

# Property Owners

## Important Notice to Policyholder

(applicable to policies with a renewal date on or after 12 August 2016)

The Insurance Act 2015 (the 'Act') significantly reforms UK insurance contract law in a number of areas, including the following:

- the pre-contract duty of disclosure for all non-consumer insured persons. The Act introduces the new duty to make a "fair presentation of the risk";
- the insurer's remedies for breach by an insured person of the duty of fair presentation;
- remedies for breach of warranty and other terms; and
- the insurer's remedies for fraudulent claims.

The main aspects of the Act come into force on 12 August 2016 and in light of this NIG has updated its policy documentation.

This notice is to inform you of such changes and certain other updates, but does not form part of your policy. Please read your updated policy documentation carefully and contact your broker, intermediary or agent, who arranged the policy, should you have any questions.

Your policy wording changes are summarised as follows:

### Changes made in relation to the Insurance Act 2015

#### Introduction

- The closing sentence which reads...

**The statement of fact, this policy booklet and any information supplied by you or on your behalf, will be incorporated in the contract.**

... is deleted.

#### General Conditions

- **A Misrepresentation** – has been replaced by **A Fair Presentation of the Risk**.

#### Claims Conditions

- **4 Fraudulent Claims (previously 3)** – has been amended.

### Other Changes

#### Warranties

- If any term of your policy is expressed as being a "warranty", each such term will be amended to be expressed as a "condition precedent".

#### How to Use Your Policy

- **Making a Claim** – the reference to **Claims Conditions 1** is amended to read **Claims Conditions 2**.

#### General Conditions

- **C Change of Risk or Interest** – has been amended to separate changes of risk (which becomes C a) from changes of interest (which becomes C b). In addition, new General Condition C a will be stated as a condition precedent to our liability and state that it is not applicable to the new Fair Presentation of the Risk General Condition nor other specified terms in the policy.

#### Claims Conditions

- **Conditions Precedent (previously 4)** - has been renumbered as **1 Conditions Precedent** and existing **Claims Conditions 1, 2 and 3** have been re-numbered to become **Claims Conditions 2, 3 and 4**.

#### Section 4 Rent Receivable

- Under **Conditions**, item **3 Cessation of Trading** is deleted and items 4, 5 and 6 are re-numbered as items 3, 4, and 5.

#### Endorsements

- Please note that any endorsements that apply to your policy may also be amended in light of the changes notified to you in this Notice. Where any endorsements, whether arising as a result of the changes notified to you in this Notice or otherwise, have been amended, replaced or added then they will appear in your Schedule. Please ensure that you read any endorsements to your policy carefully.