



## Changes to your Masonic Buildings and Liabilities Cover Wording

Following discussions with the Mutual's supporting insurers, Ecclesiastical Insurance Office Plc, some changes have been made to the Cover Wording to update, improve and/or clarify cover. These are set out below. The changes need to be read with the Cover Wording which is available on our website:

<https://www.masonicmutual.com/members-area>

The new Cover Wording will apply to all renewals and new business from **1<sup>st</sup> July 2025**. If you have any questions about the changes, please call us on 01253 739789 or email us at [info@themasonicmutual.com](mailto:info@themasonicmutual.com)

## Section 2 - Equipment Breakdown

### Definitions

Each time any of the following words or phrases appear in this section in bold type (or in capital letters in the schedule) they will take the specific meaning shown below

#### **Accident(s)**

means

1. electrical or mechanical Breakdown including rupture or bursting caused by centrifugal force
  2. artificially generated electrical current including electric arcing that disturbs electrical devices appliances or wires
  3. Explosion or Collapse of Covered Equipment operating under steam or other fluid pressure
  4. Damage to hot water boilers other water heating equipment oil or water storage tanks caused by or resulting from any condition or event (not otherwise excluded) occurring inside such equipment
  5. Damage caused by operator error that results in the overloading of Covered Equipment
- Biomass and Biogas Installations  
means any equipment and machinery used in connection with running a biomass or biogas heating or power-generation plant including anaerobic digesters storage tanks augers screeners scrubbers boilers gas engines generators heat exchangers pumps and motors

#### **Breakdown**

means

1. the actual breaking failure distortion or burning out of any part of the Covered Equipment whilst in ordinary use arising from defects in the Covered Equipment causing its sudden stoppage and necessitating repair or replacement before it can resume work
2. fracturing of any part of the Covered Equipment by frost when such fracture renders the Covered Equipment inoperative
3. the actual and complete severance of a rope but not breakage or abrasion of wires or strands even though replacement may be necessary
4. Electronic Derangement

#### **Collapse**

means the sudden and dangerous distortion (whether or not attended by rupture) of any part of the Covered Equipment caused by crushing stress by force of internal steam or other fluid pressure (other than pressure of chemical action or ignited flue gases or ignition of the contents)

#### **Computer Equipment**

means

1. electronic computer or other data processing and/or storage equipment

2. projectors printers scanners and other peripheral devices used in conjunction with 1.
3. software and programs licensed to You and installed on 1.
4. Portable Computer Equipment owned by You or for which **You** are responsible

### **Covered Equipment**

means equipment at the **Premises** owned by **You** or for which **You** are responsible

1. which is built to operate under vacuum or pressure (other than the weight of its contents) or
2. that generates transmits stores or converts energy or
3. comprising Computer Equipment

Excluding

- a. any supporting structure foundation masonry brickwork or cabinet
- b. any insulating or refractory material
- c. any vehicle aircraft floating vessels or any equipment mounted thereon (other than vehicle recovery cranes or equipment which are included but not the actual vehicle)
- d. self-propelled plant and equipment (other than fork lift trucks and pallet trucks used by **You** at **Your Premises**) dragline excavation or construction equipment
- e. equipment manufactured by **You** for sale
- f. safety or protective devices due to their functioning
- g. tools dies cutting edges crushing surfaces trailing cables non-metallic linings driving belts or bands or any part requiring periodic renewal
- h. any electronic equipment (other than Computer Equipment) used for research diagnostic treatment experimental or other medical or scientific purposes with a new replacement value in excess of £30,000
- i. any electricity generating equipment other than emergency back-up power equipment or wind turbines less than 10kW or photovoltaic equipment less than 50kW
- j. any Biomass and Biogas Installation
- k. any Hydroelectric Installation

### **Cyber Event**

means

1. a failure of electronic equipment to correctly recognise process or store any data
2. a hostile malicious illegal or transgressive act committed through electronic systems including but not limited to
  - a. a virus (a program code programming instruction or any set of instructions intended to damage interfere with or have a negative effect on computer programs data or operations)
  - b. hacking (unauthorised access to any computer or other electronic equipment)
  - c. a denial of service attack (any actions or instructions intended to damage interfere with or affect the availability or performance of networks network services network connectivity or telecommunication systems)

### **Electronic Derangement**

means malfunction of the Computer Equipment or electronic circuitry controlling or operating the Covered Equipment that is not accompanied by visible Damage and requires replacement of one or more insured components of the Covered Equipment in order to restore it to its normal operation

Excluding

1. the rebooting reloading or updating of software or firmware
2. the incompatibility of Covered Equipment with any software or equipment installed introduced or networked within the previous 30 days
3. the Covered Equipment being of insufficient size specification or capacity
4. loss or Damage caused by a Cyber Event

**Explosion**

means the sudden and violent rending of the Covered Equipment by force of internal steam or other fluid pressure (other than pressure of chemical action or ignited flue gases or ignition of the contents) causing bodily displacement of any part of the Covered Equipment together with forcible ejection of the contents

