



IPM Personal Pension Trustees Ltd – Policy Number – HL PPP 7128595

The following clauses are re-stated and/or amended and/or replace those within the AXA Policy Property Investors Protection Plan Policy Wording

Page 14 – Additional metered water cover

The maximum limit any one period of insurance is removed and applies to any one claim

Page 17- Fly tipping cover

The maximum limit any one period of insurance is removed

Page 18 - Illegal cultivation of drugs cover

We will cover **you** in respect of a residential unit or residential portion of a commercial building for the clean up costs and remedial works from the use of the **premises** for the manufacture, cultivation, harvesting or processing by any other method of drugs classed as a controlled substance under the Misuse of Drugs Act (1971).

Provided that **you**

1 carry out internal and external inspections of the **buildings** at least every 3 months or as frequently as is permitted under the tenancy agreement and

a maintain a log of those inspections and retain that log for at least 24 months

b carry out a 6 monthly management check of the inspections log

2 obtain and record a written formal identification of any prospective tenant

3 obtain and retain a written employers reference for any new tenant

4 obtain and record details of **your** tenant's bank account and verify those details by receiving at least one payment from that account

5 advise **your** tenant, where sub-letting is allowed by the tenancy agreement, that they must follow the measures laid out in items **2**, **3** and **4** above for all lettings that they arrange.

If **you** do not comply with the above **you** will not receive payment in respect of a claim.

Page 23 – Removal of vermin cover

The limit any one period of insurance is increased to £ 50,000



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Page 26 - Excess Exclusion

We will not cover you for the amount shown below for each and every loss at each premises after the application of all other terms and conditions of the policy including any condition of average:

- 1 damage by fire, lightning, explosion, aircraft, riot, civil commotion, strikers, locked out workers, persons taking part in labour disturbances or earthquake £NIL
- 2 damage by flood £350
- 3 damage by escape of water from any tank apparatus or pipe £350
- 4 all other damage £350

Page 29 - Empty properties condition

- 1 You must tell us immediately you become aware
 - a) that the building is empty
 - b) of any damage to the empty building whether the damage is insured or not.
- 2 You must ensure that the building is inspected internally and externally at least once a week by you or on your behalf and a written record of the inspection must be maintained by you.
- 3 You must ensure that all refuse, waste materials and any combustible residual tenants contents be removed from the interior of the building and no accumulation of refuse and waste is allowed in the adjoining yards or space owned by you.
- 4 You must secure the building and put all protective locking devices and any alarm protection into effective operation.
- 5 You must ensure that the gas and electricity supplies are turned off at the mains (except electricity needed to maintain any fire or intruder alarm systems).
- 6 Any empty building or empty portion of the building must have all water supplies including sprinkler systems drained and isolated from the mains unless required for the central heating system.
- 7 You must implement any additional protections that we may require within the time scale we specify.
- 8 All damage to the building must be rectified immediately.
- 9 Letterboxes must be sealed.

If you do not comply with this condition you will not be covered and we will not pay your claim.

Page 30 – Flat Roof Condition

This condition has been removed.



Page 65 – Subsidence, ground heave and landslip

The excess applicable is £ 1,000 and not as stated

Additional Clauses

Indemnity to managing agents

From the effective date shown on your schedule it is noted that at your request, the definition of you/your is extended to include your managing agent in respect of any building owned but not occupied by you and we will cover under Section 3 - Public liability the legal liability of your managing agent(s) arising from the performance of duties under the terms of your agreement with the managing agent(s) in connection with the business.

Where requested we will not pursue subrogation rights against any managing agent provided that the damage or bodily injury did not result from a criminal fraudulent or malicious act of the managing agent.
This extension does not apply to any cover provided under Section 4 - Employers' liability
Our liability under this extension will not exceed £2,000,000

Condition of average (under insurance)

The cover for each **building** is deemed to be subject to average i.e. if the **building** at the time of damage is valued at more than 120% of the **declared value** stated in **your** schedule, then **you** will be considered as self insured for the difference and will be responsible for a proportionate share of the loss.