

Cover

The Commercial Combined product is designed to meet the demands and needs of someone wishing to insure the assets, earnings and legal liabilities of their business. Significant features and significant or unusual exclusions, limitations or conditions

Section 1 Property All Risks

This Section of the Policy covers damage to Property a Cover includes Loss of Rent as a result of damage.	s described in Section 1
 Limited to the Rent payable whilst uninhabitable / the whichever is less 	e Sum Insured shown on the Policy Schedule
Some of the covers are optional, they are not included	as Standard and will only apply if you have selected
them and they are shown on the Policy Schedule.	
Principal Extensions	Limits
kevs and locks	£2,500 any one loss
theft damage to buildings	for which the Insured is responsible and is not otherwise insured
temporary removal	10% of the Contents sum insured
exhibitions	£25,000 any one loss for Contents and Stock including whilst in transit
other locations	£2,500 any one loss/£10,000 in any one period of insurance for Contents and Stock
third party storage locations	10% of the Contents and Stock Sum Insured/£250,000 whichever is lesser amount
landscaped gardens damage by Fire Brigade	£25,000 any one loss
loss of metered supplies	£25,000 any one loss
trace and access	£25,000 any one loss
clearing of drains	£25,000 any one loss
fire and security equipment	£25,000 any one loss
computer records	£10,000 any one loss/aggregate any one period of insured
theft of building parts	Sum Insured shown on the Schedule and for which the Insured is responsible and not otherwise insured
obsolete buildings materials	10% of the Declared Value of Buildings
loss minimisation costs and prevention expenditure	£25,000 any one period of insurance
further investigation expenses, building damage	£5,000 any one loss
emergency access by police	£10,000 any one period of insurance
unauthorised use of supplies	£25,000 any one loss
sprinkler upgrade costs	£25,000 any one claim
undamaged tenants improvements	£25,000 any one loss
seventy two hour clause	Storm, Flood, Earthquake: occurring within 72 hours period deemed one loss for determining Excess
European Union and public authorities	15% of the amount payable if Buildings had been totally destroyed
removal of debris	Sum insured shown on schedule
capital additions	10% of Buildings, Tenants Improvements, Contents Sum Insured/£500,000 whichever is lesser amount

Principal Exclusions to Section 1	
acts of fraud or dishonesty	land, piers, jetties, bridges, culverts, excavations
bursting by steam pressure of boilers	livestock, growing crops or trees
cessation of work, confiscation, seizure, embargo	mechanical/electrical breakdown/derangement/
	disturbance, power fluctuations
change in temperature, texture, finish	orders of government/public authority
corrosion, rust, wet or dry rot	property/structures under construction/erection
damage by animal, vermin, insects	pollution or contamination
damage to building by its own collapse/cracking	spontaneous fermentation or heating process
damage to property undergoing a trade process	storm and flood damage caused to fences, gates and moveable property in the open
defective/faulty workmanship, design or materials	subsidence, heave or landslip caused by or arising
	from:
	coastal/river erosion

	 settlement/movement of made up ground construction/demolition, structural alteration or repair new structures; normal settlement/bedding down
disappearance, unexplained loss	theft not involving forcible and violent means
erasure of electronic records	theft of property in the open
frost, change in water table level	unoccupied building; restricted cover
inherent vice, latent defect, gradual deterioration	vehicles for road use, trailers, caravans, watercraft, aircraft including drones
jewellery, precious stones, metals, bullion or furs	wear and tear
joint leakage, failure of welds	

Principal Terms & Conditions to Section 1		
average	intruder alarm system	
fire extinguishing appliances	minimum level of security	

Optional covers to Section 1 These covers will show as operative in the Policy Schedule if you have selected them Money Loss of business money or non-negotiable money either on the premises or elsewhere within Great Britain, Northern Ireland, the Isle of Man or the Channel Islands. Limits as shown on the Policy Schedule. In the Buildings during business hours • non-business hours/unattended • not in locked safe • secured in a locked unspecified safe • secured in a specified safe Elsewhere in a bank night safe, in transit, in the insured's private dwelling house Cover includes damage to clothing and personal effects resulting from theft of money. Limit: £500 any one loss damage to strongroom, safe, till or franking machine. Limit: cost of repair or replacement **Principal Exclusions Principal Conditions** forgery or deception maintain minimum standards of precaution transit protocols - routes and persons attending false, fraudulent or invalid payment loss from an unattended vehicle/coin operated item premises security precautions and measures loss from unconnected business activities shortage due to error or omission outside the Territorial Limits theft not involving forcible and violent entry/exit theft by employees use of counterfeit money Theft by Employees Direct loss of money, non-negotiable money or property belonging to or the legal responsibility of the Insured caused by fraudulent/dishonest acts of employees. Limit £10,0000 any one specific event **Principal Exclusions** losses occurring prior to inception of this Section unexplained shortages indirect loss of money lack of reasonable care losses not discovered and notified to Insurers within 30 days of loss All Risks on Portable Property Damage to specified portable property used in connection with the business occurring within the selected geographical areas shown on the Policy Schedule Limit as shown on the Policy Schedule **Principal Exclusions** detention or confiscation depreciation, electrical or mechanical breakdown unattended property unless contained in process of cleaning restoring adjusting repair • a securely locked building • a secure vehicle wear and tear