**Hazardous Substance**

means any substance other than ammonia that has been declared to be hazardous to health by a governmental agency

**Hydroelectric Installations**

means any equipment machinery dam and weir used in connection with running a hydroelectric power station including turbines sluice gates screens screeners pumps motors generators gearboxes engines alternators and associated equipment including any sub-station and distribution transformer switchgear meter cabling telecommunication and monitoring device building and converter housing (including fixtures and fittings) and security equipment

**Media**

means all forms of electronic magnetic and optical tapes and discs for use in any Computer Equipment

**Portable Computer Equipment**

means

1. laptops palmtops and notebooks
2. personal digital assistants (PDAs)
3. projectors printers scanners and other peripheral devices which are designed to be carried and used in conjunction with other Portable Computer Equipment
4. removable satellite navigation systems
5. digital cameras
6. smartphones

owned by You or for which You are responsible  
Service Provider

means a business that You have hired under a written contract to perform services on Your behalf in connection with the Business

**Transit**

means the loading unloading and movement of Covered Equipment other than by air or sea unless the sea transit is by roll-on/roll-off ferry

**Cover**

We will indemnify **You** in respect of Damage to Covered Equipment arising from an Accident happening during the Period of Insurance

**Limit of liability**

**Our** liability in the Period of Insurance shall not exceed the sum insured under the appropriate section of material damage insurance provided by this policy for each item of Covered Equipment nor in all the total sum insured subject to the following maximum limits

The total amount We will pay in respect of this section shall not exceed

- £5,000,000 in the Period of Insurance
- £500,000 any one Accident for Computer Equipment

If an initial Accident causes other Accidents all will be considered one Accident

All Accidents that are the result of the same event will be considered one Accident

### **Basis of settlement**

We may pay up to the value of Covered Equipment at the time of the Damage or at Our option repair reinstate or replace the Covered Equipment in accordance with the following

### **Reinstatement**

Subject to the following special conditions the basis upon which the amount payable in respect of Covered Equipment is to be calculated shall be the reinstatement of the Covered Equipment that is the subject of an Accident

For this purpose 'reinstatement' means

1. the replacement of Covered Equipment that is the subject of an Accident which provided Our liability is not increased may be carried out

- a. in any manner suitable to Your requirements
- b. upon another site

2. the repair or restoration of Covered Equipment that is the subject of an Accident

In the case of 1. or 2. to a condition equivalent to or substantially the same as but not better or more extensive than its condition when new

### **Special conditions**

i. Our liability for the repair or restoration of Covered Equipment that is the subject of an Accident shall not exceed the amount payable for replacement of the Covered Equipment

ii. No payment beyond the amount which would have been payable in the absence of this basis of settlement shall be made unless reinstatement commences and proceeds without unreasonable delay

iii until the cost of reinstatement shall have been actually incurred We shall not be bound to reinstate exactly or completely any property that is the subject of a claim but only as circumstances permit and in reasonably sufficient manner

We shall not pay more than the sum insured in respect of any one of the items insured

All the terms and conditions of the policy shall apply

- in respect of any claim payable under this basis of settlement except in so far as they are varied hereby
- where claims are payable as if this basis of settlement had not been incorporated

### **Extensions**

The cover provided by this section is extended to include the following

These extensions do not increase the maximum liability of £5,000,000 for the Cover Period

#### **1 Away from premises**

Damage from an Accident to Covered Equipment

- a. during Transit anywhere in the Geographical Limits
- b. temporarily removed from the Premises to anywhere in the Geographical Limits
  - i. whilst in Your custody or control or
  - ii. for the purpose of repair replacement restoration service or modification
- c. for Portable Computer Equipment at any location or in Transit anywhere in the world

**Limit** in respect of c.

£5,000 any one Accident

#### **2 Reinstatement of Data and computer increased costs of working**

a. Unless otherwise excluded We will pay the costs You incur in reinstating data that is lost or damaged as a consequence of an Accident to Covered Equipment

Providing that

- i. Our liability is limited solely to the cost of reinstating data onto Media
- ii. We shall not be liable for loss or damage to software

**Limit**

£50,000 any one Accident

b. In addition We will pay costs necessarily and reasonably incurred by You for the sole purpose of avoiding or diminishing the resulting interruption or interference to Your computer operations

**Limit**

£50,000 any one Accident

**3 Business interruption**

If the Business interruption section of this policy is operative **We** will pay to **You** in respect of each item in the Business interruption schedule the loss occurring during the indemnity period (as defined in the Business interruption section) following an Accident to Covered Equipment that results in the Business being interrupted or interfered with

**Our** liability shall not exceed the sum insured for each item nor in all the total sum insured and in any event **Our** maximum liability shall not exceed £100,000 in the Cover Period

Excluding

- i. any loss resulting from the Damage to own surrounding property extension
- ii. any delay in resuming operations resulting from the need to reconstruct or re-input data or programs on Media nor the costs incurred in so doing where **You** have not fully complied with the Back-up records condition

