

Registered Social Landlords Summary of Cover

The summary noted below provides the key cover and exclusions contained within your Insurance policy as arranged by your insurance advisor. The list of what is covered and what is excluded from cover is not exhaustive within this summary and for full details of your insurance terms and conditions refer to your Policy Documentation.

| | |
|------------------------------|---------------------|
| Policy Number | CP000084/XS000009 |
| Period of Insurance | 01/04/22 – 31/03/23 |
| Policy Excess | £100.00 |
| Subsidence | £1000 |
| Average Sum Insured per unit | £178,548 |
| Sum Insured for Portfolio | £201,045,550 |

This summary does not form part of your insurance contract.

Basis for Premium:

Your Insurers review the claims incurred for this portfolio on an annual basis and split the required premium cost on this basis, while taking cognisance of geospatial analysis outcomes for flood, windspeed and other underwriting risk considerations.

The policy includes the interest of the freeholder, head lessee, the owner or lessee of each property, shared owners, leaseholders, mortgagees, or other interested parties, including Mortgage Lender, in each individual building which has been declared to insurers and is covered by this insurance is noted.

1. BUILDINGS SECTION:

The structure of the house, bungalow, flat, apartment, block of flats or commercial property owned by you, or for which you are legally responsible which has been declared to us and which we have accepted under this insurance including:

- Garages, greenhouse, sheds and outbuildings
- Statues and fountains cemented into the ground
- Aerials, satellite dishes and solar panels

| Buildings Cover Available | What is not covered |
|--|--|
| Fire, smoke, lightning, explosion, earthquake | - |
| Storm or flood | <p>Loss or damage caused by frost</p> <p>A 10% reduction from each claim for each year of age in respect of loss or damage to fences and gates.</p> <p>Loss or damage to swimming pools, tennis courts, paved terraces, patios, footpaths, drives, foundations unless the main structure of the building is damaged by the same cause at the same time</p> |
| Freezing water in fixed water or fixed heating systems, escape of water from washing machines, dishwashers, fixed water or fixed | Loss or damage to the appliance or system itself from which the water escapes except where the |

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| heating systems or oil escaping from a fixed heating system | <p>damage is caused by freezing</p> <p>Loss or damage to swimming pools</p> <p>Subsidence, landslip or heave caused by escaping water</p> |
| Riot, civil commotion, strike, labour or political disturbance | Any claim reported to us more than 7 days after the date of the incident |
| Malicious damage | <p>Loss or damage caused by you</p> <p>The first 50% of each and every loss or the excess, whichever is the greater, for the cost of removing graffiti. This does not apply to graffiti within the building</p> |
| Theft or attempted theft | Loss or damage caused by you or any visitors to you or any immediate family |
| Subsidence, heave or landslip of the site on which your buildings stand | <p>Loss or damage related to solid floors unless the foundations of the outside walls are damaged by the same cause and at the same time.</p> <p>new structures bedding down.</p> <p>Loss or damage caused by coastal or river erosion.</p> <p>Loss or damage caused by or as a result of the buildings being under construction demolished, altered or repaired.</p> <p>Loss or damage which commenced or occurred before the inception of Your policy.</p> |
| Falling trees or branches | - |
| Falling aerials or satellite receiving equipment | - |
| Impact by flying objects, vehicles, trains, animals or aircrafts or anything dropped from them | - |
| Accidental damage to drains, pipes, cables and underground tanks used to provide services to or from the buildings which you are legally responsible for | Loss or damage caused by or from movement settlement or shrinkage of any part of the buildings or land belonging to the buildings |
| Accidental breakage of fixed glass in doors or windows, ceramic hobs if fitted, sanitary ware, solar heating panels fixed to or forming part of the building or within the boundary of the building | - |

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Accidental damage

Loss or damage caused by the buildings moving, settling, shrinking, collapsing or cracking

Loss of damage caused by any process of cleaning, repairing, renovating or maintaining the buildings

Loss or damage to swimming pools, tennis courts, patios, paved footpaths, roads, car parks, lamp posts and drives

SOME POLICY EXTENSTIONS TO THE BUILDINGS SECTION INCLUDE:

- Damage to the property caused by the forced entry of the Emergency Services but not including cover if this is as a result of actual or suspected criminal activities
- Loss of Rent and cost of alternative accommodation
- Loss of keys where they are stolen
- Costs and expenses to find the source of any damage caused to the building by escape of water from fixed water or heating system and then make good. (You must have the insurers written permission)

3. Property Owners Liability Section:

What is covered?

