

Park Home Insurance

Insurance Product Information Document

October 2025

Company: Paul Baker Insurance Services is a trading style of Insync Insurance Solutions Limited which is authorised and regulated by the Financial Conduct Authority where our reference number is 766691. Our registered office is 7th Floor, Corn Exchange, 55 Mark Lane, London, EC3R 7NE and we are registered in England under company number 08810662.

Product: Select Park Home – Park Home & Contents

The information provided in this document is a summary of the key features and exclusions of the policy and does not form part of the contract between us. Complete pre contract and contractual information about the product is provided in your policy documents.

What is this type of Insurance?

Combined structures and home contents insurance which provides cover for the cost to repair or replace your property and also to repair or replace stolen or damaged items within your home.



What is insured?

- ✓ Loss or damage to your Park Home and Contents caused by fire, smoke, explosion, lightning, earthquake, storm, flood, theft, escape of water (e.g. from burst pipes or tanks) or oil, malicious persons, riot, subsidence, collision by vehicles or animals, falling trees, collapse of aerials or satellite dishes
- ✓ Accidental damage
- ✓ Site clearance, delivery and resiting
- ✓ Trace and access up to £5,000
- ✓ Lock replacement up to £1,000
- ✓ Alternative accommodation up to 20% of the Sum Insured
- ✓ Accidental damage to cables, drain inspection covers and underground drains, pipes or tanks providing services to or from the park home and for which you are responsible
- ✓ Emergency entry
- ✓ Contracting Purchaser
- ✓ Any one claim for valuables up to £20,000
- ✓ Any one valuable item up to £5,000
- ✓ Money up to £500
- ✓ Credit cards up to £1,000
- ✓ Business equipment up to £5,000
- ✓ Accidental loss of heating oil and metered water up to £2,000
- ✓ Frozen food
- ✓ Contents in garages and outbuildings
- ✓ Contents in the open up to £1,500
- ✓ Temporary removal up to £5,000, students contents limited to £2,500 in respect of theft
- ✓ House removal by professional removers
- ✓ Documents up to £2,500
- ✓ Special events



What is not insured?

- ✗ Loss or damage occurring after the home has been unoccupied or unfurnished (see policy booklet for definitions of unoccupied and unfurnished) by theft, malicious people and loss or escape of water or oil
- ✗ Loss, damage, liability, death, bodily injury or illness caused by the use of any wood burning or solid fuel heater or stove unless the heater or stove;
 - is the manufacturer's standard design, and
 - was installed by a qualified person accredited by HETAS or similar, and
 - is inspected at least once every 12 months by a qualified person accredited by HETAS or similar and all defects identified by such inspection remedied within 30 days of the inspection.
- ✗ Vehicles or craft or liability from owning, possessing or using vehicles or craft (see policy booklet for definition of vehicles and craft)
- ✗ Loss or damage to valuables, money or business equipment left in the open
- ✗ Loss or damage to gates, hedges and fences caused by storm or flood

Applicable to Park Home and Family Legal Advice and Protection

- ✗ **Pre-inception incidents:** We will not cover events that started before the policy began
- ✗ **Prospects of success:** We will not cover any legal action if there are not prospects of success. This is where the likelihood of winning is less than 50%
- ✗ **Minimum amount in dispute:** We will not cover claims for Consumer Pursuit or

- ✓ Visitors and domestic staff personal effects up to £1,000
- ✓ Garden plants up to £1,000
- ✓ Property owner's liability up to £5,000,000
- ✓ Liability to domestic staff up to £10,000,000
- ✓ Tenants liability up to 20% of the Contents Sum Insured
- ✓ Occupiers and public liability up to £5,000,000
- ✓ Unrecovered damages up to £5,000,000
- ✓ Shopping in transit up to £350
- ✓ Contents of dependant relative in nursing home up to £2,500
- ✓ Home Emergency Assistance £1,000 per call out
- ✓ Family Legal Expenses £50,000
- ✓ Identity Theft Resolution
- ✓ Legal and Tax Advice Helpline
- ✓ Counselling Service