Goods in Transit

Damage to Goods in Transit being carried

- on any Vehicle operated or owned by the Insured
- by a carrier other than the Insured by means of road, rail or inland air freight

within Great Britain, Northern Ireland, the Isle of Man or the Channel Islands during the period of insurance Limit as shown on the Policy Schedule or noted below:

- £2,500: packing materials, removal of debris, site clearance, cost of reloading and re-securing. Additional cost of transferring goods following fire collision overturning or impact.
- £500: personal effects belonging to the driver

Principal Exclusions	Principal Conditions
breakdown or refrigeration/insufficient insulation	unattended loaded vehicle protections/precautions
defective/inadequate packing/insufficient addressing	invoice cost Stock valuation
depreciation, delay, inadequate documentation	
erection dismantling or installation	
disappearance/unexplained shortages of materials	
spillage leakage evaporation loss of weight shrinkage	
theft from open backed, curtain sided, soft sided, soft	
topped vehicles	

Deterioration of Stock

Damage to Refrigerated Goods the property of the Insured or for which they are responsible due to deterioration contamination or putrefaction whilst contained in a frozen food cabinet, cabinet freezer, cold room, cold store or refrigerator

Limit as shown in the Policy Schedule	
Principal Exclusions	Principal Conditions
 damage where the frozen food cabinet, freezer, cold room, cold store or freezer is over 10 years old over 2 years old and not annually inspected 	reasonable precautions for the safety
damage caused by failure of public supply	serviced in accordance with manufacturers' recommended standards
damage caused by failure to comply with manufacturers' instructions or use components not approved by manufacturers'	
wear and tear, deterioration or gradual developing flaws or defects	
incorrect setting of thermostatic or automatic controlling devices	
Section 2 Business Interruption	

Cover

Optional Section: this Section of the Policy is only operative if you have selected it and it is shown in the Policy Schedule

This Section of the Policy covers loss of gross profit or increased cost of working caused as a result of damage to Property covered in Section 1. Limit and Indemnity Period as shown in the Policy Schedule

Principal Extensions	Limits
food & drink poisoning	£100,000/3 month indemnity
closure of business premises – murder, sanitary	£100,000/3 month indemnity
arrangements, vermin	
unspecified customers	£100,000 any one loss
specified customers	Sum Insured shown in Policy Schedule
unspecified suppliers	£100,000 any one loss
specified suppliers	Sum Insured shown in Policy Schedule
prevention of access	£50,000 any one loss
damage to public utilities	£100,000 any one loss
accidental failure of public supply – arising from	£50,000 any one loss, cessation for at least 24 hours
damage	(telecommunications) otherwise for at least 4 hours
goods in transit	10% of the Sum Insured any one loss or £50,000
	whichever is the lesser amount
documents	£50,000 any one loss
storage sites	£25,000 any one loss
contract sites	£50,000 any one loss
public relations expenses	£10,000 any one loss
exhibition expenses	£25,000 any one loss
bomb (hoax or actual)	£25,000 any one loss

Principal Exclusions to Section 2	
damage by riot or malicious damage causing erasure loss or distortion of information on computer and telecommunication equipment	 increase in cost of working due to: failure of any satellite prior to obtaining its full operating function/in final year of its design life atmospheric, solar or lunar conditions causing temporary interference with transmission to or from any satellite
other erasure loss distortion or corruption of information on computer and telecommunication equipment unless resulting from Defined Perils	

Principal Terms & Conditions to Section 2		
additional increased cost of working	average	
increased cost of working	rent receivable	

