

Allianz Insurance plc

Property Engineering

Product Information

Allianz 

For Intermediary Use Only

This document should be used for intermediary reference only as it does not detail the conditions, limitations or exclusions of the cover. Please see the policy wording for further detail.

Property Engineering Product Information

Many property owners and managers have machinery that is essential to the running and support of their property. When these machines suffer a breakdown, loss or damage, it can result in unexpected and costly repairs, as well as lengthy interruption to premises use.

Our Property Engineering policy combines insurance cover with an inspection service for plant and machinery that has a regulatory requirement to be inspected. The insurance cover is available on the following basis:

- blanket insurance cover – for all plant and machinery within an insured premises
- specified items – chosen items of plant and machinery
- tied to items listed on the inspection contract.

How does Property Engineering work alongside a property policy?

It's unlikely that your client's property policy provides cover for their machinery outside of traditional risks such as fire, flood and theft. Our Property Engineering policy protects your client's plant and machinery against the cost of repair or replacement following breakdown, explosion, collapse and other sudden and unforeseen events.

Inspection Service

With a national team of expert Engineers, we offer a wide range of plant and machinery inspection services in line with periodical regulatory requirements, including:

- electrical and mechanical inspections
- lift and crane inspections
- pressure plant inspection.

Cover

Optional covers available:

Sudden and Unforeseen Damage

Cover for installed machinery and/or plant and equipment at the insured premises for sudden and unforeseen damage. Includes explosion of pressure plant, collapse and breakdown up to a £1,000,000 limit of liability.

Own Surrounding Property

Covers consequential damage to property belonging to your client or in their care, custody or control following damage to items of pressure plant (i.e. a boiler) insured by the policy, up to a £2,000,000 limit.

Increased Cost of Working

Additional expenditure necessarily incurred to prevent or minimise interruption or interference with business operations carried out by your client's insured property following insured damage, up to a £250,000 limit.

Loss of Contents

Covers loss of contents from storage tanks belonging to or under the responsibility of the Insured as a result of accidental leakage, discharge or overflow or content contamination. Includes costs incurred by the Insured in cleaning up the loss of contents, up to a £25,000 limit.





Complimentary Cover

The following extensions are a sample of the cover provided free of charge for new and existing business (subject to underwriting acceptance of trades and machinery):

Damage to Building Automation Systems – protection against damage to centralised computer and electronic systems that control security, air conditioning, lighting and other systems, up to the policy limit of liability. This cover also includes loss of media.

Fire Brigade Charges – cover for costs of up to £10,000 following an insured loss resulting in the fire brigade being called out.

Environment and Efficiency Improvements – following an insured loss or damage to plant and/or machinery, we will increase limits by 25% or £25,000 (whichever is the lesser) if the insured opts to replace the item with a greener, more efficient alternative. Our prior agreement must be obtained.

Undamaged parts or components – we will reimburse costs of up to £25,000 incurred in replacing undamaged items due to compatibility issues with replacement items following a loss.

Cost of hiring replacement item – while insured plant/machinery is being repaired or during the time it takes to source a replacement, we will cover hire charges up to £25,000.

Trace and Access – following insured loss or damage resulting from escape of water, we will cover additional costs up to £10,000 in any one Period of Insurance, incurred in locating the source of the water escape and subsequently making good.

Hazardous Substances – up to £25,000 cover for repairing or replacing insured property due to contamination by a hazardous substance. Cover includes additional expenses incurred to clean up or dispose of such Insured Property.

Hired in Plant – we will cover costs up to £25,000 for loss or damage to hired in plant, including any continuing hire charges up to a limit of £2,000.

NEW! Optional Extensions

The following new cover extensions are now available at an additional cost:

Alternative Costs of Accommodation

We will cover costs up to £15,000 any one occurrence and £50,000 any one Period of Insurance for similar alternative accommodation following an insured loss making the residential portion of the insured premises uninhabitable by the tenants and if required, their pets. For example, no effluent disposal due to a sump pump failure, or no hot water due to a boiler or circulating pump failure.

Own Surrounding Property (Cranes and Lifting Plant)

Cover for damage to property (other than property being carried or handled by the Insured Property) whether belonging to or in their care, custody or control where the damage is solely due to an accident, error or fault in the ordinary use of cranes and lifting Plant insured by this Policy.

Loss of Rental Income

Loss of rental income due to the building not being fit for occupation as a result of insured loss or damage.

