

The Schedule

Property Investors Protection Plan

Important information

- We have used the information in this document and your completed proposal form or statement of fact to provide your insurance cover. You must check that the information is correct.
- If any of the information is incorrect we may change the terms and conditions, premium or withdraw cover.

What you need to do next

- Please read these documents carefully to check the details are correct and that the level of cover meets your needs.
- The schedule and policy wording should be read together as they show the cover we are providing to you.
- If the details are incorrect or the cover does not meet your needs please contact your insurance adviser.
- Please keep this schedule safely with your policy wording.

Agency			
Policy No	LEXICON / Zurich - 14085	Agent No.	117
The Insured			
Azelin Court RTM Company Ltd			
Correspondence Address			
Azelin Court Stratton St Margaret Swindon SN3 4YE			
The Business			
Owner of the properties as detailed in the property certificates.			

Premiums Section		First	Annual
A	Material Damage	£2,164.44	£2,164.44
B1	Business Interruption	£0.00	£0.00
C	Property Owners' Liability	£0.00	£0.00
D	Employers' Liability	£0.00	£0.00
L	Legal Contingencies	£0.00	£0.00
	Legal Expenses	£0.00	£0.00
	Terrorism	£0.00	£0.00
	Lexicon Underwriting Fee	£0.00	£0.00
	Insurance Premium Tax at the current rate	£259.73 @ 12%	£259.73 @ 12%
Total Amount payable		£2,424.17	£2,424.17

DATE OF ISSUE: 26th February 2020

Zurich Insurance plc

A public limited company incorporated in Ireland. Registration No. 13460. Registered Office: Zurich House, Ballsbridge Park, Dublin 4, Ireland. UK Branch registered in England and Wales Registration No. BR7985. UK Branch Head Office: The Zurich Centre, 3000 Parkway, Whiteley, Fareham, Hampshire PO15 7JZ. Zurich Insurance plc is authorised by the Central Bank of Ireland and authorised and subject to limited regulation by the Financial Conduct Authority. Details about the extent of our authorisation by the Financial Conduct Authority are available from us on request. Our FCA Firm Reference Number is 203093.

Property Certificate

Insurer: Zurich Insurance plc **Policy No. LEXICON / Zurich - 14085**
Insured: Azelin Court RTM Company Ltd **Sch No- 1**

The Premises: Azelin Court, Stratton St Margaret, Swindon, SN3 4YE

Premises Occupation: Residential

Construction: The Premises are built of brick, slate, stone or concrete and roofed with slates, tiles or concrete with less than 10% of the roof and/or walls of combustible materials; wood, sandwich or composite panels. straw, thatch, or felt on timber.

Start Date: 13th March 2020 00:00:01 GMT **Expiry Date:** 12th March 2021 24:00:00 GMT

Covers Applicable: 'All Risks' of physical loss or damage including, but not restricted to:
 Fire, Lightning, Explosion, Aircraft or other aerial devices or articles dropped from them, Riot, Civil Commotion, Strikers, Locked-out workers, Persons taking part in labour disturbances, Malicious Persons, Theft, Earthquake, Storm, Flood, Escape of Water from any tank, apparatus or pipe, leakage of oil from any fixed heating installation, Impact by any road vehicle or animal, Accidental Damage, Subsidence.

Policy Excesses	Fire, Lightning, Earthquake, Explosion, Aircraft, Riot & Civil Commotion	£100
	Strikers, Locked-Out Workers & Persons Taking Part in labour disturbances	£100
	All Perils excess, unless otherwise stated below:	£100
	Escape of Water	£100
	Flood	£100
	Theft & Attempted Theft	£100
	Subsidence	£1,000

Sum insured / Limit of Indemnity

Buildings Declared Value	£2,759,349
Buildings Sum Insured	£3,725,121
Landlords Contents	£16,963
Loss of Rent Receivable	£0 (12 months)
Property Owners Liability	£10,000,000 for any one event
Employers Liability	£10,000,000

