

Product Approval Information Document

In accordance with FCA regulatory requirements, Eaton Gate has been making available information of its product information, product governance and oversight processes to distributors involved in the distribution of its insurance products.

The FCA has set out its expectation that manufacturers should be providing distributors with all necessary information to understand the value that the product is intended to provide to a retail customer. As a product co-manufacturer, Eaton Gate regularly undertakes regular reviews to ensure that its products and services continue to provide fair value to retail customers in their respective target markets.

This policyholder notification confirms Eaton Gate's most recent fair value assessment for the year ending 31 December 2025 (the "review period") of all its products and services.

Please read this document carefully as it includes important information about the manufacturers, products and associated product approval procedures and fair value assessments.

Manufacturer responsibilities

Eaton Gate operates as an insurance intermediary authorised and regulated by the Financial Conduct Authority ('FCA'). Full details of the firm's regulatory status can be found on its [website](#). Eaton Gate acts as agents of various appointed insurers in its capacity as a joint manufacturer under binding authority agreements which regulate undertakings and limits of authority delegated to Eaton Gate by the insurers. These agreements also detail the respective roles and responsibilities in product governance, including the value assessment.

Product Approval Process

In accordance with Eaton Gate's Product Governance internal control policy, the products detailed in this document have been reviewed and approved by the firm's Board sub-committee, the Customer Experience Committee. These products will be subject to ongoing monitoring and formal periodic reviews by both Eaton Gate and its insurers. Where proposed, any significant adaptation to the product will be reviewed in accordance with a conduct risk assessment and, where appropriate, approved prior to the adapted product being marketed or distributed to customers.

Fair Value Assessment

In accordance with the regulatory requirements outlined in PROD 4.2 and PRIN 2A of the FCA Handbook and its internal fair value assessment procedures, Eaton Gate has analysed a range of value measures regarding the performance of its products and related claims services. Eaton Gate deems the products referred to in this document to represent fair value to customers for the review period. To support and validate any such assessment, Eaton Gate has reviewed details of value assessments carried out by co-manufacturer insurers on component product covers, where applicable.

Please note: To ensure the customer receives fair value from these products, care must be taken to establish that no duplicate cover exists - for example, where another product has been purchased by a customer alongside a primary product (i.e. an add-on). Commission, fees or other charges passed onto the customer must be proportionate to the service provided and represent fair value. **As a distributor, if you provide additional services or products - including premium finance - alongside Eaton Gate products or receive additional remuneration, this may affect the intended fair value of these products to the customer and will need to be considered as part of the fair value assessment.**

Please contact us on info@egmgu.co.uk and we will be happy to assist if you would like to:

- request further information on the products detailed in this document
- request further information on the product approval process and/or fair value assessment
- provide further information on additional services and/or products being provided and/or additional remuneration received (e.g. commission, fees or other charges)
- raise any concerns about whether the product provides fair value to the customer

Yours sincerely,

Jonathan Matthews

Chief Executive Officer

Product Information

Name of Product: Private Client

Name of Manufacturer: Eaton Gate MGU Limited

Manufacturer Contact Details: info@egmgu.co.uk

Date of Product Approval: 03/05/2023

Date of Fair Value Assessment: 19/05/2026

Period of review: 01/01/2025 to 31/12/2025

Product Description: Niche home insurance product for wealthy individuals. Customers will be "consumers". Sections of core insurance covers will be art, antiques and collectables, valuables, buildings, general contents, and personal and employers liability. A separate section of ancillary insurance Cover for legal expenses is provided on a mandatory basis and sold with the core insurance covers as an unbreakable policy bundle.

Analysis has been carried out against competitor products. The product is designed to provide comparatively high levels of cover with limited conditions. Average is excluded and the policy is warranty free. The product evidences low levels of complaints.

Target Market Description: The target market is private individuals who whilst "consumers" are typically sophisticated, successful and wealthy individuals. For the purpose of the product governance approach, the firm will treat these customers as high risk.

The minimum buildings sums insured is £500,000. General Contents, Art Antiques and Collectables & Valuables Sums Insured typically exceed £100,000.