Your legal responsibility to pay damages and/or costs to others awarded by any court of law within the geographical limits occurring at the buildings which are the result of accidental bodily injury to anyone or accidental damage to material property caused during the period of insurance.

- arising out of a defect in the buildings;
- incurred by virtue of either Section 3 of the Defective Premises Act 1972 or Section 5 of the Defective Premises Act (Northern Ireland) Order 1975 in connection with any building formerly owned or leased by or the responsibility of you provided that at the time of the incident giving rise to the liability you had disposed of all legal title to an interest in the building.

What is Not Covered

- injury to you or any of your employees arising out of and in the course of your business.
- demolition, erection or structural alteration of or addition to new or existing buildings or structures
- Any liability arising from owning vacant land awaiting development or sale.
- Anything showing as excluded from cover in your policy documentation

- You must take all reasonable steps to minimise loss or damage to all insured property including keeping the buildings in a good condition and state of repair.

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- You MUST immediately advise if your property becomes unoccupied

REPORTING A CLAIM:

On the happening of an event which could give rise to a claim under this policy, you shall immediately notify your insurance advisor with particulars and proofs as may be reasonably required.

Claims must be notified within 7 days of the event in the case of damage caused by riot, civil commotion, strikes, labour disturbances or malicious persons. Or within 30 days of the event in the case of any other claim or such further time as we may allow.

Claims should be reported to:

Bruce Stevenson Insurance Brokers Limited
76 Coburg Street
Edinburgh
EH6 6HJ
Contact Name is Amanda Shades-McKenzie
Direct Dial - 0131 561 2411
Email - Amanda.Shades-Mackenzie@brucestevenson.co.uk

COMPLAINTS PROCEDURE:

We aim to provide a first class service to you at all times.

If you have an enquiry or complaint arising from your Policy, please contact your insurance advisor, who arranged the Policy for you.

Contact is:

Richard McDonald.
Bruce Stevenson Insurance Brokers Limited
144 West George Street
Glasgow
G2 2HG
Office Number - 0141 353 3539
Email – Richard.McDonald@Brucestevenson.co.uk

CANCELLING THE POLICY

Your policy may be cancelled by you within 14 days of receipt of your policy (this is known as the “cooling off” period). If you elect to cancel within this period you should return all documents to us and we will pay a refund of premium for the full amount paid to you. If a claim has been made or an incident advised that could give rise to a claim during the “cooling off” period your policy will be treated by us as in force and no refund of premium will be made.

FINANCIAL SERVICES COMPENSATION SCHEME

You may be entitled to compensation from the scheme if we are unable to meet our obligations to you under this insurance. Further information is available from the Financial Services Compensation Scheme (10th Floor, Beaufort House, 15 St. Botolph Street, London. EC3A 7QU)

INSURERS

Accelerant Insurance Europe SA is a company registered in Belgium (Company number 0758.632.842) with registered office at Bastion Tower, Level 20, Place du Champ de Mars 5, 1050



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Brussels Accelerant Insurance Europe SA is an insurance company authorised by the National Bank of Belgium and regulated by the Financial Services and Markets Authority (FSMA) (Ref. 3193). Deemed authorised by the Prudential Regulation Authority. Subject to regulation by the Financial Conduct Authority and limited regulation by the Prudential Regulation Authority. The nature and extent of consumer protections may differ from those for firms based in the UK. Details of the Temporary Permissions Regime, which allows EEA-based firms to operate in the UK for a limited period while seeking full authorisation, are available on the Financial Conduct Authority's website.