

# Business Interruption Events Section

## Additional Cost of Working

### Definitions

#### **Business Interruption**

Loss resulting from interruption of or interference with the **Business** carried on by **the Insured** at the **Premises** in consequence of an **Event** to property used by **the Insured** at the **Premises** for the purpose of the **Business**.

#### **Event**

Loss or destruction of or damage to property used by **the Insured** at the **Premises** for the purpose of the **Business**.

#### **Premises**

The buildings at the address or addresses shown in the **Schedule**, including their grounds, all within the boundaries for which **the Insured** are responsible and being, unless more specifically described in the **Schedule**, occupied by **the Insured** for the purpose of the **Business**.

#### **Unoccupied**

Any building or part of any building that is unfurnished, untenanted, empty or no longer in active use for a period exceeding 30 consecutive days.

#### **Indemnity Period**

The period beginning with the occurrence of the **Event** and ending not later than the **Maximum Indemnity Period** thereafter during which the results of the **Business** shall be affected in consequence of any **Event**.

#### **Maximum Indemnity Period**

The period shown in the **Schedule**.

## Cover

The Insurer will pay the Insured for Business Interruption by the following Events, except for the Excluded Events specified in the Schedule.

### Events

1. **Fire**, excluding **Business Interruption** caused by
  - a. explosion resulting from fire
  - b. earthquake or subterranean fire
  - c. its own spontaneous fermentation or heating or its undergoing any heating process or any process involving the application of heat

**Lightning**  
**Explosion**

  - a. of boilers used for domestic purposes only
  - b. of any other boiler or economiser on the premises
  - c. of gas used for domestic purposes only

but excluding any business interruption caused by earthquake or subterranean fire.
2. **Explosion**, excluding **Business Interruption**
  - a. caused by the bursting by steam pressure of any vessel, machine or apparatus (not being a boiler or economiser on the **Premises**) belonging to **the Insured** or under the control of **the Insured**, in which internal pressure is due to steam only
  - b. by pressure waves caused by aircraft or other aerial devices travelling at sonic or supersonic speeds.
3. **Aircraft** or other aerial devices or articles dropped from them, excluding **Business Interruption** by pressure waves caused by aircraft or other aerial devices travelling at sonic or supersonic speeds.
4. **Riot, Civil Commotion, strikers, locked out workers, persons taking part in labour disturbances or Malicious Persons**, excluding **Business Interruption**
  - a. arising from nationalisation, confiscation, requisition, seizure or destruction by the Government or any public authority
  - b. arising from cessation of work
  - c. in respect of any building which is **Unoccupied**, caused by malicious persons not acting on behalf of or in connection with any political organisation, but **the Insurer** will pay for such **Business Interruption** caused by fire or explosion
  - d. arising from deliberate erasure, loss, distortion or corruption of information on computer systems or other records, programs or software.
5. **Earthquake**
6. **Subterranean Fire**
- 7a. **Storm**, excluding **Business Interruption**
  - a. caused by
    - i. the escape of water from the normal confines of any natural or artificial water course (other than water tanks, apparatus or pipes) or lake, reservoir, canal or dam
    - ii. inundation from the sea whether resulting from Storm or otherwise
  - b. attributable solely to change in the water table level
  - c. caused by frost, subsidence, ground heave or landslip
  - d. in respect of fences and gates and movable property in the open or in transit.

7b. **Flood**, excluding **Business Interruption**

- a. caused by
  - i. frost, subsidence, ground heave or landslip
  - ii. bursting or overflowing of water tanks, apparatus or pipes
  - iii. Storm
- b. in respect of fences and gates and movable property in the open or in transit
- c. attributable solely to change in the water table level.

8. **Escape of Water from any tank, apparatus or pipe**, excluding **Business Interruption**

- a. caused by water discharged or leaking from any automatic sprinkler installation
- b. in respect of any building which is **Unoccupied**.

9. **Impact** by any road vehicle or animal.

10. **Sprinkler Leakage**

Accidental escape of water from any automatic sprinkler installation in the **Premises**, excluding **Business Interruption** caused by

- a. freezing whilst the building in so far as it is in **the Insured's** ownership or tenancy is
- b. **Unoccupied**  
explosion, earthquake, subterranean fire or heat caused by fire.

