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Purpose Built Blocks of Flats
Property Owners Insurance Quotation

LONDONIST INTERNATIONAL MANGEMENT LTD
53 Warminster Road
London
SE25 4DQ

29 February 2024

Dear Sir/Madam,

Purpose Built Blocks of Flats Quotation (Ref 00175611)

Please find below your quotation. Your personal quotation reference is shown above.

The quotation is shown below and is valid for a period of 30 days from 29 February 2024

Please read the information carefully before requesting cover and let your Broker know immediately should any details need changing

Premium

Premium	£1,795.40
Insurance Premium Tax at the current rate	£215.45
Fee	£25.00
Total Amount Payable	£2,035.84

Period of Insurance

Date Insurance is to commence	01 March 2024
Date Insurance Expires	28 February 2025

Enclosed with the Document

Please find enclosed the following documents:

- Statement of Fact showing all relevant information that has been disclosed.

- IPID showing the features, benefits and significant or unusual exclusions and limitations of your policy.

Important Information

This quotation is subject to you accepting the Statement of Fact. By accepting the Statement of Fact and Quotation documents, you are confirming that all relevant information has been fully disclosed and that full and true answers have been given to all questions. If the information detailed in the Statement of Fact (which will be based on information provided by you) is incorrect, then the Insurer reserve the right to amend the terms and conditions of the policy, including the premium, or withdraw cover. If this occurs your Broker will inform you in writing 14 days before any action is taken. If cover is withdrawn, a time on risk charge may be payable. Any differences from the original basis will be handled by means of an alteration from the date they are received and will not be from the start of the policy.

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Details of Cover

The quotation is based on the following details and should be read in conjunction with the Summary of Cover and the Statement of Fact

Location	53 Warminster Road London UNITED KINGDOM SE25 4DQ	
Occupied By	Professional	
Property Insured	(Declared Value)	Sum Insured
Building	(£2,000,000.00)	£2,300,000.00
Contents	(NOT INSURED)	£0.00
Extension to Section 1 *Accidental Damage*	INSURED	
Loss of Rent or Alternative Residential Accommodation	£400,000.00	
Indemnity Period	12 Months	
Public Liability – Limit of Indemnity	£5,000,000	
Legal Expenses - This Section is administered by ARAG plc authorised under a binding authority agreement on behalf of the *Insurer* HDI Global Specialty.	**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

Providing a High Level of Customer Service

It is our intention to provide you with a high level of customer service at all times. However, if you do feel you have a cause to be unhappy in any way with your insurance cover, in the first instance, please contact your Broker, who will be pleased to assist you. A more formalised complaints procedure will be found in your policy document, which is available on request

Payments

Payment should be made direct to your Broker

What You Need to Do

- Please read all documents carefully
- If any of the information contained within this document or the enclosed documents is incorrect, please advise your Broker immediately

If You Would Like to Accept This Quotation

- Contact your Broker to start your insurance cover

Yours sincerely

Protect Commercial Insurance Solutions Ltd