

Tilhill

Growing Timber Insurance



Insurance Product Information Document

This insurance is underwritten by QBE UK Limited registered in England number 1761561, home state United Kingdom, authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority, registration number 202842.







The following summary does not contain the full terms and conditions of the contract which can be found in your policy documentation.

What is this type of insurance?

This is a growing timber Insurance Policy.

	What is insured?		What is not insured?
Fire and Property Owners Liability			
✓	<p>In the event your growing timber, felled timber or additional property, as defined in the Policy, is damaged by fire, we shall pay the value of the property insured in accordance with the agreed value.</p> <p>Loss or damage by:</p> <ul style="list-style-type: none"> • Fire • Lightning • Explosion • Aircraft • Earthquake • Landslip <p>Limits of Indemnity:</p> <ul style="list-style-type: none"> • Growing Timber - £3,000,000 per property insured unless agreed otherwise. • Felled Timber - £25,000 any one property • Additional property – £50,000 or 5% of the total property declared insured value whichever is greater up to £250,000 limit any one claim. • Landslip - £30,000 any one property 	✗	<ul style="list-style-type: none"> • Damage occasioned by the bursting of a boiler economiser or other vessel, machine or apparatus in which internal pressure is due to steam only and belonging to or under the control of the Insured. • Damage to or of vessels, machinery or apparatus or their contents, resulting from the explosion thereof. • Landslip not occasioned by or happening through <ul style="list-style-type: none"> a) coastal or river erosion b) the settlement or movement of reclaimed or in-filled ground c) any process of erection, demolition, alteration, structural repair, renovation, vibration, removal or weakening of support d) defective workmanship or materials or design e) any cause which commenced prior to this Insured Peril being operative <p>Excesses</p> <ul style="list-style-type: none"> • the first £2,500 each and every claim in respect of fire, lightning, explosion, aircraft or earthquake losses. • £500 each and every claim in respect of landslip.
✓	<p>Legal Liabilities including:</p> <ul style="list-style-type: none"> • Damages and claimants' costs and expenses in respect of i) accidental bodily injury to any person, ii) accidental loss or damage to property, iii) accidental obstruction, loss of amenities, trespass, nuisance or interference with any right of way, light, air or water. 	✗	<p>Liability for:</p> <ul style="list-style-type: none"> • Property belonging to the insured or in the custody or control of the insured or any employee of the insured. • Injury or damage from ownership, possession or use of: i) vehicles requiring insurance under road traffic legislation, ii) aircraft or other aerial devices, hovercraft or watercraft

	<ul style="list-style-type: none"> • All costs and expenses incurred with written consent of the company in respect of any claim against the Insured, which may be the subject of indemnity under the policy. • The payment of solicitor's fees incurred with the written consent of the company, for proceedings which may be the subject of indemnity under this policy. • Legal Liability for loss or damage by pollution • Limit of Indemnity - £5,000,000 any one claim 		<ul style="list-style-type: none"> • Liability assumed by the insured under agreement. • Punitive or exemplary damages • Bodily Injury sustained by an employee • Loss or damage from the supply of any goods or products • Gradual Pollution • Fines or liquidated damages under any penalty clause
✓	Management Felling – 25% of the original storm loss up to £50,000 limit any one claim.		
✓	Fire fighting costs – up to £150,000 any one property for fire extinguishing and prevention of fire spread to your property.	✗	<ul style="list-style-type: none"> • Use of helicopters unless under the control of the fire authority
✓	Debris removal subject to a limit of £50,000.	✗	<ul style="list-style-type: none"> • Removal of debris from sites other than the insured property. • Costs arising from pollution.
✓	Portfolio excess – owners of multiple properties can have the excess reduced to a single excess for the portfolio of properties subject to additional premium.		
Storm Insurance (optional extra)			
	<p>If you have elected to purchase cover for Storm Insurance (as detailed in your schedule):</p> <p>In the event your growing timber, felled timber or additional property, as defined in the Policy, is damaged by windthrow as defined in the policy, we shall pay the value of the property insured in accordance with the agreed value.</p> <p>Damage to growing timber can be caused by wind, storm and wind driven rain/hail/snow, including windthrow, windsnap and stem breakage from a single event.</p> <p>An eligible claim will consist of areas of trees, all of which were windthrown by one storm that can be related to a specific date.</p> <p>Any timber salvaged will remain the property of the insurer unless agreed otherwise by the insurer.</p>		<ul style="list-style-type: none"> • Growing timber 55 years of age or more. • Losses from the aggregation of areas windthrown over a period of time is not permitted. • Excess – the first £10,000 each and every claim (Portfolio excess can be purchased as outlined above).

	Are there any restrictions on cover?
!	Pollution or contamination of your own property, unless resulting from an insured peril or an insured peril operates from pollution or contamination.
!	Damage as a result of war or terrorism.
!	Damage as a result of changes in the water table level.
!	Loss or expense as a consequence of damage.
!	Loss or damage or legal liability arising from ionising radiation or contamination by radioactivity, from any nuclear fuel or nuclear waste or combustion of nuclear fuel.
!	Loss or damage or legal liability arising from radioactive, toxic, explosive or other hazardous properties of any explosive nuclear assembly or nuclear component thereof.
!	Loss or damage by pressure waves caused by aircraft or other aerial devices travelling at sonic or supersonic speed.
!	Loss directly or indirectly caused by, resulting from, arising out of, in connection with, attributable to, or occurring concurrently or in any sequence with a communicable disease.
!	All of the exclusions/restrictions that apply to your policy are shown within your policy documentation. Significant exclusions/restrictions are detailed within this Insurance Product Information Document.
	Where am I covered?
✓	This insurance covers loss, damage or liability happening in Great Britain, Northern Ireland, the Channel Islands or the Isle of Man.
	What are my obligations?
-	<p>You must give notice in writing, within 30 days of any material alteration to the insured, its business or the risks insured.</p> <p>You must give notice as soon as practicable of loss or damage to own property or anything that may give rise to a claim being made against you by a third party.</p> <p>You must advise the Company in writing immediately if you have knowledge of any impending prosecution, inquest or fatal accident inquiry in connection therewith.</p>
	When and how do I pay?
-	For full details of when and how to pay, you should contact Tilhill Forestry as detailed within your policy documentation.
	When does the cover start and end?
-	This cover lasts for up to 12 months and the dates of cover are specified on your policy schedule.
	How do I cancel the contract?
-	Please ensure that the policy is suitable for your requirements since there are no rights of cancellation on your part. QBE may issue 30 days written notice of cancellation at any time by writing to your last known address when we will allow a pro rata refund of premium.