

Professional indemnity insurance for design and construct professionals

Policy summary Policy wording ref: WD-PROF-UK-DAC(9) 11207 02/21

Key benefits: what risks are you protected against?

Professional indemnity insurance covers you for compensation you have to pay to your clients or any other third parties as a result of problems with your work. We will pay for claims which are made against you during the period of insurance, up to the limit shown in the policy schedule. We will also pay your legal defence costs incurred with our agreement for covered claims.

We will pay compensation in relation to claims against you for:

- negligence or breach of a duty of care arising from the performance of any design or specification, feasibility study, technical information calculation or survey;
- infringement of intellectual property rights like copyright or trademark;
- work undertaken on your behalf by sub-contractors or outsourcers. However, we reserve the right to recover losses from your sub-contractors or outsourcers;
- failure to warn that there is a deficiency in any design undertaken by another party;
- the breach of a duty under the Housing Grants Construction and Regeneration Act 1996.

We will also pay your direct losses suffered as a result of:

- any tangible documents needed for your business which are lost, damaged or destroyed;
- criminal defence costs relating to any regulation or statute which applies to your business.

Your policy may also pay the costs and expenses you incur in rectifying a problem if we believe this is likely to prevent a future claim against you for a greater amount.

Significant or unusual exclusions and limitations

We will not make any payment for your lost profit or any trading loss suffered by you. We will not pay for claims or losses arising from:

- any financial advice, investment of client funds or any activity regulated by the Financial Conduct Authority or any other similar or successor regulatory body;
- any design, specification, feasibility study, technical information calculation or survey which is not carried out by or under the direct supervision of a suitably qualified and experienced person;
- pollution or contamination;
- any bodily or mental injury or death or the loss, destruction or damage to tangible property, unless arising directly from any design, specification, feasibility study, technical information calculation or survey;
- anything which was likely to lead to a claim and which you knew about before the policy started;
- any contractual terms which make you responsible for losses you would not be responsible for if the contractual terms did not exist, other than certain collateral warranties;
- any breach of your obligations as an employer;
- any patent infringement or the disclosure of a trade secret;
- defective workmanship or the supply of defective materials;
- work performed by a specialist, designer or consultant working for you as a sub-contractor unless you have taken
 reasonable steps to ensure they maintain professional indemnity and there is a written contract in place between you
 and them;
- your failure to obtain and maintain adequate financing or insurance for a project;
- your provision of estimates for construction costs or your failure to account for any money received;
- terrorism, war or nuclear risks; including any fear or threat of such an incident, or any action taken in controlling, preventing
 or responding to such an incident;
- a cyber attack, hacker or social engineering communication; including any fear or threat of a cyber attack, hacker or social engineering communication, or any action taken in controlling, preventing or responding to a such an attack;
- any negligent act, error or omission in the operation or maintenance of computer or digital technology such as development, installation, patching or upgrading;



- the failure of the service provided by internet, telecommunications, utilities or other infrastructure providers;
- the processing, acquisition, storage, damage, loss, alteration, disclosure, use of or access to personal data. We will pay such claims where they arise from your performance of a business activity and which is not otherwise excluded. Subject to the limit shown in the schedule.

Please read the policy for details of its terms in full.

PS-PROF-UK-DAC(2) 16963 02/21



Professional indemnity for design and construct professionals

Policy wording

The General terms and conditions and the following terms and conditions all apply to this section. Cover under this section is given on an aggregate basis unless otherwise specified.

Please pay special attention to the Notification for adjudication section in the grey box at the end of this section.