This product would not be suitable for:

- those with previous subsidence or flooding,
- more than two claims within the last 5 years and
- younger insureds with a high amount of jewellery.

There may be some exposure to vulnerable groups. These need to be highlighted by the broker and a solution provided. Third party suppliers that manage claims handling have documented policies and procedures to identify and assess vulnerable characteristics and manage these. During the review period we were made aware of vulnerable characteristics pre-bind, indicating; a learning or physical disability (for example hearing or sight); a reduction in physical or mental capacity; an inability to make informed decisions deemed to arise from a reduction in mental capacity; a dependency upon others in the performance of or a requirement for assistance in the performance of physical functions; a physical or mental illness, chronic or otherwise including an addiction to alcohol or drugs; a reduction in physical or mental capacity; financial vulnerability or whose financial resilience is compromised and evident by customer affordability of premium payments; other related vulnerabilities. There is no evidence of customers who have characteristics of vulnerability being less likely to receive fair value.

Unsuitable Market Description: Please refer to the policy documentation (IPID) for full details of the covers and exclusions which can be accessed on our broker portal.

Product Cover & Structure:	Mandatory Covers Buildings, General Contents, and Personal and Employers Liability (core) with Legal Expenses (ancillary)
Additional Information:	This document is to be read in conjunction with the policy wording and IPID.
Approved Distribution:	This product should be sold in line with FCA regulation and has been approved for retail sub-broker, wholesaler then retail broker and via appointed representatives whether on an advised or non-advised basis.
Fair Value Over Time:	Index linking in property policies or annually reinstated limits/sums insured.
Pricing Differentials:	There is no unreasonable insurance premium differential applied based upon: <ul style="list-style-type: none">• a client's vulnerability or protected characteristics• the choice of the client to use or not use a premium finance facility• the client opting/not opting into an auto-renewal arrangement• the number of policy periods the client has been covered by the product (tenure)

Product Information

Name of Product: Commercial Combined

Name of Manufacturer: Eaton Gate MGU Limited

Manufacturer Contact Details: info@egmgu.co.uk

Date of Product Approval: 25/05/2021

Date of Fair Value Assessment: 19/05/2026

Period of review: 01/01/2025 to 31/12/2025

Product Description: Commercial insurance product suitable for customers that need cover for their businesses. The product is designed to provide bespoke levels of selected indemnity up to specified limits for material damage losses including to buildings, contents and stock as required and includes business interruption, and liability against employees and third parties. The Product may be distributed with additional products such as terrorism.

Analysis has been carried out against competitor products and changes were made to provide a comparable product. The product is designed to provide comparatively varied levels of cover with expected limits and conditions. The product evidences claims characteristics that support value measures which are within the tolerances set and low levels of complaints.

Target Market Description: The target market for the product will be for commercial customers with businesses based within Great Britain, Northern Ireland, the Channel Islands, and the Isle of Man typically small to medium sized limited companies within the manufacturer and wholesaling industry or those that do not fit the criteria for packaged products.

- Turnover of up to £25,000,000
- Material damage & Business interruption exposure at one location up to £10,000,000
- The Premises are in a good state of repair and are regularly maintained.
- The insured meet all statutory obligations; including fire safety; Electrical Inspections; Health and Safety and COSHH (Control of substances hazardous to health) regulations, relating to the operation of your Business.
- There are no current or ongoing or potential matters that will give rise to any legal or contractual disputes.
- No high-risk trades or hazardous locations

For the purpose of the product governance approach, the firm will treat these customers as medium risk as given the bespoke nature of the product they will be expected to have a degree of sophistication and an understanding of the cover they require, much of which will be discussed with their appointed producing broker.

While there is not generally any exposure to vulnerable groups, these need to be highlighted by the broker and a solution provided. Third party suppliers that manage claims handling have documented policies and procedures to identify and assess vulnerable characteristics and manage these. During the review period, we were not aware of any customers with vulnerable characteristics pre-bind. There is no evidence of customers who have characteristics of vulnerability being less likely to receive fair value.

