

HSB Energy Efficiency Insurance

Insurance Product Information Document

Company: HSB Engineering Insurance Limited

Registered in England and Wales: 02396114, Chancery Place, 50 Brown Street, Manchester M2 2JT.

Registered as a branch in Ireland: 906020, 28 Windsor Place, Lower Pembroke Street, Dublin 2.

HSB Engineering Insurance Limited is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority in the United Kingdom, and is authorised and regulated by the Central Bank of Ireland as a third country branch in the Republic of Ireland.

Product: HSB Energy Efficiency Insurance

This Insurance Product Information Document provides an overview of the main features of the HSB Energy Efficiency Insurance policy, and does not go into detail about all of the terms and conditions. You should read the policy document for full details of cover and the policy schedule for the sums insured, limits of liability, extra cover limits, and any endorsements which will be specific to you.

What is this type of insurance?

The HSB Energy Efficiency Insurance policy is a commercial product designed for investors in energy conservation measures, energy service companies and those financing energy saving projects. It provides cover for the assets installed, revenue generated by projects and shortfalls in energy savings realised each year.



What is insured?

There are three sections of cover available, however in order to have the cover provided by sections 2 or 3, you must first have selected cover under section 1. You can also choose different levels of cover, within the sections, to ensure you get the right protection that you require for your business.

Section 1 - Equipment damage

- ✓ Cover for damage to your insured property (owned, leased, hired or rented by you), installed as part of an energy consumption initiative, while at the insured location.
- ✓ Cover also applies while your insured property is temporarily removed from the insured location for the purpose of repair or modification.
- ✓ Additionally we will pay for the cost of emergency services, removing debris following damage and the cost of temporary or fast tracked repairs.
- ✓ Following damage we will also pay the cost of reinstating electronic data used on management and control systems.
- ✓ Where you are contracted to sell your interest in the insured property, the purchaser will be insured until the sale has completed.



What is not insured?

Below you will find information that highlights the main exclusions within each section of the policy.

Section 1 - Equipment damage

- ✗ Damage caused by lightning or over voltage unless your insured property is fitted with zone protection.
- ✗ The cost of repairing a defect although we will pay for damage resulting from the defect.
- ✗ Damage caused by intentional overloading, testing, experiment or deliberate misuse.
- ✗ Damage caused by solidification.
- ✗ Damage occurring 30 days after your business has ceased operations.

Section 2 - Loss of income

- ✗ Financial loss resulting from a deliberate act of a utility supplier, authority or grid operator.

Section 3 - Asset performance

- ✗ Other than for shortfall losses, fines or damages for breach of contract, for late or non-completion of orders, or for any penalties.
- ✗ Shortfall caused by the modification or alteration of assets at the insured location.
- ✗ Shortfall caused by legal claims, suits or actions which affect the efficiency initiative(s).
- ✗ Shortfall caused by outside influences such as the unavailability of electricity or fuel or pricing or loss of market for the product(s).

All sections

- ✗ Damage caused by or resulting from mould, pollution or nuclear material.
- ✗ The excess.
- ✗ Loss or damage resulting from infectious agents or pandemics.



Section 2 – Loss of income

- ✓ Financial loss following damage under section 1 or following the failure of public utilities or telecommunications.
- ✓ Financial loss resulting from your inability to access your premises.
- ✓ Public relations costs to provide communications to the media, the public or your customers and clients.

Section 3 – Asset performance

- ✓ The shortfall in your realised savings, incentives and income generated from initiatives intended to reduce energy consumption or generate energy at your insured location.



Are there any restrictions on cover?

- If you do not comply with certain conditions of the policy it may be cancelled or we may not pay your claim. Below you will find details of restrictions that apply to the policy.
- ! If you (or anyone acting for you) make a claim that you know is in any way false or exaggerated, we will not pay the claim and we may cancel the policy.
 - ! You must take care of your insured property (for example, keep it maintained and inspected, keep records of maintenance procedures, and not use the insured property after damage.
 - ! Settlement for multiple occurrences of damage resulting from the same defect will be on a reducing scale.
 - ! You must make sure that any fuel supply meets and is used and maintained within the manufacturers' or suppliers' specifications and operating guidelines.
 - ! In relation to the efficiency initiative(s) you must execute the tasks and the timing of the project plan and comply with its terms and conditions in full.



Where am I covered?

- ✓ You are covered at the insured location, and within the territorial limits; these are shown in the quotation or schedule.



What are my obligations?

– Your responsibility to provide us with correct information

You, or anyone acting for you, must take reasonable care to answer all the questions we may ask in your proposal and/or statement of fact honestly and with reasonable care. You must do so not only when you first purchase your policy, but also at each renewal and/or if you ask us to make any mid-term change to the policy during the period of insurance. If any of the answers you have provided are incorrect, you must tell the person who arranged your insurance for you, or us immediately as this may affect the validity of cover or the terms on which cover is provided.

– If you have a claim or an incident has occurred

As soon as you know about any incident or circumstance that may result in a claim you must tell us, or the person who arranged this insurance for you, providing full details, as soon after the incident or circumstance as possible.

When making a claim it is very important that you meet all of the requirements of the policy, particularly the condition precedent set out in claim condition 1 – 'Reporting a claim'. If you don't, we may not pay part or all of your claim. You must report your claim to either the person who arranged this insurance for you, or to us.

Tel: +1 800 812 363
(calls to this number are free from a landline or mobile)

E-mail: new.loss@hsbeil.com

Address: Claims Department,
28 Windsor Place
Lower Pembroke Street
Dublin 2

– Change in circumstances

As soon as you (or anyone acting for you) become aware of any change in circumstance which may affect your policy, you must tell us as soon as possible and keep to any extra terms and conditions.

– Discovering a defect

If you find a defect in any item of insured property you must investigate and fix the defect in all items of insured property.

– Performance of efficiency initiatives

You must keep accurate records and review the performance of the initiatives against the project plan and report to us any identified issues.

– Right to survey and request risk improvements

If we ask, you must give us access to your location at an agreed date and time to carry out a risk survey. You must also comply with any risk improvement requirements that we request.



When and how do I pay?

You must pay the premium on or before the start date of the period of insurance, or on dates agreed by us, to the person who arranged this insurance for you. If you do not pay the premium on time, we may cancel the policy.



When does the cover start and end?

The length of time covered by the policy will be shown in the schedule (usually for a single period of 5 years). This policy does not renew.



How do I cancel the contract?

You have 14 working days to make sure that you are happy with the cover provided – this 14-working day period is known as the 'cooling-off period'. You can cancel the policy by telling the person who arranged this insurance for you or by telling us in writing and returning the schedule. On receipt of your cancellation notice and schedule, we will cancel the policy and send you a full refund.

You can cancel your policy at any time after the cooling-off period by telling the person who arranged this insurance for you, or by telling us in writing, and returning the schedule. On receipt of your notice and schedule, we will cancel the policy and send you a proportionate refund of the premium paid, unless you have made a claim, in which case no refund will be made.