Special definitions for this section			
Advertising or branding	Advertising, branding, including your company name, trading name and any web domain name, publicity or promotion in or of those of your products or services that expressly fall within your business activity .		
Applicable courts	The courts of competent jurisdiction in those countries stated as the applicable courts in the schedule.		
Business activity	The activities stated in the schedule, which you perform in the course of your business.		
Client	Any person or entity with whom you have engaged or contracted to provide services or deliverables that expressly fall within your business activity .		
Computer or digital technology	Any programs , computer network, hardware, software, operational technology, internet- connected device, network-connected device, electronic device, information technology, communications system, including but not limited to any internet-of-things devices, email system, intranet, extranet, website or cloud computing services.		
Computer or digital	Any negligent act, error or omission by anyone in the:		
technology error	1. creation, handling, entry, modification or maintenance of; or		
	 on-going operation, maintenance (including but not limited to installation, upgrading or patching) or development of. 		
	Any computer or digital technology.		
Cyber attack	Any digital attack or interference, whether by a hacker or otherwise, designed to:		
	1. gain access to;		
	2. extract information from;		
	3. disrupt access to or the operation of; or		
	4. cause damage to:		
	any data or computer or digital technology, including but not limited to any:		
	a. programs designed to damage, disrupt, extract data from, or gain access to any data or computer or digital technology including, but not limited to, malware, wipers, worms, trojans, rootkits, spyware, dishonest adware, crimeware, ransomware, crypto-jacking and other malicious software or viruses; or		
	b. denial of service attack or distributed denial of service attack.		
Defence costs	Costs incurred with our prior written agreement to investigate, settle or defend a claim against you .		
Hacker	Anyone, including an employee of yours , who gains unauthorised access to or unauthorised use of any:		
	1. computer or digital technology; or		
	2. data held electronically by you or on your behalf.		
Personal data	Any information about an individually identifiable natural person, including any information that identifies, relates to, describes, is reasonably capable of being associated with, or could reasonably be linked, directly or indirectly, with a particular individual, including but not limited to any information protected by the Data Protection Act 2018, General Data Protection Regulation (EU) 2016/679, or any related, similar or successor legislation or regulation in any jurisdiction.		



Pollution	Any pollution or contamination, including noise, electromagnetic fields, radiation and radio waves.			
Retroactive date	The date stated as the retroactive date in the schedule.			
Social engineering communication	Any request directed to you or someone on your behalf by a person improperly seeking to obtain possession or the transfer to a third-party of virtual currency, money, securities, data or property that such person or third-party is not entitled to. Also includes any person who was, is or during the period of insurance becomes your partner or director or senior manager in actual control of your operations.			
You/your				
What is covered	Α.			
Claims against you	If during the period of insurance , and as a result of your business activity for a client on or after the retroactive date within the geographical limits , any party:			
	1. brings a claim, including any injunctive proceedings, against you for:			
Negligence	 negligence or breach of a duty of care arising from the performance of any design or specification, feasibility study, technical information calculation or survey performed by you or on your behalf by sub-contractors; 			
Intellectual property infringement	 b. infringement of intellectual property rights including copyright, trademark or moral rights or any act of passing-off; 			
Breach of confidentiality	 breach of confidence or misuse of any information, which is either confidential or subject to statutory restrictions on its use; 			
Deficiency in any design	d. failure to warn that there is a deficiency in any design undertaken by another party; or			
Housing Grants Adjudication	 refers a dispute arising directly from your breach of a duty of care to adjudication under the Housing Grants Construction and Regeneration Act 1996 or any similar or successor legislation. 			
	Unless excluded under What is not covered below, we will indemnify you against the sums you have to pay as compensation, including any liability for claimants' legal costs and expenses.			
	We will also pay defence costs but we will not pay costs for any part of a claim not covered by this section.			
Potential claims capable of rectification	If a problem arises which is capable of being rectified but which, if left, is likely to lead to a claim against you which would be covered by this section, we will pay the expenses you reasonably and necessarily incur with our prior written agreement in rectifying the problem to avoid the claim. We will only do this if we agree that these expenses are less than the amount of a potential claim. It is for you to satisfy us that you would be acting reasonably in seeking to rectify the problem in this way. If, following rectification, a claim is still brought against you , we will deal with it but our total payment, including what we have already paid, will not exceed the limit of indemnity stated in the schedule.			
Advertising claims	В.			
	If during the period of insurance , and as a result of your advertising or branding on or after the retroactive date within the geographical limits , any party brings a claim, including any injunctive proceedings, against you for:			
	1. infringement of copyright or moral rights; or			
	2. defamation,			
	unless excluded under What is not covered below, we will indemnify you against the sums you have to pay as compensation, including any liability for claimants' legal costs and expenses.			
	We will also pay defence costs but we will not pay costs for any part of a claim not covered by this section.			