**4 Hazardous substances**

Following an Accident **We** will also pay the additional cost to repair or replace Covered Equipment which has been contaminated by a Hazardous Substance

This includes any additional expenses incurred to clean up or dispose of such property

Limit

£10,000 any one Accident

**5 Expediting expenses**

Reasonable costs necessarily incurred by **You** to make temporary repairs and expedite permanent repairs or permanent replacement of damaged Covered Equipment

Limit

£20,000 any one Accident

**6 Government and Public Authorities**

(Including undamaged portions)

If in force the Government and Public Authorities extension of the Property damage section of this Cover Wording applies to Covered Equipment damaged as a result of an Accident

**7 Damage to own surrounding property**

**We** shall be liable for Damage to property at the **Premises** belonging to **You** or in **Your** custody and control and for which **You** are responsible directly resulting from the Explosion or Collapse of any Covered Equipment operating under steam pressure

Limit

£2,000,000 any one Accident

**8 Hire of substitute item**

If Covered Equipment is damaged as a result of an Accident **We** shall be liable for the cost of hire charges actually incurred by **You** during the Cover Period for the necessary hire of a substitute item of similar type and capacity during the period of repair or until permanent replacement of the item lost or damaged

Limit

£10,000 any one Accident

**9 Storage tanks and loss of contents**

Damage caused by an Accident to oil storage tanks or water tanks including connected pipework

belonging to **You** or for which **You** are responsible at the **Premises**

In addition this extension covers loss of the contents of oil storage tanks caused by

- a. escape of contents - leakage discharge or overflow from the oil storage tanks caused by or resulting from an Accident
- b. contamination - contamination of the contents of oil storage tanks caused by or resulting from an Accident including cleaning costs incurred as a result of such loss

**Limit**

£10,000 any one Accident

## **10 Debris removal**

Following an Accident to Covered Equipment **We** may pay the costs necessarily incurred for

- a. the removal of debris and
- b. the protection of the Covered Equipment

**Limit**

£25,000 any one Accident

## **11. Repair costs investigation**

**We** will pay the costs incurred with **Our** prior written consent relating to repair investigations and tests by consulting engineers for Damage to Covered Equipment following an Accident

**We** shall not be liable for costs incurred in preparing a claim

**Limit**

£25,000 any one Accident

## **12 Public relations costs**

**We** will pay reasonable costs necessarily incurred by **You** with **Our** prior written consent for the services of a professional public relations firm to assist **You** in creating and disseminating communications to

- a. the media
- b. the public
- c. **Your** customers and clients

following a claim accepted under the Business interruption extension

## **13 Additional access costs**

If the Business interruption section of this Cover Wording is operative **We** will pay reasonable costs necessarily incurred in order to gain access to repair or replace Covered Equipment following an Accident

**Limit**

£20,000 any one Accident

## **14 Energy efficiency improvements**

**We** may pay the additional costs incurred with **Our** prior written consent to replace the damaged Covered Equipment following an Accident with similar equipment that is

- a. better for the environment
  - b. safer and
  - c. more efficient
- than the Covered Equipment being replaced

**Limit**

25% of the new replacement cost of the damaged Covered Equipment or £25,000 whichever is less

any one Accident

### **Exclusions**

We shall not be liable for

#### **1 Equipment testing**

Damage caused by or resulting from a hydrostatic pneumatic or gas pressure test of any boiler or pressure vessel or an insulation breakdown test of any type of electrical equipment

#### **2 Gradual developing cause**

depletion deterioration corrosion erosion wear and tear or other gradually developing conditions but if Damage from an Accident results We shall be liable for that resulting Damage

#### **3.Maintenance agreements warranty or guarantee**

Damage which is recoverable under a maintenance agreement warranty or guarantee

#### **4 Correction by maintenance**

Damage caused by any condition which can be corrected by resetting calibrating realigning tightening adjusting or cleaning or by the performance of maintenance but if Damage from an Accident results We shall be liable for that resulting Damage

#### **5 Cyber event**

any loss or Damage caused by a **Cyber Event**

#### **6 Electronic risks**

any loss of or Damage to data or Media caused by

- a. programming error or programming limitation
- b. loss of data (other than as specifically provided for under any Reinstatement of Data and Computer Increased Costs of Working extension of cover)
- c. loss of access
- d. loss of use
- e. loss of functionality

#### **7 Cessation or reduction in trading**

any claim or cost or loss caused by or resulting from **Your** commercial decision to stop trading or the decision of a Service Provider to stop or reduce trade with **You** or restrict their services

### **Condition**

#### **Back up records**

If You fail to comply with the following condition or any part of it **We** will not cover any loss or Damage that arises unless **You** can prove that the non-compliance did not cause or contribute to the loss

It is a condition precedent to **Our** liability that **You** must

1. back-up original data at least every 7 days and
2. maintain at least one generation of verified back-up computer records and
3. keep one copy off site (this may include cloud storage) and
4. take **precautions** to make sure that all data is stored safely