Unsuitable Market Description:	Commercial customers with businesses not based within Great Britain, Northern Ireland, the Channel Islands and the Isle of Man in the Commercial business sector, High hazard trades and industries. Please refer to the policy documentation for full details of the covers and exclusions.
Product Cover & Structure:	<p>This product provides the following cover, up to agreed specified limits:</p> <p>Buildings, Contents, Stock, Money, Business Interruption, Specified All risks, Goods in Transit, Deterioration of Stock, Employees Liability, Public liability, Product Liability, Financial Loss Liability, Contract Works, Hire in Plant, Own Plant, Loss of Licence, Legal Expenses.</p>
Additional Information:	This document is to be read in conjunction with the policy wording and IPID or summary document. All are available for brokers on the Eaton Gate online portal.
Approved Distribution:	This product should be sold in line with FCA regulation and has been approved for retail broker distribution whether advised or non-advised.
Fair Value Over Time:	Index linking in property policies or annually reinstated limits/sums insured.
Pricing Differentials:	<p>There is no insurance premium differential applied directly based upon:</p> <ul style="list-style-type: none"> • a client's vulnerability or protected characteristics • the choice of the client to use or not use a premium finance facility • the client opting/not opting into an auto-renewal arrangement • the number of policy periods the client has been covered by the product (tenure)

Product Information

Name of Product:	Contractors Combined
Name of Manufacturer:	Eaton Gate MGU Limited
Manufacturer Contact Details:	info@egmgu.co.uk
Date of Product Approval:	25/05/2021
Date of Fair Value Assessment:	19/05/2026
Period of review:	01/01/2025 to 31/12/2025
Product Description:	<p>Commercial insurance product suitable for customers that need cover for their businesses. The product is designed to provide bespoke levels of selected indemnity up to specified limits for material damage losses including to buildings, contents and stock as required and includes business interruption, and liability against employees and third parties. The product may be distributed with additional products such as terrorism.</p> <p>Analysis has been carried out against competitor products and changes were made to provide a comparable product. The product is designed to provide comparatively varied levels of cover with expected limits and conditions. The product evidences claims characteristics that support value measures which are within the tolerances set and low levels of complaints.</p>
Target Market Description:	<p>The target market for the product will be commercial customers with businesses based within Great Britain, Northern Ireland, the Channel Islands, and the Isle of Man typically be small, medium & Large sized limited companies within the contractor's industry or do not fit the criteria for the Trades & Professionals product.</p> <ul style="list-style-type: none">• Turnover up to £25,000,000• Use of Heat Public liability limit up to £2,000,000• The insured meet all statutory obligations; including fire safety; Health and Safety and COSHH (Control of substances hazardous to health) regulations, risk Assessments relating to the operation of their Business.• There are no current or ongoing or potential matters that will give rise to any legal or contractual disputes.• No high-risk trades or hazardous locations <p>For the purpose of our product governance approach, we will treat these customers as medium risk as given the bespoke nature of the product they will be expected to have a degree of sophistication and an understanding of the cover they require, much of which will be discussed with their appointed producing broker.</p> <p>While we do not generally expect any exposure to vulnerable groups, these need to be highlighted by the broker and a solution provided. Third party suppliers that manage claims handling have documented policies and procedures to identify and assess vulnerable characteristics and manage these. During the review period, we are aware of a customer with vulnerable characteristics indicating where English is not spoken as a first language. There is no evidence of customers who have characteristics of vulnerability being less likely to receive fair value.</p>
Unsuitable Market Description:	Commercial customers with businesses not based within Great Britain, Northern Ireland, the Channel Islands and the Isle of Man in the contractor's sector, High hazard trades and industries, Use of Heat over £2,000,000

Public Liability Limit. **Please refer to the policy documentation for full details of the covers and exclusions.**

Product Cover & Structure: This product provides the following Mandatory cover, up to agreed specified limits:

Public liability & Legal Expenses.

This product provides the following optional cover, up to agreed specified limits:

Employers' liability, Financial Loss Liability, Contract Works, Own Plant, Hired in Plant & Tool cover.

