

GCS “INSTANT ISSUE” ENVIRONMENTAL SEARCH – FAILED POLICY SUMMARY

This is a summary of the policy and does not contain the full terms and conditions of the cover, which can be found in the policy document. It is important that you read the policy document carefully when you receive it.

Name of the Insurance Undertaking

The insurer of the policy is Evolution Insurance Company Limited.

Type of Insurance and Cover

The Environmental Search - Failed policy has been specifically designed for the situation where an environmental search against the property which you propose to purchase discloses a risk of contamination which cannot be dismissed without further enquiries. The policy can be used for single residential and/or commercial properties.

Important: The Environmental Search must not disclose past heavy industrial use (e.g. petrol-filling or railway station, quarry or landfill site).

Construction of the property and any alterations, additions, extensions or conversions to it must have been completed at least 12 months before commencement of cover and the property must have been occupied throughout the last 12 months.

Key Covers, Features and Exceptions

Your policy includes the following key covers, features and exceptions, which are detailed in your policy document.

Covers, Features and Benefits

GCS Instant Issue Environmental Search - Failed Indemnity

If, during the term of the policy (see Duration of Policy), the local authority or the Environment Agency serves on you a remediation notice that relates to contamination which existed at the property before the date on which the cover commenced but of which you were unaware, the policy provides cover for the following, up to the limit of indemnity shown in the policy schedule:

- the direct cost of removing the source of contamination and re-instating the property, as required by the remediation notice
- the reduction in the value of your interest in the property
- legal costs and expenses incurred by you with our prior consent in challenging a remediation notice.

You will not be considered to be aware of contamination solely due to the fact you did not carry out further enquiries or tests following receipt of the Environmental Search.

Exceptions and Limitations

Please refer to the Conditions and Provisos in the policy document

- The cost of any remediation work that is carried out voluntarily at the property is not covered by the policy

The policy does not cover loss arising from:

- any communication without our prior agreement with the council or Environment Agency about contamination at or near the property
- anything you do or do not do, or allow others to do or not do, that causes contamination
- contamination caused by radio-active substances or materials
- contamination revealed by searches or enquiries made by you or on your behalf or of which you were otherwise aware before commencement of cover
- contamination caused after the commencement of cover
- any remediation notice or any statement, notice or declaration relating to contaminated land at commencement of cover
- extensions or alterations (including land excavation) begun after commencement of cover, or any change of use of the property after commencement of cover.

Fair Presentation

Before the policy starts and whenever it is renewed or changed, you must take care to ensure information provided to us which is relevant to this cover is accurate. If you have taken out the policy for business purposes, you must also disclose sufficient information to ensure a fair presentation of the risk is made. Failure to do so could invalidate the policy or lead to a claim not being paid in full or at all.

Duration of Policy

The policy will remain in force for 15 years from the date of commencement. Additionally, any lender will be covered for the full period of any loan that commences within that 15 year period.

Right of Cancellation

If you are an individual buying a policy which provides cover for you in a private capacity, you may cancel this policy within 14 days of its conclusion or receipt of the policy document. To cancel you should contact the person who arranged the cover. You will be entitled to a refund of the premium paid less a deduction based upon the duration of cover provided unless a claim becomes payable under the policy prior to cancellation taking effect.

Important – Cancellation may place you in breach of contract in relation to a property sale or mortgage Mortgagees – Cancellation by any other insured will not affect the rights of any mortgage lender unless the mortgage lender is aware of or agreed to the cancellation of the policy.

How to Claim

If you need to make a claim please contact the solicitor or adviser who arranged the policy or you can write, quoting your policy number, to: Guaranteed Conveyancing Solutions, Claims Dept. GCS House, High Street, Heathfield, East Sussex, TN21 8JD.

Complaints

We hope that you will be very happy with the service we provide. However, if for any reason you are unhappy with it, we would like to hear from you. In the first instance, please write to:

The Managing Director, Guaranteed Conveyancing Solutions, GCS House, High Street, Heathfield, East Sussex, TN21 8JD.

If appropriate, we will pass details of your complaint to the solicitor who sold you the policy or the insurer.

If after making a complaint to us, you are still unhappy and feel the matter has not been resolved to your satisfaction, please contact the Financial Ombudsman Service, Exchange Tower, London E14 9SR, www.financial-ombudsman.org.uk, 0800 023 4567.

Following the complaints procedure does not affect your right to take legal action.

Financial Services Compensation Scheme

We are covered by the Financial Services Compensation Scheme (FSCS). If we cannot meet our obligations you may be entitled to compensation from this scheme, depending on the type of insurance and circumstances of any claim.

Further information about compensation scheme arrangements is available from the FSCS, www.fscs.org.uk.

Additional information

Tax

Other taxes or costs may exist that are not paid through us or imposed by us.

Language

Your policy documentation is provided in English and we will communicate with you in English.

GCS

Guaranteed Conveyancing Solutions Limited ("GCS") arranges your policy and is not the insurer. GCS can only arrange policies provided by Evolution Insurance Company Limited and (in relation to certain risks and limits of indemnity) Stewart Title Limited (and no other insurers). GCS will not advise you on your policy. GCS is authorised and regulated by the Financial Conduct Authority (with reference number 306655). You can check this on the FCA website www.fca.org.uk.

How we use your personal information

- Guaranteed Conveyancing Solutions Limited ("GCS") is the controller of any personal information provided to us or which is processed or held by us in connection with the policies we issue (whether directly or through a solicitor, licensed conveyancer or legal executive who is authorised to issue legal indemnity insurance on our behalf to its clients).
- We collect and process personal information that we reasonably deem necessary in order to provide and administer legal indemnity insurance services.
- The personal information provided to us will be used for business purposes such as carrying out our obligations under the relevant legal indemnity insurance policies, financial management, processing and assessing insurance claims and preventing and detecting fraud. We may need to undertake checks using publically available information in order to prevent fraud (using information held on or in relation to, the electoral roll, county court judgments, bankruptcy or repossession orders).
- We will share such personal information with third parties such as insurers, surveyors, claim handlers, experts, witnesses and other service providers if required for the legitimate business purposes explained above i.e. providing insurance policies and processing and assessing a claim. Please note that this includes sharing information with insurers based overseas and we can confirm that we have ensured that the relevant safeguards are in place to protect this information when it is transferred outside of the UK for these legitimate business purposes.
- We will also share such personal information with the appropriate regulatory authorities if our legal, regulatory and/or professional obligations require us to do so.
- GCS will only process personal information in accordance with the applicable data protection legislation. For further information on how we use personal information and the rights available in relation to this information, please see our Privacy Policy or visit our website at www.gcs-title.co.uk. If you have any questions or would like further information after you have accessed our Privacy Policy, please contact our Communications Department at communications@gcs-title.co.uk.

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