Optional covers to Section 2	
These covers will show as operative in the Policy Schedule if you have selected them	
Outstanding Debit Balances loss of outstanding debit balances caused by insured d	amage to accounting records
Limit as shown in Policy Schedule	amage to accounting records
Principal Terms and Conditions	
debit recording and storage records	
Loss of Licence	
licence be revoked or renewal refused due to a cause b Limit as shown on the Policy Schedule Indemnity Period 12 months Cover includes: • costs and expenses incurred by the Insured w	ured premises or the business should the granted liquor beyond the Insured's control with the prior written consent of the Insurer in connection
with any appeal Principal Exclusions	Principal Conditions
loss by virtue to legislation relating to the Licence	notice of loss of licence within 24 hours
loss due to alteration to the premises without consent	Immediate advice of any change in tenancy or management
loss due to being in an unsanitary/unsatisfactory condition	immediate advice of any complaint against the Premises or the control of the Premises
loss due to town/county planning improvement redevelopment or compulsory purchase or the surrender/reduction or redistribution of licences	immediate advice of any proceedings against or conviction of the licence-holder, manager, tenant or other occupier of the Premises
any depreciation not as a sole and direct result of loss of licence	immediate notice of objection to renewal or other circumstances that may endanger the renewal of licence
Section 3 Equip	ment Breakdown
Cover This Section covers direct physical loss or damage and Equipment owned by the Insured or for which the Insur Premises Limit of Indemnity is £250,000 any one Accident and in	l any specified consequential loss to Covered ed is responsible caused by an Accident at the
Principal Extensions Limits	
•	£20,000 any one Accident

Principal Extensions	Limits
additional access costs	£20,000 any one Accident
anchor location	£50,000 any one period of insurance
business interruption	£100,000 any one Accident
computer equipment	£500,000 any one Accident
computer increased cost of working	£50,000 any one Accident
damage to own surrounding property	£2,000,000 any one Accident
expediting expenses	£20,000 any one Accident
hazardous substances	£10,000 any one Accident
hire of substitute item	£5,000 any one Accident
portable computer equipment	£5,000 any one Accident
public authorities/law or ordinance	Limit of Liability as shown in the Policy Schedule

reinstatement of data lost or damaged	£50,000 any one Accident
storage tanks and loss of contents	£10,000 any one Accident

Principal Exclusions to Section 3	
Damage caused by or resulting from	
a condition which can be corrected by resetting calibrating realigning tightening adjusting or cleaning or by the performance of maintenance any cause which is recoverable under a maintenance agreement, warranty or guarantee breakage or abrasion of wires or strands	 public authorities any increase in loss due to a hazardous substance any liability to a third party fines increased construction costs until the building is replaced
depletion deterioration corrosion wear and tear or other gradually developing conditions	programming error, programming limitation, computer virus, introduction of malicious code, loss of access, loss of use, loss of functionality
equipment in a private dwelling/private dwelling quarters	incorrect setting of thermostats or automatic controlling devices reinstatement of software
hydrostatic pneumatic gas pressure test of any boiler/pressure vessel	the decision of a Service Provider to stop or reduce trade with the Insured or restrict services
insulation breakdown test of any type of electrical equipment	Infectious Agent, Pandemic or Pandemic Agent

Excluded Property	
biomass or biogas installation	Manufacturing Production or Process Equipment including linked Computer Equipment
electricity generating equipment, emergency back-up power equipment or wind turbines exceeding 10kw, photovoltaic equipment exceeding 50kw	self-propelled plant and equipment dragline excavation or construction equipment
electronic equipment used for research diagnostic treatment experimental, medical or scientific purposes	safety or protective devices
equipment manufactured by the Insured for sale	supporting structure foundation masonry brickwork or cabinet
Hydroelectric installations	tools dies cutting edges crushing surface parts requiring periodic renewal
insulating or refactory material	vehicles aircraft floating vessels or any equipment mounted thereon

Principal Terms & Conditions to Section 3

precautions back-up records

Section 4 Employers Liability

Cover

Optional Section: this Section of the Policy is only operative if you have selected it and it is shown in the Policy Schedule

This Section of the Policy protects the Insured in regard to their legal liabilities in respect of claims from employees sustaining injury or disease caused during the period of insurance and in connection with their employment by the Insured.