Additional Information: This document is to be read in conjunction with the policy wording and IPID or summary document. **All are available for brokers on the Eaton Gate online portal.**

Approved Distribution: This product should be sold in line with FCA regulation and has been approved for retail broker distribution whether advised or non-advised.

Fair Value Over Time: Index linking in property policies or annually reinstated limits/sums insured.

Pricing Differentials: There is no insurance premium differential applied directly based upon:

- a client's vulnerability or protected characteristics
- the choice of the client to use or not use a premium finance facility
- the client opting/not opting into an auto-renewal arrangement
- the number of policy periods the client has been covered by the product (tenure)

Product Information

Name of Product:	Retailers/Shop Policy
Name of Manufacturer:	Eaton Gate MGU Limited
Manufacturer Contact Details:	info@egmgu.co.uk
Date of Product Approval:	25/05/2021
Date of Fair Value Assessment:	19/05/2026
Period of review:	01/01/2025 to 31/12/2025
Product Description:	<p>Commercial insurance product suitable for customers that need cover for their businesses. The product is designed to provide bespoke levels of selected indemnity up to specified limits for material damage losses including to buildings, contents and stock as required and includes business interruption, and liability against employees and third parties. The Product may be distributed with additional products such as terrorism.</p> <p>Analysis has been carried out against competitor products and changes were made to provide a comparable product. The product is designed to provide specified levels of cover with expected limits and conditions. The product evidences claims characteristics that support value measures which are within the tolerances set and low levels of complaints.</p>
Target Market Description:	<p>The target market is any small business who will typically be sole traders, partnerships, or small Limited companies with under £2,500,000 turnover per premises.</p> <p>For the purpose of our product governance approach, we will treat these customers as high risk and relatively unsophisticated in their insurance buying and knowledge.</p> <p>While there is not generally any exposure to vulnerable groups, these need to be highlighted by the broker and a solution provided. Third party suppliers that manage claims handling have documented policies and procedures to identify and assess vulnerable characteristics and manage these. During the review period, we are aware of a customer with vulnerable characteristics indicating situations presenting financial vulnerability or whose financial resilience is compromised and evident by customer affordability of premium payments and abilities to meet premium finance undertakings. There is no evidence of customers who have characteristics of vulnerability being less likely to receive fair value.</p>
Unsuitable Market Description:	Commercial customers with businesses not based within Great Britain, Northern Ireland, the Channel Islands and the Isle of Man in the retail sector, Non-Commercial customers, businesses not in the retail sector or larger retail chains. Please refer to the policy documentation for full details of the covers and exclusions.
Product Cover & Structure:	<p>Mandatory Covers Contents, Stock, Business Interruption, Deterioration of Stock, Theft by Employees, Liability against Employees, Third Party Damage, Legal Expenses.</p> <p>Optional Covers Buildings, Money, Goods in Transit, Specified All Risks & Loss of Licence.</p>

Additional Information:	This document is to be read in conjunction with the policy wording and IPID or summary document. All are available for brokers on the Eaton Gate online portal.
Approved Distribution:	This product should be sold in line with FCA regulation and has been approved for retail broker distribution whether advised or non-advised.
Fair Value Over Time:	Index linking in property policies or annually reinstated limits/sums insured.
Pricing Differentials:	There is no insurance premium differential applied directly based upon: <ul style="list-style-type: none">• a client's vulnerability or protected characteristics• the choice of the client to use or not use a premium finance facility• the client opting/not opting into an auto-renewal arrangement• the number of policy periods the client has been covered by the product (tenure)

Product Information

Name of Product: Pubs & Restaurants Package

Name of Manufacturer: Eaton Gate MGU Limited

Manufacturer Contact Details: info@egmgu.co.uk

Date of Product Approval: 25/05/2021

Date of Fair Value Assessment: 19/05/2026

Period of review: 01/01/2025 to 31/12/2025

Product Description: Commercial insurance product suitable for customers that need cover for their businesses. The product is a well-established product designed to provide bespoke levels of selected indemnity up to specified limits for material damage losses including to buildings, contents and stock as required and includes business interruption, and liability against employees and third parties. The Product may be distributed with additional products such as terrorism.