11. **Any other Event**

**Business interruption**, excluding

- a. **Business Interruption** caused by or arising from or attributable to
  - i. any of the Events
  - ii. any of the exclusions to the Events  
specified in Events 1 - 10 and 12 - 14, whether Events 1 - 10 and 12 - 14 are insured or not
- b. **Business Interruption** caused by or consisting of
  - i. inherent vice, latent defect, gradual deterioration, wear and tear, frost, its own faulty or defective design or materials  
but this shall not exclude subsequent **Business Interruption** which itself results from a cause not otherwise excluded
  - ii. faulty or defective workmanship by **the Insured** or any employees of **the Insured**
  - iii. operational error or omission by **the Insured** or any employees of **the Insured**  
but this shall not exclude such **Business Interruption** not otherwise excluded which itself results from Events 1 - 10 and 12 - 14, or subsequent **Business Interruption** which itself results from a cause not otherwise excluded
  - iv. acts of fraud or dishonesty by any partner, director or employee of **the Insured**  
but this shall not exclude such **Business Interruption** not otherwise excluded which itself results from Events 1 - 10 and 12 - 14
- c. **Business Interruption** caused by or consisting of
  - i. corrosion, rust, wet or dry rot, shrinkage, evaporation, loss of weight, dampness, dryness, marring, scratching, vermin or insects
  - ii. change in temperature, colour, flavour, texture or finish  
or **Business Interruption** consisting of
  - iii. joint leakage, failure of welds, cracking, fracturing, collapse or overheating of boilers, economisers, superheaters, pressure vessels or any range of steam and feed piping connected to them
  - iv. mechanical or electrical breakdown or derangement in respect of the particular machine, apparatus or equipment in which such breakdown or derangement originates  
or **Business Interruption** caused by
  - v. the deliberate act of a supply undertaking in withholding the supply of water, gas, electricity, fuel or telecommunications services  
but this shall not exclude such **Business Interruption** not otherwise excluded which itself results from Events 1 - 10 and 12 - 14 or from any other accidental loss, destruction or damage, or subsequent **Business Interruption** which itself results from a cause not otherwise excluded



- d. loss resulting from pollution or contamination, but this shall not exclude loss resulting from destruction of or damage to property used by **the Insured** at the **Premises** for the purpose of the business, not otherwise excluded, caused by
  - i. pollution or contamination at the **Premises** which itself results from Events 1 - 10 and 12 - 14
  - ii. any of Events 1 - 10 and 12 - 14 which itself results from pollution or contamination
- e. **Business Interruption** caused by or consisting of normal settlement or bedding down of new structures
- f. **Business Interruption** arising directly or indirectly from
  - i. disappearance, unexplained or inventory shortage or the misfiling or misplacing of information
  - ii. erasure, loss, distortion or corruption of information on computer systems or other records, programs or software deliberately by rioters, strikers, locked out workers, persons taking part in labour disturbances or civil commotion, or malicious persons
  - iii. other erasure, loss, distortion or corruption of information on computer systems or other records, programs or software, unless resulting from Events 1 - 10 and 12 - 14 in so far as they are not otherwise excluded
- g. loss resulting from destruction of or damage to any building or structure used by **the Insured** at the **Premises** caused by its own collapse or cracking, unless resulting from Events 1 - 10 and 12 - 14 in so far as they are not otherwise excluded
- h. **Business Interruption** in respect of fences, gates and moveable **Property** in the open caused by wind, rain, hail, sleet, snow or dust
- i. **Business Interruption** resulting from any property undergoing any process of production, packing, treatment, testing, commissioning, service or repair, but this shall not exclude such **Business Interruption** caused by fire or explosion
- j. **Business Interruption** in respect of
  - i. glass (other than fixed glass), sanitaryware (other than fixed sanitaryware), china, earthenware, marble or other fragile or brittle objects
  - ii. vehicles licensed for road use (including accessories on them), caravans, trailers, railway locomotives, rolling stock, watercraft or aircraft
  - iii. property or structures in course of construction or erection and materials or supplies in connection with all such property or structures
  - iv. land, piers, jetties, bridges, culverts or excavations
  - v. livestock, growing crops or treesbut this shall not exclude such **Business Interruption** caused by Events 1 - 10 and 12 - 14 in so far as they are not otherwise excluded.

**12. Theft or attempted theft, excluding Business Interruption**

- a. which does not involve entry to or exit from a building or a part of a building at the **Premises** by forcible and violent means or hold-up by violence or threat of violence to **the Insured** or any partner, director or employee of **the Insured** or any other person who has a legal right to be on the **Premises**
- b. expedited or in any way brought about by **the Insured** or any partner, director or employee of **the Insured** or any other person who has a legal right to be on the **Premises**
- c. in respect of
  - i. any building or property in any building which is **Unoccupied**
  - ii. any building or property in any building whilst the **Premises** are closed for **Business** to customers or callers or are left unattended, unless all points of access are closed and secured by all locks and other protections fitted to them
  - iii. property in the open or in open fronted buildings or in buildings not on permanent foundations
  - iv. **Money**, deeds, securities, jewellery, precious stones or precious metals, bullion, furs, curiosities, works of art or rare books, unless such property is specifically described in the Property Damage **Schedule**.