Limit of Indemnity is £10,000,000

Principal Extensions	Limits
court attendance compensation	per day: £750 director/partner, £250 any Employee
Corporate Manslaughter and Corporate Homicide – legal defence costs	excludes payment of fines, penalties, cost of remedial or publicity orders. Limit £1,000,000 under this and equivalent extension under Section 5
Health & Safety at Work – legal defence costs	excludes payment of fine or penalties
indemnity to other parties	Limit of Liability shown on Policy Schedule
unsatisfied court judgements	wholly or partially unpaid after six months, providing no appeal outstanding

Principal Exclusions to Section 4	
liability arising from work or visits offshore	injury involving motor vehicles where motor insurance is required by law
working outside the United Kingdom other than for temporary visits	

Section 5 Public & Products Liability

Cover

Optional Section: this Section of the Policy is only operative if you have selected it and it is shown in the Policy Schedule

This Section of the Policy covers protects the Insured in regard to their legal liabilities to pay compensation and legal costs for accidental death or injury to any person (excluding employees) and accidental damage to third party material property.

Limit of Indemnity as shown on Policy Schedule - inclusive of costs in respect of occurrences in the USA or Canada

Territorial Limits:

- Public Liability a) Great Britain, Northern Ireland and Channel Islands and b) temporary non-manual work elsewhere in the world (excluding USA and Canada)
- Products Liability c) anywhere in the world excluding USA and Canada provided products are supplied from/worked upon with the countries named in a) above

Principal Extensions	Limits
Consumer Protection & Food Safety Acts – legal	excludes payment of fines or penalties
defence costs	
court attendance compensation	per day: £750 director/partner, £250 any Employee
Corporate Manslaughter and Corporate Homicide –	excludes payment of fines, penalties, cost of remedial
legal defence costs	or publicity orders. Limit £1,000,000 under this and
	equivalent extension under Section 4
cross liabilities	
Data Protection	£500,000. Excludes cost of fines or penalties,
	replacing erasing personal data
Defective Premises Act	excludes cost of remedying defects
Health & Safety at Work – legal defence costs	excludes payment of fine or penalties
indemnity to other parties	Limit of Liability as shown in Policy Schedule. Parties
	must observe and fulfil Section terms and conditions
motor contingent liability	excludes insured's vehicles, damages to vehicles or
	conveyed goods
overseas personal liability	excludes liability arising from the
	ownership/occupation of land or buildings
property in the Insured's custody or control	excludes liability assumed under a tenancy
	agreement or other agreement

Principal Exclusions to Section 5	
advice and design	work on offshore installations
damage to goods supplied	contractual liability
safety critical products and exports to USA/Canada	overseas representation
fines	financial loss
Injury to Employees	healthcare
mechanically propelled vehicles	heat work away
pollution or contamination: gradually occurring or in USA/Canada	loss of information
property in charge custody or control of the Insured	asbestos
vessels or craft	silica

Principal Terms & Conditions to Section 5		
discharge of liability	bona fide subcontractors	
other insurances		

Section 6 Terrorism

Cover

Optional Section: this Section of the Policy is only operative if you have selected it and it is shown in the Policy Schedule

This Section of the Policy provides cover for damage arising from acts of Terrorism in England, Scotland and Wales in respect of Section 1 – Property All Risks, Section 2 - Business Interruption and Section 3 - Computer All Risks items where operative

- Terrorism cover cannot be purchased selectively. If you require Terrorism cover it must apply to all your insured property.
- Cover will be limited to the Sums Insured that you have selected within Section 1 Property All Risks, Section 2 – Business Interruption and Section 3 – Computer All Risks

Principal Exclusions to Section 6

computer virus or similar mechanism, hacking, phishing, denial of service attack	riot or civil commotion
property at a nuclear installation or nuclear reactor	war invasion act of foreign enemy hostilities (whether
residential property insured in the name of a private individual	war be declared or not) civil rebellion revolution insurrection military or usurped power

issue of Terrorism certificate/verification of Terrorism by Insurer and Pool Reinsurance Company all property/premises owned by/the responsibility of the Insured have been insured for Terrorism

Section 7 Commercial Legal Expenses

Cover
This Section of the Policy protects the Insured in regard to legal costs & expenses and employment
compensation awards as described in Section 7

Also included is access to a range of useful helplines and a Business legal services website, which allows you to create many online documents, which can help your business

Principal Extensions	Limits
Employment	£100,000
Employment Compensation Awards	£100,000 (£1,000,000 aggregate)
Employment Restrictive Covenants	£100,000
Tax Disputes	£100,000
Property	£100,000
Compliance & Regulation	£100,000
Statutory Licence Appeals	£100,000
Loss of Earnings	£100,000
Personal Injury	£100,000
Executive Suite	£100,000
Contract & Debt Recovery	£100,000
Crisis Communication	£25,000
Helplines	
Legal & Tax Advice Helpline	
Redundancy Assistance Helpline	
Executive Suite Identity Theft	
Crisis Communication	
Counselling Assistance	
Business Legal Services Website	

