Gallaghers' Property Owners Cover Enhancements

Property Damage Section (if selected)
The following clause is added to the Property:

Average Waiver	Notwithstanding the Average clause shown under General Conditions, Average will not be applied to a claim for Damage to a Building provided that each of the following conditions are satisfied:
	1. **Your Sum Insured or Declared Value (as applicable) has been calculated in reliance upon a written professional valuation report.**
	2. **You obtained the valuation report no more than three years before the commencement of cover by instructing a suitably qualified and experienced professional member of the Royal Institute of Chartered Surveyors to undertake a physical inspection of the Premises and apply the relevant recommendations in the current edition of the RICS guidance note Reinstatement Cost Assessment of Buildings.**
	3. **No changes have subsequently been made to the Building which might affect the Reinstatement cost.**
	4. **You have applied appropriate indexation from the date of the valuation.**
	5. **At Our request You provide Us with a copy of the valuation and any other information that We may reasonably require.**
	6. **You assign to Us any cause of action that You may have against the responsible surveyor.**
Loss Minimisation and Prevention	Following Damage at the Premises We will pay for reasonable costs and expenses which You incur with Our prior written consent to provide necessary additional physical protection to prevent further Damage.
	We will not pay
	a. **more than the reduction in Damage avoided by the expenditure**
	b. **for costs incurred under General Conditions - Reasonable Care**
	c. **more than £25,000 for all claims under this Extension in one Period of Insurance**

Property Damage Section (if selected) and or Loss of Rental Income Section (if selected)
The following clause is added to Property Damage Section - Cover Extensions, and Loss of Rental Income Section - Section Extensions:

Claims Preparation Costs	**Definitions for this Extension**
	Claims or Loss Preparation Costs
	All fees, costs and expenses necessarily and reasonably incurred
	i. **by You, or on Your behalf, and**
	ii. **with Our agreement**
	for the investigation, preparation, quantification, presentation, certification, verification and/or negotiation of a Specified Claim.
	Specified Claim
	A claim under the Property Damage and or Loss of Rental Income Sections
	i. **in excess of £25,000, and**
	ii. **for which We have accepted liability**
	We will indemnify You for Claims or Loss Preparation Costs for a Specified Claim.
	We will not pay more than £50,000 in respect of one Specified Claim or £100,000 for all Specified Claims arising during the Period of Insurance. Claims or Loss Preparation Costs will be paid in addition to the Sums Insured, provided that;
	1. **We shall have the right to review and audit all documentation relating to the costs;**
	2. **the costs are not otherwise covered under Your Policy;**
	3. **these costs will not include the fees and costs of lawyers, loss assessors and loss appraisers**
	or any of their subsidiaries, related or associated entities, either partially or wholly owned by them or retained by them for the purpose for assisting them.