Analysis has been carried out against competitor products and changes were made to provide a comparable product. The product is designed to provide specified levels of cover with expected limits and conditions. The product evidences claims characteristics that support value measures which are within the tolerances set and low levels of complaints.

Target Market Description: The target market are pubs & restaurants who will typically be sole traders, partnerships or limited companies that are restaurants / coffee houses / cafés / public houses / wine bars / bars / social clubs / live music venues.

- Turnover does not exceed £10,000,000
- There is no manufacturing or processing undertaken at the Premises apart from the provision/preparation of food and drink,
- The Premises are in a good state of repair and are regularly maintained.
- The insured meet all statutory obligations; including fire safety; Electrical Inspections; Health and Safety and COSHH (Control of substances hazardous to health) regulations, relating to the operation of your Business
- The total sum on trade contents and stock does not exceed £500,000
- That all kitchen extraction equipment (including ducting, canopies and filters) is regularly cleaned in accordance with the manufacturer.
- There are no current or ongoing or potential matters that will give rise to any legal or contractual disputes.

For the purpose of our product governance approach, we will treat these customers as high risk and relatively unsophisticated in their insurance buying and knowledge.

While there is not generally any exposure to vulnerable groups, these need to be highlighted by the broker and a solution provided. Third party suppliers that manage claims handling have documented policies and procedures to identify and assess vulnerable characteristics and manage these. During the review period, we were not aware of any customers with vulnerable characteristics.

Unsuitable Market Description: Commercial customers with businesses not based within Great Britain, Northern Ireland, the Channel Islands and the Isle of Man in the Pubs & Restaurants sector, Non-Commercial customers or businesses that are

not Restaurants / coffee houses / cafés / Public Houses /Wine bars/ Bars / social clubs / live music venues. **Please refer to the policy documentation for full details of the covers and exclusions.**

Product Cover & Structure:	Mandatory Covers Contents, Stock, Business Interruption, Deterioration of Stock, Theft by Employees, Liability against Employees, Third Party Damage, Legal Expenses. Optional Covers Buildings, Money, Goods in Transit, Specified All Risks & Loss of Licence.
Additional Information:	This document is to be read in conjunction with the policy wording and IPID or summary document. All are available for brokers on the Eaton Gate online portal.
Approved Distribution:	This product should be sold in line with FCA regulation and has been approved for retail broker distribution whether advised or non-advised.
Fair Value Over Time:	Index linking in property policies or annually reinstated limits/sums insured.
Pricing Differentials:	There is no insurance premium differential applied directly based upon: <ul style="list-style-type: none">• a client's vulnerability or protected characteristics• the choice of the client to use or not use a premium finance facility• the client opting/not opting into an auto-renewal arrangement• the number of policy periods the client has been covered by the product (tenure)

Product Information

Name of Product: Hotels & Guesthouses Package

Name of Manufacturer: Eaton Gate MGU Limited

Manufacturer Contact Details: info@egmgu.co.uk

Date of Product Approval: 25/05/2021

Date of Fair Value Assessment: 19/05/2026

Period of review: 01/01/2025 to 31/12/2025

Product Description: Commercial insurance product suitable for customers that need cover for their businesses. The product is a well-established product designed to provide bespoke levels of selected indemnity up to specified limits for material damage losses including to buildings, contents and stock as required and includes business interruption, and liability against employees and third parties. The Product may be distributed with additional products such as terrorism.

Analysis has been carried out against competitor products and changes were made to provide a comparable product. The product is designed to provide specified levels of cover with expected limits and conditions. The product evidences claims characteristics that support value measures which are within the tolerances set and low levels of complaints.

Target Market Description: The target market is hotels & guesthouses who will typically be sole traders, partnerships or limited companies that are Hotels/Guesthouses/B&B's.