Your own losses

Loss of documents	If during the period of insurance any tangible document of yours which is necessary for the performance of your business activity is physically lost, damaged or destroyed while in your possession, we will pay the reasonable expenses you incur with our prior written agreement in restoring or replacing it. The most we will pay for the total of all such expenses is the relevant amount stated in the schedule.			
Criminal proceedings	If you are charged with a criminal offence during the period of insurance under a statute or regulation that applies to your business , we will pay the reasonable costs incurred with our prior written agreement to defend you if, in our opinion, a successful defence may avoid a claim which would be covered by this section.			
Additional cover				
Court attendance compensation	witr the atte	If any person within the definition of you , or any employee of yours , has to attend court as a witness in connection with a claim against you covered under this section, we will pay you the amount shown in the schedule as compensation for each day or part of a day that their attendance is required by us . The most we will pay for the total of all court attendances is the amount shown in the schedule.		
What is not covered	A.	We will not make any payment for any claim or part of a claim or loss directly or indirectly due to:		
Investments	1.	any investment advice, financial advice, investment of client funds or any activity regulated by the Financial Conduct Authority, Prudential Regulation Authority or any other similar or successor regulatory body.		
Design and survey	2.	any design, specification, feasibility study, technical information calculation or survey which is not carried out by or under the direct supervision of a properly qualified engineer, architect, surveyor, quantity surveyor or other person with five years' practical experience of such activity unless notified to us and agreed by us in writing.		
Pension schemes	3.	any operation or administration of any pension or employee benefit scheme or trust fund, or the sale or purchase of or dealing in any stocks, shares or securities or the misuse of any information relating to them, or any breach of any legislation or regulation related to these activities.		
Taxation and competition	4.	any liability for any breach of any taxation, competition, restraint of trade or anti-trust legislation or regulation.		
Pollution	5.	pollution.		
Cyber incident	6.	or contributed to by, resulting from or in connection with any:		
		a. cyber attack;		
		b. hacker;		
		c. social engineering communication;		
		d. any fear or threat of 6.a. to 6.c. above;		
		 e. any action taken in controlling, preventing, suppressing, responding or in any way relating to 6.a. to 6.d. above. 		
Discrimination and harassment	7.	any discrimination, harassment or unfair treatment, unless arising directly from your breach of a duty of care in the performance of a business activity .		
Injury	8.	the death of or any bodily or mental injury or disease suffered by:		
		a. anyone employed by or working for you and arising out of their work for you ;		
		 anyone else, unless arising directly from any design, specification, feasibility study, technical information calculation or survey performed by you or on your behalf by sub-contractors. 		



Property damage	9.	the loss, damage or destruction of any tangible property unless arising directly from any design, specification, feasibility study, technical information calculation or survey performed by you or on your behalf by a sub-contractor. This clause does not apply to your own loss under the Loss of documents cover in What is covered .
Negotiable instruments	10.	the loss, damage or destruction of any bearer bonds, coupons, share certificates, stamps, money or other negotiable paper.
Computer or digital technology error	11.	or contributed to by, resulting from or in connection with any computer or digital technology error .
Directors and officers' liability	12.	any personal liability incurred by a director or officer of yours when acting in that capacity or managing your business , or a breach of any fiduciary duty, or any statement, representation or information concerning you or your business contained in your accounts, reports or financial statements.
Deliberate, reckless or dishonest acts	13.	any act, breach, omission or infringement you deliberately, spitefully, dishonestly or recklessly commit, condone or ignore.
Pre-existing problems	14.	anything, including any actual or alleged shortcoming in your work, or that of your sub-contractor, or any dispute in connection with a contract, likely to lead to a claim or criminal proceedings being made against you , which you knew or ought reasonably to have known about before the start of the period of insurance .
Date recognition	15.	date recognition.
War, terrorism and nuclear	16.	or contributed to by, resulting from or in connection with any:
		a. terrorism;
		b. war ;
		c. nuclear risks;
		d. fear or threat of 16.a. to 16.c above; or
		 any action taken in controlling preventing, suppressing, responding or in any way relating to 16.a. to 16.d. above.
		If there is any dispute between you and us over the application of clause 16.a. above, it will be for you to show that the clause does not apply.
Asbestos	17.	asbestos risks.
Contractual liabilities and collateral warranties	18.	your agreement to take on any legal liability under any express agreement, warranty, indemnity, waiver or guarantee, unless:
		a. you would be liable even if you had not given any such agreement, warranty, indemnity, waiver or guarantee; or
		b. the liability arises from a collateral warranty or duty of care agreement.
		In either case we will not indemnify you for any liability arising from:
		a. any fitness for purpose guarantee;
		any greater or longer lasting benefit than that given to the party with whom you originally contracted;
		c. any express guarantee, contractual penalty or liquidated damages; and
		 your agreement to exercise a standard of care greater than would normally be expected in your profession.
Employees	19.	anyone's employment with or work for you , or any breach of an obligation owed by you as an employer.
Patent/trade secret	20.	any infringement, use, or disclosure of a patent, or any use, disclosure or misappropriation of a trade secret.
Defective workmanship	21.	a. your or your sub-contractor's defective workmanship, or any defective materials you , your sub-contractor or a third-party have supplied;