**13. Subsidence or Ground Heave of any part of the site on which the building stands, or Landslip excluding Business Interruption**

- a. in respect of walls, gates, fences, roads, car parks, yards, forecourts, patios, pavements, footpaths and similar hard surfaced areas unless a building at the same **Premises** is **Damaged** by the same cause at the same time
- b. resulting from
  - i. the settlement or movement of made-up ground
  - ii. coastal or river erosion
  - iii. defective design or workmanship or the use of defective materials
- c. caused by
  - i. subsidence, ground heave or landslip resulting from Events 1, 2, 5, 6, 8 or 14
  - ii. normal settlement or bedding down of new structures
- d. which commenced prior to the inception of this cover
- e. occurring as a result of demolition, construction, structural alteration or repair of any property, or as a result of ground works or excavation, at the same **Premises**.

**14. Escape of Oil from any fixed heating installation, excluding:**

- a. **Business Interruption** in respect of any building or property in any building which is **Unoccupied**
- b. **Business Interruption** unless caused by a sudden, identifiable, unintended and unexpected incident which has taken place in its entirety at a specific time and place during the **Period of Insurance**.



## Exclusions

The Insurer will not pay for

1. **Business Interruption** directly or indirectly caused by or consisting of or arising from the failure of any computer or other equipment or system for processing, storing or retrieving data, whether the property of **the Insured** or not, to achieve any or all of the purposes and consequential effects intended by the use of any number to denote a date, including the failure
  - i. correctly to recognise any date as its true calendar date
  - ii. to recognise, capture, save, retain, restore and/or correctly to manipulate, interpret, calculate or process any data or information or command or instruction as a result of treating any date otherwise than as its true calendar date
  - iii. to recognise, capture, save, retain, restore and/or correctly to manipulate, interpret, calculate or process any data or information as a result of the operation of any command which has been programmed into any computer software or firmware, being a command which causes the loss of data or the inability to recognise, capture, save, retain, restore or correctly to manipulate, interpret, calculate or process any data on or after any datebut **the Insurer** will pay for subsequent **Business Interruption** which is not otherwise excluded and which itself results from Events 1 - 10 and 12 - 14.

## Basis of Settlement

**The Insurer** will pay **the Insured**, in respect of each item covered, the amount of their claim for **Business Interruption**, provided that at the time of any **Event**

- A. there is an insurance in force covering the interest of **the Insured** in the property at the **Premises** against such **Event** and that
- i. payment has been made or liability has been admitted for payment, or
  - ii. payment would have been made or liability would have been admitted for payment but for the operation of a proviso in such insurance excluding liability for claims below a specified amount
- B. the most **the Insurer** will pay for any one claim is in the whole the **Total Sum Insured**, or in respect of any item its **Sum Insured** or any other limit of liability in this **Section**.

**The Insurer** will pay **the Insured** as indemnity in consequence of **Business Interruption** for Additional Cost of Working.

Additional Cost of Working means the additional expenditure necessarily and reasonably incurred in order to minimise any interruption or interference with the **Business** during the **Indemnity Period**.

## Basis of Settlement Adjustments

In calculating the amounts **the Insurer** will pay **the Insured** as indemnity, adjustments shall be made in accordance with the following clauses.

### 1. Auditors and Accountants Charges

If the auditors or professional accountants of **the Insured** produce any particulars or details required by **the Insurer** from **the Insured's** books of account or other business books or documents, or any other proofs, information or evidence under the terms of Condition 2 of this **Section**, **the Insurer** will pay **the Insured** the reasonable charges payable by **the Insured** to their auditors or professional accountants provided that the sum of such reasonable charges and any other amount payable under this **Section** shall not exceed the liability of **the Insurer** under this **Section**.

### 2. Value Added Tax

All terms in this **Section** shall be exclusive of value added tax to the extent that **the Insured** are accountable to the tax authorities for such tax.

### 3. Current Cost Accounting

For the purposes of this **Section**, any adjustment implemented in current cost accounting shall be disregarded.

