



POLICY OVERVIEW

Commercial Property Owners

Our Property Owners Insurance policy offers innovation that is underpinned by real benefits. For example, the Society places a great importance on its ability to provide a high level of privacy and confidentiality, so when you join the Society, you benefit from the option of a visit by one of the Society's senior members of staff. The same person may also visit you again should you need to make a claim, ensuring it is resolved quickly.

We believe our friendly approach will be of assistance in both determining the level of insurance you require and in dealing with claims should they arise.

Your commercial property is arguably the most important asset in your portfolio so it is imperative you protect it. Our Property Owners Insurance plan is a bespoke product designed for commercial investment property.

Whether you are a landlord of a commercial property or running a business from your building, Jersey Mutual can protect your property, landlord contents and loss of rental income following unforeseen events such as a fire or flood damage. This policy is designed to meet the insurance needs of commercial property owners, including:

- Offices • Cafés • Restaurants • Shops • Surgeries
- Apartment Blocks

Sums insured & "Average" For guidance on how to calculate your buildings and contents sum insured please refer to our 'Calculating Your Sum Insured' on our website. If you take all reasonable measures to maintain your sums insured to the correct level your claims will be paid in full. Failure to do so may inhibit that ability. You will need to update your sums insured if for example you build an extension to your property. What is average? 'Average' means your claims will be proportionately reduced if the sum insured is not adequate.



Key Covers, Features and Exceptions

Your policy includes the following key covers, features and exceptions, which are detailed in your policy booklet. Please make sure that you read your policy document carefully.

Property Damage

Covers, Features and Benefits

Includes loss or damage from specific causes – fire, lightning, earthquake, explosion, aircraft, riot, civil commotion, strikes, locked-out workers, persons taking part in labour disturbances or malicious persons, storms or flood, falling trees, escape of water from any tank apparatus or pipe, impact, theft and accidental damage.

Cover includes:

- Loss of metered water, gas or electricity up to £25,000
- Damage caused by the fire brigade to landscaped gardens and grounds up to £25,000
- Up to £2,500 for replacement locks following loss due to theft or attempted theft
- Cover for buildings in the period between exchange of contract and completion
- Removal of debris following a loss
- Cover for the contents of common parts included as standard up to the sum insured
- Cover the cost of architect's, surveyor', managing agents, legal and consulting engineer's fees incurred following a loss

Additional covers as standard include:

- Risk protection equipment – cost of refilling, recharging or replacement following damage
- Trace and access
- Terrorism up to £100,000 during any one Period of Insurance

Optional Covers:

- Cover up to £2,000,000 for newly acquired property, with up to £500,000 for alterations and improvements.
- Day One Uplift
- Subsidence
- Money and assault
- Loss of money belonging to your business or for which it is responsible
- Bodily injury to you or your employees as a result of assault or attempted assault while carrying money belonging to your business

Glass

Cover is for breakage of all internal and external glass at the premises, including:

- Sanitary fittings up to £1,000
- Damage to window and door frames up to £1,000

Exceptions and Limitations:

- Please refer to the Property Damage and Glass sections of the policy booklet
- The policy excess.

Business Interruption

Covers, Features and Benefits

Interruption to your business following an insured loss under the Property Damage section which results in the shortfall in your rental income during the period of indemnity you have selected.

Cover includes:

- Payment of expenses which continue to be incurred despite a reduction in rental income
- Any additional expenses incurred which assist in preventing or reducing a drop in rental income, such as the cost of provisional repairs
- Accountant's fees incurred by you in producing information required by the Society
- Loss of income due to damage to a nearby property which prevents tenants gaining access to the premises
- A reduction in income due to accidental failure of the public electricity, gas, water or telephone supply, at the terminal end of the supplier's feed to your premises
- Loss of rent due to damage at managing agents premises

Additional Optional Covers:

- Closure of a nearby attraction (e.g. a shopping centre) which has a detrimental effect on rental income

Exceptions and Limitations:

- Please refer to the Business Interruption section of the policy booklet

Legal Liabilities

Covers, Features and Benefits

Employers Liability

Protects against your legal liability for bodily injury to your employees up to a limit of indemnity of £10,000,000 including costs and expenses.

Cover Includes:

- Legal costs and expenses in defending prosecutions under all relevant health and safety legislation

Property Owner's Liability

Protects against your legal liability for personal injury to third parties and loss or damage to their property, including obstruction, trespass, nuisance, interference with any right of way, wrongful arrest and eviction up to a limit of £5,000,000 including costs and expenses.

Cover Includes:

- Liability for employees' and visitors personal belongings
- Legal costs and expenses defending prosecutions under all relevant Health & Safety legislation
- Associated court attendance costs



Exceptions and Limitations:

- Please refer to the Employers liability and Property Owner's liability section of the policy booklet

Important Notice : This prospectus is only a brief summary of our policy intended to help your understanding. Although we highlight certain exclusions, it is not intended to replace the full wording, a copy of which is available on request from the Society's office.

About Us

As the Island's only Insurance Society, we are proud of our record and reputation in Jersey. Established in 1869, our local knowledge and considerable financial strength enables the Society to deliver an unrivalled insurance package for your property and its contents. Here are some of the benefits that underpin our core values:

-  *No phone queues, stalling tactics or delays. Just real people who care.*
-  *No dividends to shareholders. We reinvest our profit into the Society.*
-  *Your policy is held directly with us. We don't use Brokers*
-  *No agent commissions.*

As well as providing you with competitive premiums, Jersey Mutual can always be trusted to offer honest advice you can trust.

Crucially, Jersey Mutual's level of personal care means there will be no stalling tactics, delays or phone queues, just a genuine desire to handle your claim efficiently, quickly and above all sympathetically.

Ultimately our strength derives from our Members. This is why we promise to continually improve our service for the benefit of our Members. In an ever-changing world, full of challenges we will embrace the future together.

Strength in depth

We are confident about the future, because we are aligned to Jersey's particular needs. Because we are owned by you our Members,

you can always be sure that our resources are used solely to stabilise premiums and increase service levels to Members whenever possible.

Continuity and financial stability has been key to our success.

The long-term protection of the Society's Members has always been our main priority. To ensure this Jersey Mutual has accumulated considerable reserves which has helped us establish extensive reinsurance arrangements within Lloyds of London and selected company markets.

Since 1869 Jersey Mutual Insurance Society has been exclusively owned by our members. With directors personally serving all 12 parishes, we are committed to providing you with the highest level of service at all times. Because all of our profits are invested back into the Society, we are always working to stabilise premiums, increase cover and improve our service to you.

Call us on **01534 734246**

Or email info@jerseymutual.com

Learn more about us at
jerseymutual.com