AmTrust Specialty

Purpose Built Blocks of Flats
Property Owners Insurance Schedule

Reference: B1262BW0422325 **Policy Number:** PBF-850196-066366

Insurer Details

Sections 1, 2, & 3: AmTrust Specialty Limited, Exchequer Court, 33 St Mary Axe, London EC3A 8AA. Registered no 1229676. Authorised by the Prudential Regulation Authority and regulated by the Prudential Regulation Authority and the Financial Conduct Authority

Section 4: HDI Global Specialty SE (commercial register number: HRB 211924), (FRN: 659331).

Insured Details

Insured: LONDONIST INTERNATIONAL MANGEMENT LTD

Correspondence Address: 53 Warminster Road
London
SE25 4DQ

Premises Address

Address: 53 Warminster Road
London
UNITED KINGDOM
SE25 4DQ

Premises Type Purpose Built Flats - Concrete Floors

Occupation Professional

Broker Information

Broker Name: Protect Commercial Insurance Solutions Ltd

Reason For Issue

Reason for Issue: RENEWAL

Period of Insurance

Commencement Date: 01 March 2025

Expiry Date: 28 February 2026

both days inclusive Greenwich Mean Time and for such further period or periods as may be mutually agreed upon

Policy Premium

Annual Premium	£1,853.31
Insurance Premium Tax	£222.40
Fee	£25.00
Total Amount Payable	£2,100.71

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Section1
Property Damage

Property Insured	(Declared Buildings Value)	Overall Sum Insured
Buildings	(£2,000,000.00)	£2,300,000.00
Contents	(NOT INSURED)	£0.00
Extension to Section 1 *Accidental Damage*	INSURED	

Section 2
Loss of Rent

	Maximum Indemnity Period	Overall Sum Insured
Loss of Rent or Alternative Residential Accommodation	12 Months	£400,000.00

Section 3
Property Owners Liability

Property Owners' Liability	£5,000,000	any one claim and in the aggregate

Section 4
Legal Expenses

Legal Expenses - This Section is administered by ARAG plc authorised under a binding authority agreement on behalf of the *Insurer* HDI Global Specialty SE .	The liability of the *Insurer* under this Section shall not exceed **Part (a):** £50,000 for each *Defined Peril* **Part (b):** £50,000 for each *Defined Peril* £10,000 for Crisis Communication

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Perils and Policy excesses

Any applicable **excess** or time **excess** will apply in respect of any one occurrence unless otherwise stated

Section 1. Property Damage **Peril**	**Amount**	
a. Fire	Nil	any one occurrence
b. Lightning	Nil	any one occurrence
c. Explosion	Nil	any one occurrence
d. Aircraft or other aerial devices or articles dropped from them;	£250	any one occurrence
e. Smoke	£250	any one occurrence
f. riot, civil commotion, strikers, locked out workers, persons taking part in labour disturbances or malicious persons	£250	any one occurrence
g. Theft or attempted Theft.	£350	any one occurrence
h. Earthquake;	£250	any one occurrence
f. Storm;	£250	any one occurrence
j. flood;	£250	any one occurrence
k. overflowing, discharge or leaking of any sprinkler apparatus	£250	any one occurrence
l. Escape of water from any tank, apparatus or pipe or escape of oil from a fixed oil fired heating installation;	£500	any one occurrence
m. Impact by any vehicle or animal;	£250	any one occurrence
n. Subsidence, ground heave and landslip;	£5,000	any one occurrence
Extension to Section 1 *Accidental Damage*;	£250	any one occurrence
Section 2. Loss of Rent	£250	any one occurrence
Section 3. Property Owners Liability	£250	any one occurrence
Section 4. Legal Expenses	£250	any one occurrence

Additional Terms and Conditions

INCREASED EXCESS PERILS CLAUSE: It is hereby noted and agreed that Section 1 - Property Damage Cover and Section 2 – Loss of Rent, the Excess in respect of Damage by Insured Peril j – Flood, to any basement or basement area, whether partly or entirely below ground level, of the premises is increased to £2,500

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Policy Endorsements

Malicious Damage by Tenant

We will pay the costs incurred by **You** as a result of loss or **Damage** to the **Buildings** caused by malicious persons where the person who caused the **Damage** was authorised to be on the **Premises** at the time of the **Damage**.
The maximum amount **We** will pay is £5,000 for any one claim.

Open fires and wood burning condition

The following condition attaches to and forms part of **Conditions to Sections 1**
It is a condition precedent to *Insurer's* liability that:
A. all open fires and wood burners are fitted with a safety spark screen; and
B. an area of at least one (1) meter around the fire or burner is kept clear at all times; and
C. the fire is fully extinguished prior to the *Insured Premises* being vacated; and
D. the chimney is inspected every twelve (12) months by a certified chimney professional and any defect identified from such inspection or otherwise must be repaired immediately at the *Insured's* expense.
All other terms and conditions remain unaltered

Security

It is important that **You** comply with requirements a) – d) below otherwise all **Damage** arising from or caused by **Defined Perils** of fire, explosion, theft and malicious persons will be excluded.