### 4. Payments on Account

**The Insurer** will make payments on account during the **Indemnity Period**, if **the Insured** so request, subject to any necessary adjustment at the end of the **Indemnity Period**.

## 5. Claims Preparation Expenses

Cover extends to include the necessary and reasonable costs, expenses and charges incurred by **the Insured** in producing and certifying any particulars or details required by **the Insurer** in connection with any claim under this **Section** and which are incurred with the consent of **the Insurer** and for which **the Insurer** has admitted liability, provided that

- i. such costs and expenses are limited to
  - any additional costs and expenses incurred by any employees of **the Insured** and the cost of materials used in furnishing **the Insurer's** requirements
  - the reasonable charges payable by **the Insured** to their auditors or professional accountants for producing such information as may be required by **the Insurer**
- ii. **the Insurer** shall have the right to review and audit all documentation relating to such costs and expenses
- iii. such costs expenses and charges are not otherwise recoverable under this **Section** or the **Policy**
- iv. an **Excess** of £500 shall apply in respect of each and every claim
- v. the liability of **the Insurer** shall not exceed £25,000 in respect of any one claim, and such limit shall apply in addition to the **Sums Insured** or limits applying under this **Section**.

## 6. Theft Damage to Buildings

Cover extends to include **Business Interruption** caused by or consisting of theft or attempted theft of a building or part of a building where insured under the Theft Damage to Buildings Basis of Settlement Adjustment clause under the Property Damage Section.



## Extensions

Any claim resulting from interruption or interference with the **Business** in consequence of

- A. loss, destruction or damage at any Situation or to any Property shown below, or
- B. any of the under-noted Contingencies

within the **United Kingdom**, shall be understood to be **Business Interruption** by an **Event** covered by this **Section**, provided that after the application of all other terms, conditions and provisions of this **Section** and as shown below the liability of **the Insurer** for any one claim shall not exceed in the whole the **Total Sum Insured**, or the percentage of the **Total Sum Insured**, or the amount shown below (or the amount as specified otherwise in the **Schedule**) against any of the Situations or any of the Property or any Contingency as the Limit, whichever is the less.

## Situations

### Exhibition Sites

Any exhibition site where **the Insured** are exhibiting goods or services, excluding any such site under canvas or in the open.

Limit £25,000.

## Property

### Supply Undertakings

Property

A. at any land based premises

B. comprising any land based connecting cable, pipe or pylon to the terminal connecting point at the **Premises**

of any supply undertaking service provider or producer from which **the Insured** obtains

i. electricity (including generating stations or sub-stations)

Limit £10,000,000

ii. gas (including any natural gas producer linked directly therewith)

Limit £10,000,000

iii. water (including works and pumping stations)

Limit £10,000,000

iv. telecommunications services (excluding intranet or extranet services)

Limit £10,000,000

v. other telecommunications services (including intranet or extranet services)

Limit £10,000,000

Provided that **the Insurer** shall not be liable for any **Business Interruption**

a. which does not involve a cessation of supply for at least two (2) consecutive hours in respect of para B. above

b. caused by or arising from or attributable to any overhead transmission and distributing lines and their supporting structures, other than those within one (1) mile of the **Premises**.

### Denial of Access

Property in the immediate vicinity of the **Premises**, which prevents or hinders the use of or access to the **Premises** whether the **Premises** or property in the **Premises** is destroyed or damaged or not, but excluding loss or destruction of or damage to the property of any supply undertaking from which **the Insured** obtains electricity, gas, water or telecommunications services which prevents or hinders the supply of such services to the **Premises**.

### Moulds , Tools and Dies

Moulds, tools and dies belonging to **the Insured** or for which **the Insured** are responsible whilst at the **Premises** or at any premises not in the occupation of **the Insured** or in transit by road, rail or inland waterway.

Limit £25,000.

### Documents

Documents belonging to **the Insured** or held by **the Insured** in trust, whilst at premises not in the occupation of **the Insured** or in transit by road, rail or inland waterway.