- Turnover does not exceed £10,000,000
- There is no manufacturing or processing undertaken at the Premises apart from the provision/preparation of food and drink,
- The Premises are in a good state of repair and are regularly maintained.
- The insured meet all statutory obligations; including fire safety; Electrical Inspections; Health and Safety and COSHH (Control of substances hazardous to health) regulations, relating to the operation of your Business
- The total sum on trade contents and stock does not exceed £750,000
- That all kitchen extraction equipment (including ducting, canopies and filters) is regularly cleaned in accordance with the manufacturer.
- There are no current or ongoing or potential matters that will give rise to any legal or contractual disputes.

For the purpose of our product governance approach, we will treat these customers as high risk and relatively unsophisticated in their insurance buying and knowledge.

While there is not generally any exposure to vulnerable groups, these need to be highlighted by the broker and a solution provided. Third party suppliers that manage claims handling have documented policies and procedures to identify and assess vulnerable characteristics and manage these. During the review period, we are not aware of any customers with vulnerable characteristics.

Unsuitable Market Description: Commercial customers with businesses not based within Great Britain, Northern Ireland, the Channel Islands and the Isle of Man in the Hotels & Guesthouses sector, Non-Commercial customers or businesses that are not Hotels/Guesthouses/B&B's. **Please refer to the policy documentation**

for full details of the covers and exclusions.

Product Cover & Structure:

Mandatory Covers

Contents, Stock, Business Interruption, Deterioration of Stock, Theft by Employees, Liability against Employees, Third Party Damage, Legal Expenses.

Optional Covers

Buildings, Money, Goods in Transit, Specified All Risks & Loss of Licence.

Additional Information:

This document is to be read in conjunction with the policy wording and IPID or summary document. **All are available for brokers on the Eaton Gate online portal.**

Approved Distribution:

This product should be sold in line with FCA regulation and has been approved for retail broker distribution whether advised or non-advised.

Fair Value Over Time:

Index linking in property policies or annually reinstated limits/sums insured.

Pricing Differentials:

There is no insurance premium differential applied directly based upon:

- a client's vulnerability or protected characteristics
- the choice of the client to use or not use a premium finance facility
- the client opting/not opting into an auto-renewal arrangement
- the number of policy periods the client has been covered by the product (tenure)

Product Information

Name of Product:	Trades & Professions
Name of Manufacturer:	Eaton Gate MGU Limited
Manufacturer Contact Details:	info@egmgu.co.uk
Date of Product Approval:	25/05/2021
Date of Fair Value Assessment:	19/05/2026
Period of review:	01/01/2025 to 31/12/2025
Product Description:	<p>Commercial insurance product suitable for customers that need trade specific cover for their businesses. The product is a well-established product designed to provide primary cover up to specified limits for third party liability, with the ability to include employers liability, public liability, tools cover, contract works cover, plant (including hired in plant) cover and commercial legal expenses to trades people and professions. The Product may be distributed with additional products such as terrorism.</p> <p>Analysis has been carried out against competitor products and changes were made to provide a comparable product. The product is designed to provide specified levels of cover with expected limits and conditions. The product evidences claims characteristics that support value measures which are within the tolerances set and low levels of complaints.</p>
Target Market Description:	<p>The target market are trades people & professionals who will typically be sole traders, partnerships, or small companies with limited employees.</p> <ul style="list-style-type: none">• Residents and any business entities registered in England, Scotland, Wales, Northern Ireland, Channel Islands, or Isle of Man• Do not directly or knowingly supply goods or services to the USA or Canada• Do not own lease or rent any business premises, other than storage facilities or office premises for which no cover is available under this contract turnover does not exceed £10,000,000• The number of persons working in the business does not exceed 15 manual employees.• There are no current, ongoing, or potential matters that you are aware of that will give rise to any legal or contractual disputes. <p>For the purpose of our product governance approach, we will treat these customers as high risk and relatively unsophisticated in their insurance buying and knowledge.</p> <p>There may be some exposure to vulnerable groups. These need to be highlighted by the broker and a solution provided. Third party suppliers that manage claims handling have documented policies and procedures to identify and assess vulnerable characteristics and manage these. During the review period we are aware of customers with vulnerable characteristics indicating a person presenting learning difficulties; a physical or mental illness, chronic or otherwise including an addiction to alcohol or drugs; other vulnerabilities. There is no evidence of customers who have characteristics of vulnerability being less likely to receive fair value.</p>
Unsuitable Market Description:	Commercial customers with businesses not based within Great Britain, Northern Ireland, the Channel Islands and the Isle of Man in the Trades & Professionals Sector, Professionals who require efficacy and Professional Indemnity cover, Client who do high risk / hazardous works or work at high risk / hazardous locations Please refer to the policy documentation for full