Optional Covers

- Personal Possessions anywhere in the world

Consumer Defence if the amount in dispute is lower than £250 plus VAT

- ✗ **Conflicts:** We will not cover any claims relating to disputes with anyone else insured under the policy nor any costs covered by another insurance policy
- ✗ **Approved Costs:** We will not cover any advisers' costs and expenses incurred which have not been agreed in advance or are above those for which we have given our prior written approval

Applicable to Home Emergency Assistance

- ✗ Leaking or dripping taps
- ✗ External overflows, external guttering
- ✗ Burst or leaking flexible hoses
- ✗ Failure or breakdown of electricity or gas supply, or gas leaks
- ✗ External water supply pipes
- ✗ Septic tanks and swimming pool installations
- ✗ Failure of boilers or heating systems that have not been inspected or serviced by a qualified person within the 12 months prior to your claim
- ✗ Boilers over 15 years old
- ✗ Boilers that are beyond economical repair
- ✗ Shared water/drainage facilities
- ✗ Any failure of electricity that affects only part of the park home
- ✗ Descaling including power flushing or from damage caused by sludge
- ✗ Loss or damage to windows, doors or locks for outbuildings, garages and sheds
- ✗ Pests outside the park home e.g. in garages and outbuildings
- ✗ LPG, oil, warm air, solar and unvented systems or boilers over 60 Kw/hr



Are there any restrictions on cover?

- ! Any loss or damage caused by wear and tear, depreciation, the effects of light or the atmosphere, mould, dry or wet rot or fungus and costs that arise from the normal use, maintenance and upkeep of your park home and contents
- ! Any loss or damage caused or allowed to be caused, deliberately, wilfully, maliciously, illegally or unlawfully by you or your family and friends or anyone lawfully in the park home

Applicable to Park Home and Family Legal Advice and Protection

- ! **Your own advisers' costs:** Once court proceedings are issued, or in the event that a conflict of interest arises, you are welcome to use your own legal representative, but we will not cover any

costs in excess of our standard advisers' rates

! **Withdrawn claims:** If you withdraw from the legal action without our consent, you are responsible for any advisers' costs

Applicable to Home Emergency Assistance

- ! Limit of cover is £1,000 per claim
- ! Alternative accommodation £250
- ! You may not claim if your property has been unoccupied for more than 60 consecutive days
- ! No more than 3 claims during any 12 month period



Where am I covered?

- ✓ The cover provided is for private residences in England, Scotland, Wales, Northern Ireland, Channel Islands and Isle of Man.



What are my obligations?

- When taking out, renewing or making changes to your policy, you must take reasonable care to provide accurate and complete answers to all questions.
- You must tell us of any changes e.g. change of address, structural alteration to your park home, if you intend to let your park home or use it for any reason other than private residential purposes, if your home will be unoccupied, if you or your family have been declared bankrupt or you or your family have received a police caution or been convicted or charged with any offence
- You and your family must take precautions to avoid injury, loss or damage and take reasonable steps to safeguard the property insured from loss or damage and maintain it in good repair.
- You must pay the premium on time.

If you make a claim

- You must provide us with all relevant information about the claim to assist us in validating it.
- You should take steps to prevent further damage and not dispose of any damaged items or conduct permanent repairs as we may need to inspect the damage.



When and how do I pay?

You can pay your premium as a one-off payment or by monthly instalments. You will need to contact Paul Baker Insurance Services for full details.



When does the cover start and end?

This contract will start on the date you select when you purchase the policy and will end one year later.



How do I cancel the contract?

- You can cancel this policy within 14 days of receipt of the policy documents whether for new business or at the renewal date.
- If cover has not started, we will refund the full premium to you. If cover has started, we will keep an amount of premium in proportion to the time you have been on cover and refund the rest to you provided no claims have occurred.
- You may also cancel this policy at any time by giving us prior written notice to Paul Baker Insurance Services, 16 Hewlett Road, Cheltenham, GL52 6AA.
- You will not receive a refund of premium if any claims have been made.