Premiums

Section	First	Annual
A Material Damage	2,164.44	2,164.44
B1 Business Interruption	£0.00	£0.00
C Property Owners' Liability	£0.00	£0.00
D Employers' Liability	£0.00	£0.00
L Legal Contingencies	£0.00	£0.00
Legal Expenses	£0.00	£0.00
Terrorism	£0.00	£0.00
Lexicon Underwriting Fee	£0.00	£0.00
Total Insurance Premium Tax	£259.73	£259.73
Total Amount Payable (Inclusive of Tax)	2,424.17	2,424.17

Notes

For full details of your cover please refer to the policy wording (a further copy can be supplied upon request)

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Policy Endorsements

Unoccupied Buildings

The conditions applicable to 3 (Unoccupied Buildings) including 3A (Commercial), 3B (Residential Buildings in respect of Buildings with less than 6 dwellings) and 3C (Residential Buildings in respect of Buildings with 6 or more dwellings) are deleted and replaced as follows:

In respect of

any Commercial Building that has wholly been unoccupied for more than 30 consecutive days or
any Residential Building that has wholly been unoccupied for more than 90 consecutive days

- i) the Excess applicable in respect of DAMAGE caused by Malicious Persons, Storm, Flood, Escape of Water or Fuel Oil, Sprinkler Leakage or Theft if insured will be £500 or the Excess stated in the Schedule whichever is the higher
- ii) it is a condition precedent to any liability of the Insurers to make payment under this Policy for DAMAGE occurring 14 days or more from the date the Insured became aware of the unoccupancy that at the happening of DAMAGE:
- i) the Insured has previously notified the Insurers of the unoccupancy
- ii) all gas and electrical services except electrical circuits required to maintain any fire or intruder alarm system have been isolated; and
- iii) the water system is either isolated and completely drained or its central heating systems have been set at a minimum temperature of 5 degrees Celsius during the period 1st October to 1st April each year; and
- iv) where sprinkler systems are installed and water supplies must be maintained heating is being maintained at a minimum temperature of 5 degrees Celsius; and
- v) the letter box and other unprotected apertures have been permanently sealed; and
- vi) all combustible contents and waste from within the building and yard areas belonging to it have been removed; and
- vii) the building has been secured against unlawful entry by closing and locking its doors and windows and setting all its security and alarm systems
- viii) the Unoccupied building is subject to a programme of comprehensive internal and external inspections by an authorised representative of the Insured to ensure continuing compliance with the other terms of this condition. Inspections to commence within the initial 14 days following the Insured becoming aware of the property is Unoccupied and to continue at intervals not exceeding 7 days thereafter, inspection results are to be recorded and retained at a separate location during the period of unoccupancy; and
- ix) any new accumulations of combustible materials including but not limited to junk mail found during such inspections are immediately removed; and
- x) that the Insured has notified the Insurers within 7 days in the event of damage or unauthorised entry becoming evident or known to the Insured or their authorised representative,

Reason for Issue: Renewal

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Schedule of limits

Item

DEFINITIONS

Buildings - Landlords Contents - Limit £50,000

BUSINESS INTERRUPTION EXTENSIONS

Rent Receivable Accelerated Reinstatement Costs - Limit £100,000

1 - Action of Competent Authorities - Limit £2,500,000

2 - Anchor Tenant- Limit £2,500,000

3 - Legionellosis - Limit £1,000,000 and cleaning costs - Limit £50,000

4 - Loss of Attraction - Limit £1,500,000

5 - Managing Agents - Limit £1,000,000

6 - Notifiable Diseases, Murder, Suicide or Rape - Limit £1,500,000

7 - Unlawful Occupation - Limit £25,000

8 - Prevention of Access - Limit 100%

9 - Public Utilities - Limit 100%

COVERS

10 - Storm and Flood - Water table - Limit £100,000

CLAUSES APPLICABLE TO SECTIONS A, B1 and B2

GENERAL CLAUSES

G2 - Archaeological Discoveries- Limit £100,000

G4 - Business Rates- Limit £25,000 any one loss and £100,000 in any one Period of Insurance

