

Property - Business interruption

Policy wording

Please read the schedule to see if **your** loss of **income** or loss of **gross profit** and **additional expenses** are covered.

The General terms and conditions, the Property definitions and the following terms and conditions all apply to this section.

Special definitions for this section

Income	The total income of the business carried out from your business premises .
Indemnity period	The period beginning at the date of the insured damage , or the date the restriction is imposed, and lasting for the period during which your income is affected as a result of such insured damage or restriction, but for no longer than the number of months shown in the schedule.
Insured damage	<p>Damage to property provided that:</p> <ol style="list-style-type: none"> the damage is not otherwise excluded by the Buildings or Contents section of this policy; and payment has been made or liability admitted by the insurer under any insurance covering such damage.
Specified working expenses	Purchases less applicable discounts, and bad debts.

What is covered

What is covered	We will insure you for your loss of income and/or loss of gross profit and/or additional expenses , as specified in the schedule, resulting solely and directly from an interruption to your business caused by insured damage to your contents or to any other property used by you at the business premises .
Additional cover	We will also insure you for your loss of income or loss of gross profit and additional expenses up to the limit stated in the schedule as applicable resulting solely and directly from an interruption to your business caused by the following:
Premises access	a. insured damage to property in the vicinity of the business premises which prevents or hinders your access to the business premises ;
Suppliers	b. insured damage at the premises of one of your suppliers operating and based in the European Union, other than water, gas, electricity or telecommunications services;
Public utilities	c. failure in the supply of water, gas, electricity or telecommunications services supplied by a supplier operating and based in the European Union to the business premises for more than 24 consecutive hours caused by insured damage to any property;
Public authority	d. your inability to use the business premises due to restrictions imposed by a public authority following: <ol style="list-style-type: none"> a murder or suicide; an occurrence of a notifiable human disease; injury or illness of any person traceable to food or drink consumed on the premises; vermin or pests at the premises.
Loss of film during processing	<p>We will pay your loss of fees and additional expenses in the event that any exposed films belonging to you are rendered incapable of being developed or printed to your client's expectations as a consequence of defective film material, a camera or lens defect or fault in the course of processing.</p> <p>We will pay up to £750 in respect of each and every loss up to a total of £1,500 for the period of insurance.</p> <p>You must pay the relevant excess shown in the schedule.</p>

What is not covered

1. **We** will not make any payment for any interruption to **your business** directly or indirectly caused by, resulting from or in connection with **terrorism**.
2. **We** will not make any payment under this section if **your business** is discontinued permanently or if a liquidator or receiver is appointed.
3. **We** will not make any payment under the Loss of film during processing cover, within **What is covered**, for any loss directly or indirectly due to film:
 - a. having passed the manufacturer's expiry date; or
 - b. processed by **you**.

How much we will pay

We will pay up to the **amount insured** shown in the schedule for each of the following items, unless limited below.

If **you** are accountable to the tax authorities for Value Added Tax, the amount **we** pay will be exclusive of such tax.

The amount **we** pay for each item will be calculated as follows:

Loss of income	The difference between your actual income during the indemnity period and the income it is estimated you would have earned during that period or, if this is your first trading year, the difference between your income during the indemnity period and during the period immediately prior to the loss, less any savings resulting from the reduced costs and expenses you pay out of your income during the indemnity period .
Loss of gross profit	The amount by which the sum of your income and your closing stock and work in progress exceeds the sum of your opening stock, work in progress and specified working expenses .
Additional expenses	The necessary and reasonable additional costs and expenses you incur in order to continue your business during the indemnity period including costs to hire further video and photographic equipment.
Outstanding debts	Any of your outstanding debts which you are unable to recover as a direct result of insured damage to your accounting records.
Accountant's charges	The amount we will pay for loss of income , or loss of gross profit if applicable, includes the reasonable charges you pay to your professional accountant for producing information we require in support of a request for settlement under this section.
Special limit for additional covers	Where one of the additional covers applies, we will not pay more than the amount shown in the schedule for that additional cover.
Under insurance	If your actual income , or your actual gross profit if applicable, during the 12 months immediately preceding the date of the damage or restriction is less than 85% of the amount insured , the amount we pay will be reduced in the same proportion as the under insurance.

Your obligations

If any damage occurs	We will not make any payment under this section unless you notify us promptly of any damage or event which might prevent or hinder you from carrying on your business .
Property insurance	Where the damage involves property you own or are legally responsible for, we will not make any payment unless you have property insurance in force covering the damage and payment has been made, or liability admitted, under that insurance for the damage . With regard to breakdown damage to computers and ancillary equipment, this requirement is satisfied if you have in force a manufacturer's guarantee or a maintenance contract providing free parts and labour in the event of breakdown.
Accounts records	We will not make any payment for outstanding debts unless you keep a record of all amounts owed to you and keep a copy of the record away from the business premises .