		b. your or your sub-contractor's failure to supervise the work you or any sub- contractor have carried out.
Specialist, designer or consultant work	22.	any work performed by a specialist, designer or consultant working for you as a sub- contractor where:
		a. you have not taken reasonable steps to ensure that the sub-contractor has, and maintains, professional indemnity insurance with a reputable insurer; and
		b. there is no written contract between you and the sub-contractor which is subject to English or Scottish law.
Overcharging of fees	23.	any overcharging of fees or commission by you .
Failure to obtain insurance	24.	your failure to obtain and maintain adequate insurance for a project.
Failure to obtain financing	25.	your failure to obtain and maintain adequate financing for a project.
Failure to account for money	26.	your failure to account for any money received.
Estimates for construction costs	27.	your provision of estimates for construction costs.
Insolvency or financial difficulties	28.	your insolvency or financial difficulties or the insolvency or financial difficulties of any sub-contractor.
Joint ventures	29.	activities carried out in the name of a consortium, joint venture or profit-sharing scheme in which you are a party.
Infrastructure failure	30.	contributed to by, resulting from or in connection with any failure or interruption of service provided by an internet service provider, telecommunications provider, utilities supplier or other infrastructure provider.
Trademarks and false	31.	Any actual or alleged:
advertising		1. act of passing-off, unauthorised use of another's trademark, name or logo; or
		2. false or misleading advertising
		in relation to your advertising or branding .
	В.	We will not make any payment for:
Claims brought by a related party	1.	any claim brought by an insured within the definition of you or any party with a financial, executive or managerial interest in you , including any parent company or any party in which you have a financial, executive or managerial interest, including any subsidiary company. This does not apply to a claim based on a liability to an independent third-party directly arising out of the performance of your business activity .
Restricted recovery rights	2.	that part of any claim where your right of recovery is restricted by any contract.
Lost profit and VAT	3.	your lost profit, mark-up or liability for VAT or its equivalent.
Trading losses	4.	any trading loss or trading liability including those arising from the loss of any client , account or business.
Non-compensatory payments	5.	fines and contractual penalties, tax liabilities or debts, aggravated, punitive or exemplary damages, and also additional damages under section 97(2) of the Copyright, Designs and Patents Act 1988 or any statutory successor to that section.
Claims outside the applicable courts	6.	any claim, including arbitration, brought outside the applicable courts . This applies to proceedings in the applicable courts to enforce, or which are based on, a judgment or award from outside the applicable courts .
Adjudication costs	7.	a claim referred to adjudication under the Housing Grants Construction and Regeneration Act 1996, or any similar or successor legislation, where your contract with your client failed to provide that:

a. an adjudicator will be appointed to resolve any disputes under the contract;