details of the covers and exclusions.

Product Cover & Structure:	Mandatory Covers Third Party Damage /public Liability & Legal Expenses Optional Covers Employers Liability, Tool & Business equipment cover, Hired in Plant, Own Plant, Contract Works, Hair & Beauty Treatments, Work at height or depth and the application of heat are also made available as required up to binder limits.
Additional Information:	This document is to be read in conjunction with the policy wording and IPID or summary document. All are available for brokers on the Eaton Gate online portal.
Approved Distribution:	This product should be sold in line with FCA regulation and has been approved for retail broker distribution whether advised or non-advised.
Fair Value Over Time:	Index linking in property policies or annually reinstated limits/sums insured.
Pricing Differentials:	There is no insurance premium differential applied directly based upon: <ul style="list-style-type: none">• a client's vulnerability or protected characteristics• the choice of the client to use or not use a premium finance facility• the client opting/not opting into an auto-renewal arrangement• the number of policy periods the client has been covered by the product (tenure)

Product Information

Name of Product: Commercial Property Owners

Name of Manufacturer: Eaton Gate MGU Limited

Manufacturer Contact Details: info@egmgu.co.uk

Date of Product Approval: 25/05/2021

Date of Fair Value Assessment: 19/05/2026

Period of review: 01/01/2025 to 31/12/2025

Product Description: Commercial insurance product suitable for customers that need cover for their businesses operating as commercial property owners. The product is a well-established product designed to provide primary cover up to specified limits for material damage losses including to buildings and landlords contents including loss of rent and alternative accommodation costs. The Product may be distributed with additional products such as terrorism.

Analysis has been carried out against competitor products and changes were made to provide a comparable product. The product is designed to provide specified levels of cover with expected limits and conditions. The product evidences claims characteristics that support value measures which are within the tolerances set and low levels of complaints.

Target Market Description: The target market are commercial customers with businesses based within Great Britain, Northern Ireland, the Channel Islands and the Isle of Man who own commercial property or Mixed Commercial & Residential Property.

- Residents and any business entity is registered in England, Scotland, Wales, Northern Ireland, Channel Islands, or Isle of Man
- The properties declared have been let out for the purposes of commercial or mixed commercial/residential use only
- The Client's residential units are only let out on private rental agreements.
- The Client confirms that their properties meet all local authority requirements, including fire safety, Health, and Safety and COSHH (control of substances Hazardous to health) regulations.
- Rental agreement direct between the landlord and the tenant
- Standard Building Construction

For the purpose of our product governance approach, we will treat these customers as high risk and relatively unsophisticated in their insurance buying and knowledge.

There may be some exposure to vulnerable groups. These need to be highlighted by the broker and a solution provided. Third party suppliers that manage claims handling have documented policies and procedures to identify and assess vulnerable characteristics and manage these. During the review period, we are aware of customers with vulnerable characteristics indicating where English is not spoken as a first language; situations presenting financial vulnerability or whose financial resilience is compromised and evident by customer affordability of premium payments and abilities to meet premium finance undertakings; a learning or physical disability (for example hearing or sight); a reduction in physical or mental capacity; other vulnerabilities. There is no evidence of customers who have characteristics of vulnerability being less likely to receive fair value.