Principal Exclusions to Section 7

Frincipal Exclusions to Section 7		
it must always be more likely than not that your claim will be successful.	you must report your claim during the period of insurance and as soon as you become aware of the circumstances that could lead to a claim.	
unless there is a conflict of interest we will choose an appointed advisor until proceedings need to be issued or in any claim dealt with by an Employment Tribunal.	legal costs, expenses or compensation awards incurred before we accept a claim.	
costs that exceed the sum we would have agreed to pay a solicitor on our panel, if the insured chooses to use their own representative		

General Policy Exclusions		
war and allied risks/dispossession/radioactive contamination	punitive and other non-compensatory damages	
civil commotion in Northern Ireland	date recognition	
terrorism	marine policies	
cyber – third party	computer virus	
communicable disease	illegal deliberate and criminal acts	

General Policy Conditions		
misrepresentation and fair presentation	observance of terms	
fraud	legal representatives	
reasonable care	subject to survey	
alteration	limit of indemnity	
payment of premium	third party rights	
cancellation, by Insured and Insurer	assignment	

claims – action by Insured	insureds contribution
claims – rights of Insurer	abuse
conditions	sanctions
contribution	subrogation
arbitration	jurisdiction
claims co-operation	premium adjustment
policy interpretation	unoccupied buildings

How do I make a claim?

If you need to notify a potential claim

Section 1 Property All Risks, Section 2 Business Interruption Section 4 Employers Liability or Section 5 Public & Products Liability or Section 6 Terrorism please immediately contact the Claims Helpline on 01443 807433 or email uk.unicorn@gbtpa.com. Please quote your Policy Number.

Section 3 Equipment Breakdown please immediately report your claim to Claims Department, HSB Engineering Insurance Limited, Chancery Place, 50 Brown Street, Manchester M2 2JT Telephone: +44 (0) 330 100 3432 (Calls to this number are charged at the same standard landline rate as calls to 01 or 02 numbers.) Email: new.loss@hsbeil.com

Section 7 Commercial Legal Expenses please refer to How to Make a claim in relevant section of policy wording

How do I complain?

If you have a complaint about the service you have received from your Broker Intermediary or Agent please contact their Complaints Department and they will investigate your complaint accordingly. They will supply a copy of their complaints procedure when contacting them.

If they are unable to resolve your complaint you may refer your complaint to the Financial Ombudsman Service

Should you be unhappy with the service provided by Unicorn Underwriting Limited please contact us by phone on +44 (0)20 7444 9555 or write to us at The Compliance Officer, Unicorn Underwriting Limited, 22 Bishopsgate, London EC2N 4BQ

E-mail: complaints@unicornuw.com

Please quote the Policy Number in all correspondence

Should you be unhappy with the service provided under Section 7 Commercial Legal Expenses please contact ARAG on 0117 917 1561 (hours of operation are 9am-5pm, Mondays to Fridays excluding bank holidays. For our mutual protection and training purposes, calls may be recorded) or write to them at ARAG plc, 9 Whiteladies Road, Clifton, Bristol, BS8 1NN.

E-mail: customerrelations@arag.co.uk

If we cannot resolve your complaint you may be able to refer your complaint to the Financial Ombudsman Service

The address is: Financial Ombudsman Service, Exchange Tower, London E14 9SR

Telephone: 0800 023 4567 or 0300 123 9 123 (from mobile or non BT lines)

E-mail: complaint.info@financial-ombudsman.org.uk

Website: www.financial-ombudsman.org.uk

Making a complaint will not affect your right to take legal action

Details about our Regulator

Unicorn Underwriting Limited is authorised and regulated by the Financial Conduct Authority FRN474137.

Compensation

If we are unable to meet our liabilities to policyholders, you may be able to claim compensation from the Financial Services Compensation Scheme. The level of compensation differs depending on the type of cover:

Compulsory InsuranceNon-compulsory Insurance100% of the claim90% of the claim

Further information can be obtained from: Financial Services Compensation Scheme, PO Box 300, Mitcheldean, GL17 1DY Telephone 0800 678 1100 or 020 7741 4100 enquiries@fscs.org.uk www.fscs.org.uk



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