		b.	the adjudicator is independent of the parties to the dispute;	
		c.	the decision of the adjudicator is not the final determination of the dispute; and	
		d.	the adjudicator cannot reach a decision on commercial considerations as opposed to the legal liabilities and obligations of the parties in dispute.	
Criminal proceedings costs	8.	any	costs awarded against you as a result of criminal proceedings.	
Personal data claims	9.		claim or loss relating to the actual or alleged processing, acquisition, storage, truction, erasure, loss, alteration, disclosure, use of or access to personal data .	
		aga acti 6. C	vever, this does not apply to any covered claim or part of a covered claim made inst you by a client which arises directly from your performance of a business vity for that client and which is not otherwise excluded by What is not covered , A . cyber incidents above. The most we will pay in relation to any such covered claim(s) as Special Limit stated in the schedule for personal data claims.	
How much we will pay	limit	t of in	t we will pay for the total of all claims, their defence costs , and losses is the overall demnity stated in the schedule, irrespective of the number of claims or losses, unless elow or in the schedule. You must pay the relevant excess stated in the schedule.	
Personal data claims	inclu for t	uding hat c l	we will pay for the total of all claims or parts of claims against you by a client defence costs , which arise directly from your performance of a business activity lient relating to personal data is the relevant amount stated in the schedule, which is within, and not in addition to, the overall limit of indemnity for this section.	
	You	i mus	t pay the relevant excess stated in the schedule.	
Paying out the limit of indemnity	At any stage of a claim, we can pay you the applicable limit of indemnity or what remains after any earlier payment from that limit, including payments in relation to other claims. We will then have no further liability for that claim or its defence costs .			
Your obligations				
If a problem arises	1.	We	will not make any payment under this section unless:	
		a.	you notify us promptly of the following within the period of insurance or at the latest within 14 days after it expires for any problem you first become aware of in the seven days before expiry:	
			i. your first awareness of anything, including any actual or alleged shortcoming in any work, which is likely to lead to a claim against you . This includes any criticism of your work even though regarded by you as unjustifiable.	
			If we accept your notification we will regard any subsequent claim as notified to this insurance;	
			ii. any claim or threatened claim against you ;	
			iii. your first awareness of any actual or threatened criminal proceedings against you	
		b.	during an adjudication, you comply with any request, direction or timetable of the adjudicator;	
		C.	you start, at our expense, any court or arbitration proceedings which we reasonably require to challenge, re-open or stay the enforcement of an adjudication decision.	
	2.	for v writ	en dealing with your client or a third-party, you must not admit that you are liable what has happened or make any offer, deal or payment, unless you have our prior ten agreement. If you do, we may reduce any payment we make under this policy by amount equal to the detriment we have suffered as a result.	



Control of defence	We have the right but not the obligation to take control of and conduct in your name, the investigation, settlement or defence of any or any part of a claim.
	You must give us the information and co-operation which we may reasonably require and take all reasonable steps to defend any claim. You should not do anything which may prejudice our position.
Appointment of legal representation	We have the right, but not the obligation, to select and appoint an adjuster, lawyer or any other appropriate person of our choosing to deal with the claim.
Partially covered claims	We will not pay any part of a claim and its associated costs which is not covered by this section. If a claim is made which is not wholly covered by this section or is brought against you and any other party who is not covered under this section, then at the outset of the claim, we and you agree to use best efforts to determine a fair allocation of covered and non-covered parts of any claim or associated costs, including defence costs on the basis of the relative legal and financial exposures.
Advancement of defence costs	We will pay defence costs covered by this section on an ongoing basis prior to the final resolution of any claim. However, we will not pay any defence costs in connection with any claim or part of a claim which is not covered under this section. You must reimburse us for any defence costs paid where it is determined there is no entitlement under this section.
Payment of full limit of indemnity	We have no further duty to indemnify you against any claim where we pay you the applicable limit of indemnity as described in How much we will pay , Paying out the limit of indemnity, or if the overall limit of indemnity stated in the schedule has been exhausted.
Payment of excess	Our duty to make any payment under this section arises only after the applicable excess is fully paid. The excess will only be eroded by the covered parts of a claim.
Disputes	For the purposes of Control of defence in this section of the policy , General condition 14, Arbitration, within the General terms and conditions is amended to read as follows:
	Any dispute as to whether to settle or to continue the defence of a claim or as to the fair allocation of any partially covered claim and its associated costs, will be referred to a single Queen's Counsel (or equivalent in this or any other jurisdiction) to be mutually agreed or in the absence of such agreement to be nominated by the President of the Law Society of England & Wales. The opinion of such Queen's Counsel shall be binding on you and us in relation to matters referred under this clause. The costs of such opinion shall be met by us .
Notification for adjudication	In view of the strict timetable relating to an adjudication you must notify us by email within two (2) working days of your receipt of any notice of an intention to adjudicate, or of your intention to serve such a notice which may lead to a claim against you being dealt with by adjudication.
	You should make this notification directly to us , and not through your insurance adviser if you use one, at hicliability.claims@hiscox.com.
	We will not indemnify you under this insurance unless you comply with the above.

WD-PROF-UK-DAC(9) 11207 02/21