G8 - Dilapidation - Limit £10,000

G10 - Eviction of Squatters - Limit £50,000

G11 - Exhibition Equipment - Limit £10,000

G13 - Fly Tipping - Limit £15,000 subject to a £1,000 Excess

G16 - Landscaped Gardens - Limit £25,000 subject to a £1,000 Excess

G17 - Loss Minimisation and Prevention Expenditure - Limit £25,000

G18 - Loss of Market Value - Limit £250,000

G21 - Personal Possessions - Limit £500

G22 - Public Relations Expenses - Limit £10,000

G23 - Reinstatement to Match - Limit £100,000

G25 - Replacement of Keys and Resetting of Digital Locks - Limit £25,000

G26 - Trace and Access - Limit £150,000

G27 - Tree Felling or Lopping - Limit £2,500 any one loss and £5,000 in any one Period of Insurance

G28 - Tree Removal - Limit £2,500 any one loss and £5,000 in any one Period of Insurance

G29 - Unauthorised use of Electricity, Gas, Oil, Water or Telecommunications - Limit £25,000

G42 - Loss of Licence - NOT OPERATIVE

G43 - Money and Personal Accident (Malicious Attack) - NOT OPERATIVE

G44 - Munitions of War – NOT OPERATIVE

ADAPTATION CLAUSES A1 - Energy Performance and Sustainable Buildings - Limit £125,000

A3

- A) Storm and Flood - Resilience - NOT OPERATIVE

- B) Storm and Flood - Protection - NOT OPERATIVE

- C) Incombustible Reinstatement - NOT OPERATIVE

CONTINGENT COVER CLAUSES

C2 - Bailor's Goods - Limit £75,000

C3 - Diminution in Value - Limit £250,000

C4 - Other Premises - Limit £10,000

C5 - Privity of Contract - Limit £2,500,000

C6 - Temporary Removal - Limit £1,000,000

C8 - Automatic cover from Exchange - Limit £5,000,000

C9 - Capital Additions - £5,000,000

C10 - Failure of Third Party Insurances - Limit £5,000,000

C11 - Inadvertent Omission to Insure - Limit £5,000,000

C12 - Newly Acquired Buildings - Limit £5,000,000

CONTRACT WORKS CLAUSES

CW1 - Contract All Risks - Limit £750,000

CW2 - Contractors' Interest - Limit £500,000

INTERESTED PARTY CLAUSES

I7 - Cancellation - Lender's Interest – NOT OPERATIVE

I8 - Composite Insured (Non Vitiating) – NOT OPERATIVE

I9 - First Loss Payee – NOT OPERATIVE

I10 - Managing Agents – NOT OPERATIVE

LEGAL CONTINGENCIES CLAUSE

L1 - Legal Contingencies - Limit £100,000

Continued...

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Continued...

RESIDENTIAL BUILDINGS CLAUSES

R1 - Alternative Accommodation and Loss of Rent - Limit 33%

R2 - Removal of Nests - Limit £1,000

R4 - Persons Lawfully on the Premises - NOT OPERATIVE

EXCLUSIONS APPLICABLE TO SECTIONS A, B1 and B2

3 - Land - Limit £50,000

SECTION C - PROPERTY OWNERS' LIABILITY

4 - Property Damage - Uninsured amount £250

5 - Court Attendance Costs

- any director or partner of the Insured - £250

- any Employee - £100

14 - Legionella - Limit £1,000,000

15 - Libel and Slander - Limit £250,000

19 - Financial Loss - NOT OPERATIVE

20 - Managing Agent - NOT OPERATIVE

SECTION D - EMPLOYERS' LIABILITY

Extension 2 - Court Attendance Costs

- any director or partner of the Insured - £250

- any Employee - £100

Exclusion 2 - Terrorism Restriction - Limit £5,000,000

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Statement of Fact

Policy Holder's Name Azelin Court RTM Company Ltd
Contact Address Azelin Court
Stratton St Margaret
Swindon
SN3 4YE
Effective from 13th March 2020 00:00:01 GMT

This is an important document and you must read it in full

A Statement of Fact records the information notified to us and facts assumed about you, your business and your business partners and directors. It must be read in conjunction with the enclosed Certificate and policy wording, as together with the information provided they form a record of our contract with you and the information which has been taken into account when calculating the premium, terms and conditions upon which your policy is based.

Please remember all material facts must be disclosed. Failure to do so could invalidate your policy. A material fact is one which is likely to influence an insurer in the assessment and acceptance of the application. You must therefore inform the insurer of any circumstances of which they may not be aware. If you are in any doubt as to whether a fact is material it should be disclosed to the insurer.