Our Risk Appetite

We recognise that every client is unique. However, our general risk appetite is for established property owners and managers that have a sound approach to machinery maintenance.

Typical examples of trades, plant and machinery present in let or managed property portfolios that we will insure include:

Sector	Trade	Typical plant and machinery
Non-manufacture	<ul style="list-style-type: none"> • purpose built offices/professional trades • purpose built retail (ex-furniture/electrical) • warehousing and manufacturing (low hazard) • brewers and wine/cider makers • electrical/electronic manufacture • shopping centres • hotels (modern concrete floors) • medical/health centres • new modern hospitals • metal working risks & light Engineering • pension funds • commercial occupied properties (good geographical spread) • stadia • actively managed • high street retail (including above residential). 	<p>Heating, ventilation and air conditioning equipment:</p> <ul style="list-style-type: none"> • air conditioning chiller units and supply systems, including air handling units • heating boilers, pipes, radiators and storage tanks • ventilation fans. <p>Lifting and handling equipment:</p> <ul style="list-style-type: none"> • escalators • passenger and goods lifts • window cleaning access equipment. <p>Other machinery:</p> <ul style="list-style-type: none"> • alarm and CCTV systems • building monitoring systems.



Other ways we can help

With expertise and extensive experience, Allianz provides products and services that complement our Property Engineering policy.

Property Owners Select

Our newly enhanced wording is a specialist policy for property owners who have larger premises or portfolios of 15+ properties. It offers a wide range of covers for property owners with commercial and residential properties.

Computer

Our Computer policy provides All Risks cover for loss or damage to computer and auxiliary equipment, including:

- servers, laptops, personal digital assistants, smartphones, removable vehicle satellite navigation systems, broadband modems, digital cameras and digital projectors
- loss or damage to computer media, additional expenditure and e-risks, including malicious code or attack and/or seek, destroy and prevent.

Allianz Engineering Consultancy Services

We can provide specialist one-off inspections, assessments and technical advice to help your clients operate their plant and machinery in a safe and efficient manner. These services should be obtained in addition to inspections required for compliance with regulations.

We can provide one-off inspections, alongside bespoke consultation in the fields of:

- pressure plant, including compliance with Control of Major Accident Hazards (COMAH) regulations
- lifting equipment and plant, including compliance with Lifting Operations and Lifting Equipment Regulations (LOLER) and Provision and Use of Work Equipment Regulations (PUWER)
- Energy Services in line with the Energy Performance of Buildings Regulations 2007; Energy Performance Certification (EPC) and Energy Assessments of air-conditioning systems
- electrical installations and portable appliances
- non-destructive testing (including thermal imaging surveys)
- health and safety assessments.



For more information and a full list of cover options and services, please contact your local Allianz Engineering representative.

Risk Management

Risk Director, our FREE online risk management service, can help your clients to reduce claims frequency, save money (via a range of preferred supplier discounts) and assist with complying with health and safety regulations.

Risk management services and goods available from our preferred suppliers include valuation services for both plant and machinery, specialist cleaning services for ductwork and ventilation systems, lightning/surge protection for electronic devices, and much more.

RiskDirector
www.riskdirector.co.uk

Claims

As a specialist engineering insurer, we understand the engineering industry. All losses are handled by our team of experts who deal exclusively with engineering claims and have extensive experience handling large plant and machinery claims.

Supported by a select group of expert loss adjusters, the team make accurate, swift decisions, to move claims forward with minimum disruption to your client's business.

Need to notify us of a claim? Simply call **01483 265825** (available 9am to 5pm Monday to Friday) or email claims@allianzengineering.co.uk.

Visit www.allianzengineering.co.uk to view full details of our insurance propositions and inspection contract as well as our range of special services.



Claims Example

A property owner with a large portfolio of plant and machinery insured two steam boilers originally designed to be fuelled by standard gas oil. However, following modification to burn a different type of oil, they both started tripping the electricity due to excessively hot flue gas temperatures. This resulted in substantial damage to the boilers. The client's Property Engineering policy met not only the cost of repairs but also the hire of replacement boilers whilst the property underwent repair.



Why Allianz Engineering?

We are one of the largest general insurers in the UK and part of the Allianz Group, the largest property and casualty insurer in the world. We have been providing engineering solutions since 1925, so we are confident we know our business.

If you would like to know more about our Property Engineering proposition, please contact your local Allianz Engineering representative.

www.allianzengineering.co.uk

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