Unsuitable Market Description:	Non-Commercial customers., Commercial customers with Properties not based within Great Britain, Northern Ireland, the Channel Islands and the Isle of Man in the Commercial Property owner Sector, Any Sub-letting. Please refer to the policy documentation for full details of the covers and exclusions.
Product Cover & Structure:	This product provides the following cover, up to agreed specified limits: Mandatory Covers Buildings, Property Owner's Liability cover & Legal expenses Optional Covers Employers Liability, Loss of Rent / Alternative Accommodation, Landlords Contents and Day one Inflation Uplift
Additional Information:	This document is to be read in conjunction with the policy wording and IPID or summary document. All are available for brokers on the Eaton Gate online portal.
Approved Distribution:	This product should be sold in line with FCA regulation and has been approved for retail broker distribution whether advised or non-advised.
Fair Value Over Time:	Index linking in property policies or annually reinstated limits/sums insured.
Pricing Differentials:	There is no insurance premium differential applied directly based upon: <ul style="list-style-type: none"> • a client's vulnerability or protected characteristics • the choice of the client to use or not use a premium finance facility • the client opting/not opting into an auto-renewal arrangement • the number of policy periods the client has been covered by the product (tenure)

Product Information

Name of Product:	Residential Property Owners
Name of Manufacturer:	Eaton Gate MGU Limited
Manufacturer Contact Details:	info@egmgu.co.uk
Date of Product Approval:	25/05/2021
Date of Fair Value Assessment:	19/05/2026
Period of review:	01/01/2025 to 31/12/2025
Product Description:	<p>Commercial insurance product suitable for businesses operating as residential property owners. The product is a well-established product designed for domestic premises that have been let out for the purposes of domestic use only to provide primary cover up to specified limits for material damage losses including to buildings and landlords contents including loss of rent and alternative accommodation costs. The Product may be distributed with additional products such as terrorism.</p> <p>Analysis has been carried out against competitor products and changes were made to provide a comparable product. The product is designed to provide specified levels of cover with expected limits and conditions. The product evidences claims characteristics that support value measures which are within the tolerances set and low levels of complaints.</p>
Target Market Description:	<p>The target market are commercial customers who will typically be sole traders, partnerships or small limited companies</p> <ul style="list-style-type: none">• Residents and any business entity is registered in England, Scotland, Wales, Northern Ireland, Channel Islands, or Isle of Man• Proposals made under this contract must include Buildings cover to be eligible for this policy• Domestic premises that have been let out for the purposes of domestic use only. <p>For the purpose of our product governance approach, we will treat these customers as high risk and relatively unsophisticated in their insurance buying and knowledge.</p> <p>There may be some exposure to vulnerable groups. These need to be highlighted by the broker and a solution provided. Third party suppliers that manage claims handling have documented policies and procedures to identify and assess vulnerable characteristics and manage these. During the review period, we are aware of customers with vulnerable characteristics indicating a learning or physical disability (for example hearing or sight); a physical or mental illness, chronic or otherwise including an addition to alcohol or drugs; other vulnerabilities. There is no evidence of customers who have characteristics of vulnerability being less likely to receive fair value.</p>
Unsuitable Market Description:	Commercial customers with businesses not based within Great Britain, Northern Ireland, the Channel Islands and the Isle of Man in the Residential Property owner Sector, Sub-letting e.g., to local authorities, Please refer to the policy documentation for full details of the covers and exclusions.
Product Cover & Structure:	Mandatory Covers This product provides Buildings and Property Owner's Liability cover as standard, up to agreed specified limit & Legal expenses

Optional Covers

Employers Liability, Loss of Rent, Landlords Contents and Day one Inflation Uplift

Additional Information:

This document is to be read in conjunction with the policy wording and IPID or summary document. **All are available for brokers on the Eaton Gate online portal.**

Approved Distribution:

This product should be sold in line with FCA regulation and has been approved for retail broker distribution whether advised or non-advised.

Fair Value Over Time:

Index linking in property policies or annually reinstated limits/sums insured.

Pricing Differentials:

There is no insurance premium differential applied directly based upon:

- a client's vulnerability or protected characteristics
- the choice of the client to use or not use a premium finance facility
- the client opting/not opting into an auto-renewal arrangement
- the number of policy periods the client has been covered by the product (tenure)