If there have been any changes in circumstances that have arisen since this insurance was taken out or last renewed please inform your insurance adviser.

You should keep a record (including copies of letters) of all information supplied to the insurer for the purposes of this insurance.

You must check all the information and material facts contained in this Statement of Fact and the Schedule and contact your Insurance Adviser immediately if any details are incorrect or incomplete. Failure to do so may mean that your policy is not valid or We may not be liable to pay your claim (s).

Any subsequent alterations to this Statement of Fact take precedence over the information contained within it.

General Details

You or any organisations that your partners or directors have been involved with (as a partner or director), or any of your partners or directors in a personal capacity have never, unless you notify us or have already advised us otherwise:

- been declared bankrupt, been the subject of any bankruptcy proceedings or any form of insolvency or winding up procedures (including administrative receivership)
- been convicted of, or charged (but not yet tried) with, or received an official caution for any criminal offence other than motoring offences or offences that are spent under the Rehabilitation of Offenders Act 1974.
- been declined or refused insurance cover or had cover declared void
- had any insurance renewal refused
- had any special terms or conditions imposed by an insurer
- been the subject of a recovery action by HM Revenue & Customs
- been prosecuted, served prohibition or served an improvement order under Health and Safety legislation
- been disqualified from being a company director.
- ever been subject of a County Court Judgement, an Individual Voluntary Arrangement, a Company Voluntary Arrangement of a Sheriff Court Decree

Claims History

In connection with The business or any other business in which you, your directors, partners or family members are, or have been involved, and in respect of the cover (s) now granted, there have been the following incidents in the last 5 years which have or could have resulted in a claim, whether insured or not:

Date	Details	Paid (£)	O/S (£)
10/5/2014	Nothing else known	1,438	0
22/8/2019	Washing machine leak has caused damage at flat 23	864	0

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Premises Details

The following details are assumptions made by us regarding each of your properties insured under this policy. If there are any alterations to be made, please notify us as soon as possible as it may have an effect on payment of any future claims.

Unless you notify or have already advised us otherwise:

- All Premises are built of brick, slate, stone or concrete and roofed with slates, tiles or concrete with less than 10% of the roof and/or walls of combustible materials; wood, sandwich or composite panels. straw, thatch, or felt on timber.
- All the premises insured or to be insured will be maintained in a good state of repair
- All the premises insured are not classified as Grade 1, Grade 2 or Grade 2* listed.
- The Premises have not suffered from nor are showing signs of damage by subsidence, ground heave or landslip and are not situated over made up ground or underground workings of any sort.
- The Premises are not located in an area which has a history of flooding.
- The Buildings are occupied for the sole purpose of the business occupation shown on the premises certificate.
- The Buildings or a portion of the Buildings are not unfurnished, unused or Unoccupied.

Exceptions to Material Facts, including Premises Number where necessary

None

Additional Information

36 Flats

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Claims Aid Certificate of Entitlement

Lexicon Property in conjunction with Claims Aid, a claims administration company, provides you with a claims handling service and this is to certify that the following policyholder is entitled to the Claims Aid service for the period stated.

Name of Policyholder	Azelin Court RTM Company Ltd
Period of Cover	13th March 2020 00:00:01 GMT to 12th March 2021 24:00:00 GMT both days inclusive
Building Declared Value	As per individual property schedule
Building Sum Insured	As per individual property schedule
Landlords Contents	As per individual property schedule
Rent Sum Insured	As per individual property schedule
Property Owners Limit of Indemnity	As per individual property schedule
Insurers Policy Number	LEXICON / Zurich - 14085

The benefits of the Claims Aid Service are:

- Immediate professional advice and assistance on all claims made under this policy
- A dedicated claims handler to control your claim from start to finish
- Emergency out of hours facility
- Personal visits on claims where your Insurer appoints a loss adjuster.

CONTACT DETAILS

To notify a claim under your Insurance Policy
Telephone CLAIMS AID on 03333 211445
For EMERGENCY OUT OF HOURS facility 03339 999975
Email: mail@jacksonsclaims.com

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