

Real Estate

Terrorism Cover Comparison 03/2025

A comparison of the two terrorism cover options which can be provided by Camberford Underwriting.

The following document provides a comparison of the two terrorism cover optional covers, which we may be able to offer you as part of insuring your property. Please ensure that you read, understand, and consider the cover provided under each option to ensure that the cover if chosen is suitable. Once either option is chosen you cannot amend (to the alternate option) until the policy is next due for renewal. Your insurance broker or intermediary will be able to fully discuss terrorism cover with you and explain what cover is available to you.



Insurers

The insurers providing cover for the respective terrorism cover options are detailed on your schedule.

Product Governance

Regular reviews are conducted to ensure that our terrorism cover remains consistent with the needs of the target market and our distribution strategy, plus that it continues to offer fair value.

Cover Comparison

	Pool Re Terrorism	Non-Pool Re Terrorism
	<p>For risks located in England, Wales and Scotland except for residential property insured in the name of a private individual.</p> <p>Acts of persons acting on behalf of, or in connection with, any organisation which carries out activities directed towards the overthrowing or influencing, by force or violence, of His Majesty's Government in the United Kingdom or any other government de jure or de facto.</p> <p>For risks located in the Channel Islands and Isle of Man and for residential property located in England, Wales and Scotland insured in the name of a private individual.</p> <p>An act of any person(s) acting on behalf of or in connection with any organisation which carries out activities directed towards the overthrowing or influencing by force or violence of any government de jure or de facto.</p>	<p>Act of Terrorism An act or series of acts, including the use of force or violence, of any person or group(s) of persons, whether acting alone or on behalf of or in connection with any organisation(s), committed for political, religious or ideological purposes including the intention to influence any government and/or to put the public in fear for such purposes.</p> <p>Act of Sabotage A subversive act or series of such acts committed for political, religious or ideological purposes including the intention to influence any government and/or to put the public in fear for such purposes.</p> <p>Verified Threat A threat of an intention to cause physical damage, loss of life or bodily injury by an act of Terrorism or Sabotage and which poses an immediate and real risk of occurring within the vicinity of the property insured. Verified means either, (a) a threat that has been passed to you by the Police or an Officer of His Majesty's Government; or (b) you have informed the Police immediately after you become aware of a device you suspect could be harmful at or within the vicinity of your property insured. Vicinity means within one mile of your property insured.</p>

Definition	Pool Re Terrorism	Non-Pool Re Terrorism
First Loss	Full Value Only	✓
Lone Wolf Attacks	✗	✓
Ideological purposes	✗	✓
Threat or hoax	✗	✓
Territorial Limits	Mainland UK Only	UK, IOM, NI, The Channel Islands & Europe
Decline Areas/Trades	Residential property not under commercial ownership	None
Claim Trigger	HM Treasury Certification that a terrorist act has taken place	As per the policy definition which do not require HM Treasury Certification
Underwriters	As your schedule or policy wording (but cover based upon a reinsurance pool back by the UK Government)	100% underwritten by Convex Insurance UK Limited under a facility managed by Camberford Underwriting
Capacity	Unlimited	£455 million any one location
Day one uplift	Follows underlying	35%
Nuclear, Chemical Biological and Radiological Cover	✓ (subject to territorial limits)	✗
Non-Damage Denial of Access	Only if insured on underlying policy	£5 million or 10% whichever the lesser
Pollutant & Contaminant Clean Up Costs	Only if insured on underlying policy	£5 million or 10% whichever the lesser
Utilities	Only if insured on underlying policy	£5 million or 10% whichever the lesser
Suppliers/Customers BI Extension	Only if insured on underlying policy	£5 million or 10% whichever the lesser
Brand Rehabilitation	Only if insured on underlying policy	£5 million or 10% whichever the lesser
Loss of Attraction	Only if insured on underlying policy	£5 million or 10% whichever the lesser
Loss of Rent &/OR Alternative Accommodation	Only if insured on underlying policy	£5 million or 10% of Declared sum insured, whichever the lesser
Increased Cost of Working	Only if insured on underlying policy	£5 million or 10% of Declared sum insured, whichever the lesser
Business Interruption Extensions Excess	Only if insured on underlying policy	24 Hours
Contract Works	Only if insured on underlying policy	£500,000 or 10% whichever the lesser OR Declared sum insured
Looting Post Loss	Only if insured on underlying policy	£250,000 or 10% whichever the lesser
Goods in transit	Only if insured on underlying policy	£100,000 or 10% whichever the lesser
Customer goods	Only if insured on underlying policy	£100,000 or 10% whichever the lesser
Property at 3rd party locations	Only if insured on underlying policy	£100,000
Capital additions	Only if insured on underlying policy	£1 million or 10% whichever the lesser
Pro Rata Cancellation	100% Minimum & Deposit	Fully pro-rata subject to no claims
Terrorism Liability	Excluded	Available

Policy Excesses

Certain covers will have an excess (an amount which the policyholder is responsible for paying in the event of each and every claim) applied. The policy schedule will detail what any relevant excesses are.

Key Obligations of the Policyholder

The policyholder has a duty to make a fair presentation of the risk which they wish to insure. This applies prior to the start of the policy, if any variation is required during the period of insurance and prior to each renewal. Failure to provide accurate information may result in a claim not being paid (either in full or in part) or could even invalidate the cover.



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