## Contingencies

### Failure of Supply

Accidental failure of supply of

- i. electricity at the terminal ends of the service provider's feeders at the **Premises**  
Limit £25,000.
- ii. gas at the service provider's meters at the **Premises**  
Limit £25,000
- iii. water at the service provider's main stop cock serving the **Premises**  
Limit £25,000
- iv. land based telecommunications services (excluding intranet or extranet services) at the incoming line terminals or receivers at the **Premises**  
Limit £25,000
- v. other telecommunications services (including intranet or extranet services) at the incoming line terminals or receivers at the **Premises**  
Limit £25,000

Provided that

- a. in respect of the supply of land based and other telecommunications services the **Maximum Indemnity Period** shall not exceed 3 months
- b. **the Insurer** shall not be liable for any **Business Interruption**
  - i. which does not involve a cessation of supply for at least four (4) consecutive hours in respect of the supply of electricity, gas or water services and for at least twelve (12) consecutive hours in respect of the supply of land based and other telecommunications services
  - ii. resulting from the deliberate act of any supply undertaking or by the exercise by any such undertaking of its power to withhold or restrict supply or services not performed for the sole purpose of safeguarding life or protecting the supply undertaking's system

- iii. resulting from failure caused by
  - strikes or any labour or trade dispute
  - drought
  - other atmospheric or weather conditions, but this shall not exclude failure due to damage caused by such conditions
  
- iv. caused by or arising from or attributable to the failure of any overhead transmission and distributing lines and their supporting structures, other than those within one (1) mile of the **Premises**
  
- v. resulting from the failure of telecommunications services via satellite
  - due to the failure of any satellite prior to its attaining its full operating function or whilst in or beyond the final year of its design life
  - in the event of temporary interference with transmissions to and from satellites due to atmospheric weather, solar or lunar conditions
  - resulting from the transfer of **the Insured's** satellite facility to another party
  
- vi. as insured under the Supply Undertakings Extension.



## Section Conditions

### 1. Alteration

Unless **the Insurer** agrees in writing, the insurance by this **Section** shall be avoided where there is an alteration after the commencement of this insurance

- a. where the **Business** is wound up or carried on by a liquidator or receiver or permanently discontinued
- b. where any alteration is made in the **Business** or in the **Premises** or property in them which increases the risk of an **Event** as insured by this **Section**
- c. where the interest of **the Insured** ceases other than by death
- d. in respect of subsidence, ground heave or landslip by any demolition, construction, ground works or excavation work being carried out on any adjoining site.

### 2. Additional Claims Conditions

In the event of any **Event** in consequence of which **the Insured** make or may make a claim under this **Section**, **the Insured** shall at their own expense deliver to **the Insurer**

- A. within 7 days of its happening, full details of **Business Interruption** caused by riot, civil commotion, strikers, locked-out workers, persons taking part in labour disturbances, malicious persons or theft
- B. not later than 30 days after expiry of the **Indemnity Period**, or such further time that **the Insurer** may allow, full information in writing of the particulars of the claim, together with details of all other policies covering property used by **the Insured** at the **Premises** for the purpose of the **Business** or any part of the **Business**, and the amount of any resulting **Business Interruption**
- C. such books of account and other business books, vouchers, invoices, balance sheets and other documents, proofs, information, explanation and other evidence that **the Insurer** may reasonably require for the purpose of investigating or verifying the claim, together with, if required, a statutory declaration of the truth of the claim and of any matters connected with it.

Particulars or details contained in **the Insured's** books of account or other business books or documents, which may be required by **the Insurer** for the purpose of investigating or verifying any claim under this **Section**, may be produced by professional accountants if at the time they are regularly acting for **the Insured**. Their report shall be *prima facie* evidence of the particulars and details to which such report relates.

**The Insurer will not pay for any claim unless the terms of this condition have been complied with, and any payment on account already made shall be repaid to the Insurer.**

### 3. Contribution

If at the time of any **Event** resulting in a claim under this **Section** there is any other insurance effected by or on behalf of **the Insured** covering such loss or any part of it, the liability of **the Insurer** under this **Section** shall be limited to **the Insurer's** rateable proportion of such loss.

### 4. Subrogation

Any claimant under this **Section** shall, at **the Insurer's** request and expense, take or permit to be taken all necessary steps for enforcing rights against any other party in the name of **the Insured**, before or after **the Insurer** makes any payment.

**The Insurer** agrees to waive any such rights to which **the Insurer** might become entitled by subrogation against any company standing in relation of parent to subsidiary (or subsidiary to parent) to **the Insured** or against any company which is a subsidiary of a parent company of which **the Insured** are themselves a subsidiary, in each case within the meaning of the Companies Act or Companies (Northern Ireland) Order current at the time of the **Business Interruption**.

## 5. Arbitration

If any difference arises as to the amount to be paid under this **Section** (liability being otherwise admitted by **the Insurer**), such difference shall be referred to an arbitrator to be appointed by **the Insured** and **the Insurer** in accordance with statutory provisions.

Where any difference is referred to arbitration in accordance with this condition, the making of an award shall be a condition precedent to any right of action against **the Insurer**.

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