

## **COVID-19 Update**

Insurers position at 5pm on Tuesday 7<sup>th</sup> April 2020

### **ASPEN**

At the present time, Aspen has made no decision to cancel or suspend any policy terms and conditions, and therefore their Insureds (or their tenants) should try to maintain effective management of any unoccupied premises (i.e. by adequately securing them, including setting any existing intruder/fire alarms, if possible isolating any non-essential services & maintaining weekly inspections) to the best of their ability. Aspen acknowledge that in many instances this simply won't be practical or possible, however, clients should do their utmost best to protect their Premises/Businesses, and as such Aspen will aim to treat its customers fairly by taking account of any extenuating circumstances during this unprecedented crisis.

Aspen accept that there will be inevitable unoccupancy and they do not require to be notified of these for what is anticipated to be a relatively short term shut-down, where the businesses will plan to re-open in due course when any Government enforced shut-down is lifted. Similarly, under these circumstances the usual limitation of cover will not be applied, however if any Premises were already subject to limited perils cover then these will remain so.

Clearly any small businesses with manufacturing processes, especially any involving heat, will need to make provision for these to shut down appropriately according to best practice. In these uncertain times Insured's need to act prudently as if un-insured.

### **ARGENTA**

Argenta has advised that all customers must advise us that they have stopped trading as per the policy wordings.

Argenta have developed a simplified unoccupancy clause for properties that are temporarily unoccupied as a result of COVID-19. The perils being offered are not being immediately reduced on existing policies. However, where a property remains unoccupied for more than 90 days cover in respect of malicious damage and theft/theft damage will be withdrawn.

Properties that are unoccupied for any other reason need to use the usual unoccupancy clause and restricted perils basis.

## **PEN UNDERWRITING**

If your building is temporarily closed, due to the coronavirus and home working, we do not consider that the unoccupied building condition will apply in the current circumstances until the 30th June 2020, unless we have specifically advised you that it must.

If the Government restrictions continues for a significant period, we will actively advise customers if any further action is needed.

The below is a checklist of risk control measures to consider in order to help secure buildings provided that you can adhere to the government instructions during this period and to use as a reference point for regular checks during temporary closedown periods.

### **Risk Control Measures:**

- Waste: Remove all external waste, pallets and empty skips ahead of closing.
- Waste bins: Empty all waste bins and relocate to a secure area, ideally at least 10 metres from the building. If this is not possible and bins and skips are within 10m, these should have lockable lids.
- Fire Systems: Ensure that any fire and/or sprinkler systems are fully operational.
- Fire Doors: Carry out a check to ensure that internal fire doors are closed.
- Building Utilities: Shutdown any non-essential electrical devices and building utilities.
- Inspections:
  - Arrange for a weekly inspection of the building (internally and externally) – please remember to risk assess for any lone working issues.
  - Please ensure that you comply with existing government restrictions.
  - Please also follow any instruction/guidance regarding vulnerable people and lone worker risk assessments and only do this if you can adhere to the government instructions/guidance.
  - Consider the provisioning for alternative skilled personnel.
  - While, we can be flexible in respect of the weekly inspections, our current expectation is that an inspection must be carried out after 45 days (internally and externally) and a written record of that inspection kept although this requirement may change in line with Government requirements.
  - In the event you identify any defects or issues that require attention in line with these risk control measures then please rectify these or notify us if you are unable to do so.
- Physical Security: Carry out a check to ensure physical security measures are in place e.g. fences are in good repair, windows are locked, shutters are in place, gates are locked.
- Intruder Alarm: Make sure your intruder alarm is set and that the remote signalling is in place. Ensure sufficient numbers of keyholders are available to respond to an alarm activation within 20 minutes.
- Maintenance: so far as is reasonably practical, there is an expectation that essential maintenance continues with any remedial measures completed again provided that you can adhere to the government instructions during this period. Premises that have Building Management Systems (BMS) with remote alerts should continue to be responded to.

### **Other Considerations:**

- If your site normally has 24-hour occupation and you wish to completely close the site, please contact us for advice.