



### **Buildings Insurance – Summary of Cover document.**

The summary noted below provided the key cover and key exclusions contained within your Building Insurance arranged via North Glasgow Property Services Limited.

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 in each individual building covered by this insurance is noted.

Insurance Company:           NIG Insurance  
Cover Start Date:            1<sup>st</sup> January 2015  
Cover End Date:              31<sup>st</sup> December 2015  
Property Owners Liability:   £10 Million.  
Portfolio Sum Insured:       £148,222,139  
Cost:                            £131.40 including. Tax.

<b>Section 1 - Buildings</b>	<b>Principle Cover Includes:</b>
	<ul style="list-style-type: none"><li>• All Risks Cover including Accidental Damage</li><li>• Alternative Accommodation/Loss of rent limit of 25%. This applies to Residential Building Only. Commercial Loss of Rent is not covered in respect of Shops/Offices.</li><li>• Architects surveyors and legal fees</li><li>• Debris removal</li><li>• Damage to underground drains and cables</li><li>• Falling trees, branches, aerials or satellite dishes</li><li>• Theft not subject to violent and forcible entry/exit</li><li>• Accidental breakage of glass and sanitary ware</li><li>• Loss of metered water</li><li>• Reinstatement of landscaped gardens</li><li>• Replacement locks and keys</li><li>• Trace and Access</li><li>• Emergency entries by emergency services</li><li>• Damage by squatters</li><li>• Terrorism Cover.</li></ul>



<b>Section 3 – Property Owners Liability</b>	<b>Cover Includes:</b>
	<ul style="list-style-type: none"> <li>• Cover for director's partners or any principle</li> <li>• Defense costs</li> <li>• Cross Liabilities</li> </ul>
Principle Exclusions applicable to Building Section:	<ul style="list-style-type: none"> <li>• Loss or Damage caused by anything that happens gradually.</li> <li>• Loss or Damage caused by corrosion, rust, wet or dry rot, shrinking, evaporation, dampness and wear and tear.</li> <li>• The cost of correcting faulty workmanship or design or the cost of replacing faulty materials.</li> <li>• Loss or damage caused by chemicals reacting with any materials which the buildings are built from.</li> <li>• Loss or damage caused by pets, insects or vermin.</li> <li>• The cost of maintenance, normal redecoration and preparation for occupancy.</li> <li>• The cost of replacing, repairing or changing any undamaged items or parts of items forming part of a set, suite, carpet or other items of a common nature, colour, design or use.</li> <li>• Loss or Damage which happens before the start or which arises from an event before             <ul style="list-style-type: none"> <li>○ Cover starts.</li> <li>○ Loss or Damage caused deliberately by</li> </ul> </li> </ul>
Excess Applicable:	£100 to all losses other than Subsidence which is £1000

The above details are a summary of the cover only. Should a full copy of the policy wording be required, then you should email [Richard.McDonald@BruceStevenson.co.uk](mailto:Richard.McDonald@BruceStevenson.co.uk) and a full copy of the wording will be organised by return. Richard's phone number is 0141 354 2895



### **Reporting a Claim:**

On the happening of an event which could give rise to a claim under this policy, you shall immediately notify us with particulars and proofs as may be reasonably required 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 in the first instance to:

Bruce Stevenson Insurance Brokers  
Contact: Amanda Shades  
Telephone: 0131 561 2411  
Email Address: [Amanda.Shades@BruceStevenson.co.uk](mailto:Amanda.Shades@BruceStevenson.co.uk)  
Correspondence Address: Claims Department  
76 Coburg Street,  
Edinburgh  
EH6 6HJ

### **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:

Richard McDonald.  
Bruce Stevenson Risk Management. 38-40 New City Road,  
Glasgow G4 9JT.

If you are not satisfied with the way in which a complaint has been dealt with, then please write to:

The Chief Executive,  
NIG  
Churchill Court,  
Westmoreland Road,  
Bromley  
BR1 1DP

If the Insurer cannot resolve the differences between us, You may refer your complaint to the Financial Ombudsman Service ( FOS ). Their Address is:  
South Quay Plaza,  
183 Marsh Wall,  
London E14 9SR  
Telephone: 0800 023 4567 or 0300 123 9123.