

Domestic and Commercial Warranty (Northern Ireland Grant Works) Insurance Product Information Document (IPID)

Company: FMB Insurance Services Ltd

Domestic and Commercial Structural Defects Warranty (NIHE)



FMB Insurance is authorised and regulated by the Financial Conduct Authority.

FMB Insurance Services Ltd (registered number 1520341) is a wholly-owned subsidiary of the FMB.

This Insurance Product Information Document (IPID) is only intended to provide a brief summary of the main coverage, exclusions and restrictions under the policy and should be read in conjunction with your full policy documentation, including the Certificate of Insurance and full policy wording. This IPID is not personalised to your levels of cover, which will be stated on your policy documentation.

What is this type of insurance?

This policy is designed to provide property owners protection against structural defects and faulty workmanship during the construction phase and for 2 years post completion. This policy is specifically tailored to grant works undertaken on behalf of the Northern Ireland Housing Executive.



What is insured?

Section 1

- ✓ Indemnifies you if your builder ceases to trade in respect of the loss of any deposit or advance payment made by you to your builder before the registered works commence.

Section 2

- ✓ Indemnifies you if your builder ceases to trade or refuses to come back to site for the repair of defects in the building work which your builder carried out during the construction phase.

Section 3

- ✓ Covers you for defects which occur in your property after the registered works have been completed if your builder ceases to trade or refuses to come back on site up until the policy expiry date.



What is not insured?

Section 1 (Pre-construction phase)

- ✗ Any sum exceeding 10% of the insured value as declared to FMB Insurance.
- ✗ For exclusions specific to this section please read the policy documents in full.

Section 2 (Construction Phase)

- ✗ Any sum exceeding 10% of the insured value as declared to FMB Insurance.
- ✗ For exclusions specific to this section please read the policy documents in full.

Section 3 (Post-completion phase)

- ✗ Any sum that exceeds the insured value as declared to FMB Insurance.
- ✗ For exclusions specific to this section please read the policy documents in full.

Exclusions for all Sections

- ✗ Any claim where your builder has not ceased to trade and has consented to return to the insured address to repair the necessary defects within the registered works.
- ✗ Claims for anything that is not part of the registered works.
- ✗ Any exclusions cited on the Certificate of Insurance.
- ✗ Any sum in connection with death, injury to the body or mental health, loss of enjoyment, use, income, business opportunity, sales opportunity, or inconvenience, stress or any other consequential or financial loss of any description.
- ✗ Any claim or contribution to a claim where cover is available under another insurance policy, or where some other form of compensation or damages is available to you.
- ✗ Additional costs arising from unreasonable delays in reporting a claim.
- ✗ Any loss or damage caused by nuclear, radioactive risk, pollution or contamination, landslip or earthquakes or caused by any act of war, terrorism, nuclear incident or national emergency.
- ✗ Any claim which is illegal under the laws of the United Kingdom or where we suspect any form of fraud.
- ✗ Any claim where you are in breach of any term of the contract with your builder.



What are my obligations?

- You must take reasonable care to provide us with complete and accurate answer to any questions we ask, at all stages, including initial quote stages, when making any changes or when making a claim.
- You must read in full the documentation received and notify us immediately if any changes are required.
- You must comply with the terms, conditions and clauses of this policy. Failure to do so can affect your cover.
- You must tell us immediately should circumstances change and amendments are needed to your policy.
- You must take reasonable care to minimise loss and damage to the home, including telling us about any event that may lead to a claim as soon as reasonably possible.
- In the event of a claim, you must allow access to complete investigations and remedial works.
- Should they be required, you must comply with the inspection schedule set out on inception of the policy.



Are there any restrictions on cover?

- ✗ **Excess** - The first £350 of any one claim, in respect of certain sections of the policy.
- ✗ **Financial limits** – there are limits as to how much will be paid under each section of the policy (see full wording for details).
- ✗ **Conditions** – there are conditions and exclusions that apply to each section of the policy (see full wording for details).
- ✗ **Acceptance** – no cover is in force until the policy has been accepted and the premium paid.
- ✗ **Several Liability Notice** - The subscribing insurers' obligations under contracts of insurance to which they subscribe are several and not joint and are limited solely to the extent of their individual subscriptions. The subscribing insurers are not responsible for the subscription of any co-subscribing insurer who for any reason does not satisfy all or part of its obligations.



When and how do I pay?

The full premium can be paid by either card, BACS or cheque once FMB Insurance has received and accepted a full application.



Where am I covered?

- ✓ In respect of all sections – Northern Ireland



When does the cover start and end?

Each section of coverage lasts for a different length of time, so must be reviewed carefully. The policy contains various limits of indemnity, depending on the nature of the risk being covered.

Section 2

The period of time between the agreed start date of insured works and the completion date of insured works.

Section 3

Cover for 2 years post completion, commencing on the Completion Date, as outlined in the policy wording.



How do I cancel the contract?

- You have the right to cancel this policy within the 14 day cooling off period. This period commences on inception of your Structural Defects Policy or when you receive the insurance document, whichever is the latter. You will need to contact FMB Insurance for details of any refund. During this cooling off period a pro-rata deduction will be made for time on cover.
- Outside of the cooling off period you are still able to cancel the policy at any point. A short term rates deduction will be made from any premium returned for time on cover, calculated by FMB Insurance. An administration fee will also be deducted from any refund.
- Before you decide to cancel the insurance it is important to check with your lender that you will not breach any conditions of any loan. You may also want to consider whether cancellation could affect the ability of any subsequent buyer to obtain a mortgage.
- You must also notify the NIHE if the policy is being cancelled to ensure you are not breaching the conditions of the grant.