a) **You** must ensure that all protections provided for the safety and security of the **Premises** shall be maintained in good order and shall not be withdrawn altered or varied without **Our** prior consent and shall be in full and effective operation when the **Premises** are closed for business or left unattended, and at all other appropriate times.
b) **You** must ensure that any alarm and/or system forming part of the protections shall be maintained in full and efficient working order under a contract to provide both corrective and preventive maintenance with the installing company and/or in accordance with the manufacturer's recommendations.
c) **You** must ensure that:
   i) all external entry/exit doors are fitted with at least 5 lever mortice deadlocks complying to BS3621 or fitted with locking bars secured by five lever close shackle padlocks
   ii) all windows and skylights that are accessible from the ground or basement level or from adjoining roofs, porches, walls, fire escapes or downpipes are either barred, grilled or fitted with key operated window locks.
d) **You** must notify **Us** as soon as possible if **You** receive notice:
   i) that the police authority attendance or any contractually provided attendance in response to alarm signals and/or calls from any alarm system may be withdrawn or the level of response reduced or delayed; or
   ii) from a Local Authority or Magistrate imposing any requirement for abatement of nuisance in respect of any alarm system; or
   iii) that any alarm system cannot be returned to or maintained in full working order.

Following any such notice **You** will be responsible for the first 20% of any **Damage** caused by or arising from theft or attempted theft subject to a minimum contribution of £2,500 and, **We** shall have the right to vary terms or cancel cover provided under this **Policy**.

Roof Maintenance

It is a condition precedent to the liability of the *Insurers* under Section 1 Property Damage All Risks that:
a in respect of all areas of flat roofs which are greater than 10 (ten) years old:
i these are inspected at least once every 2 (two) years by a qualified builder or property surveyor and all defects identified by that inspection are repaired immediately;
ii all guttering is inspected for blockages or defects by a competent person at inception date or renewal date and at 6 (six) monthly intervals thereafter and all blockages or defects identified by that inspection are repaired immediately;
b in respect of any roofs that have valley gutters such gutters are inspected for blockages or defects by a competent person at inception date or renewal date and at 6 (six) monthly intervals thereafter and all blockages or defects identified by that inspection are repaired immediately;
c a record of all inspections referred to above is made and retained by the *Insured* and is to be available for inspection by the *Insurers* if they so require

Pipe Lagging

You must ensure that within the **Buildings**:

a) there is a heating system linked to a frost-stat and a minimum temperature of 5°C is maintained between 31st October and 31st March, or
b) all pipes are adequately lagged to prevent freezing.

otherwise all **Damage** will be excluded that arises from or is caused by the **Defined Perils** of overflowing, discharge or leaking of any sprinkler apparatus, escape of water from any tank, apparatus or pipe and **Indemnity** under Section 3 will not operate.

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Illegal cultivation of drugs

The following clause attaches and forms part of **Extensions to Section 1 & 2**.

A. To the extent of the *Sub-Limit* indicated in the *Schedule*, the *Insurer* will indemnify the *Insured* in respect of *Damage* caused by use of the *Buildings* or part thereof, for the manufacture, cultivation, harvest or processing by any other method, of drugs classed as a controlled substance under the Misuse of Drugs Act (1971) by the *Insured's* tenants.

B. The *Insured* will lose their right to indemnity under this clause if the *Insured* or anyone acting on the *Insured's* behalf does not:-

i) carry out internal and external inspections of the *Buildings* at least once every three months and:

a) maintains a log of such inspections and retains such log for at least 36 (thirty-six) months from such inspections; and

b) carries out six monthly checks of the inspections log;

ii) obtain and record written formal identification of any prospective tenant;

iii) obtain and record details of the tenant's bank account and verify those details by receiving at least one payment from such account; or

iv) obtain and retain the following tenant references prior to agreeing or accepting any new or prospective tenants:

a) a written employer's reference for any new tenant; and

b) a written reference from any previous landlords;

or where **iv) a)** or **b)** are not available, then a professional tenant referencing company must be used to obtain suitable tenant references.

C. The *Insured* will also lose their right to indemnity under this clause if the *Insured* or anyone acting on the *Insured's* behalf:

i) sub-lets any part of the property or allows the property to be sub-let in anyway without the prior written permission of the *Insurer; or*

ii) lets or continues to let the property to the tenant irrespective of negative features contained in the tenancy checks or revealed during the inspections.

No Portable Heating

It is a condition precedent to the liability of the Insurers under this/these Section(s) that there is no use of any form of portable heating equipment in the Premises, other than domestic oil filled radiators with thermostatic cut out and domestic electric fan heaters with thermostatic cut out

Policy Interest

Claim Notification

Sections 1 to 3

CPA
Queen Charlotte House,
Queen Charlotte Street,
Bristol BS1 4HQ
Tel No : 0117 9299255
Email : bristol@cpadjusting.com
Opening hours: 9am to 5pm (4.30pm on Fridays)
If **You** have an urgent situation outside normal business hours and need to notify a new claim **You** can call 0117 9388386.

Section 4 – Legal Expenses

Claims notification contact number

You can download a claim form by visiting **www.arag.co.uk/newclaims** or *You* can request one by telephoning *Us* on **0117 917 1698** between 9am and 5pm Monday to Friday (except bank holidays). **HELPLINES AND ONLINE LEGAL SERVICES –** Please refer to policy Wording