

Property Owners Policy - James Gibb Property Management Ltd for the Co-proprietors and Bondholders

Policy Number: 1977008

Period of Insurance: 28/05/2020 – 27/05/2021

Insurer: Protector Insurance

This document certifies that the above policy number provides insurance cover as per the given details below. The full terms, conditions or exclusions are shown in the Policy Document, which can be obtained from Protector Insurance.

Property Damage

Buildings Definition: The buildings (including foundations) at the Premises including the following all situate on in or at the Premises

- a) interior decorations, fixtures and fittings (including communal television and radio receiving aerials satellite dishes communication equipment and related fittings on or in a Residential Property), fixed glass fixed sanitary ware in on or pertaining to the buildings
- b) Contents of Common Areas including carpets, models, exhibitions and seasonal items introduced into shopping centres.
- c) video, audio and building management and security systems and equipment
- d) gangways, pedestrian malls, pedestrian access bridges, hardstandings, bollards, barriers, flag poles, lamp posts, street furniture walls gates fences and Services including Sustainable Drainage Systems (SuDS).
- e) fuel tanks and their ancillary equipment and pipe work
- f) car parks roads pavements forecourts tennis courts and similar hard surfaced areas all being constructed of solid materials
- g) landscaping (including trees shrubs plants turf and other forms of vegetation) including garden furniture street furniture ornaments and statues but excluding external ponds and lakes.

All Risks cover including the following:

- Concern for welfare and emergency services covers – £10,000 limit, any one claim
- Trace and Access - £75,000 limit, any one claim
- Replacement of Locks and Keys - £7,500 limit, any one claim
- Involuntary Betterment
- Metered Supplies - £50,000 limit, any one claim
- Removal of Wasps and Bees Nests - £5,000 limit, any one claim
- Residential property alternative accommodation – up to 33.33% of the building declared value
- Japanese knotweed removal – £10,000 any one claim and £30,000 in the aggregate and during any one period of insurance.
- Environmental protection – 10% of the Buildings Sum Insured at each Premises or £50,000 (in the aggregate) whichever is less
- Fly-tipping – £50,000 limit, £100,000 in the aggregate

- Average free – we will waive the Average condition if a professional valuation has been undertaken within the last five years. Proof of valuation will be required at point of claim.

Exclusions to Property Damage Cover:

- Terrorism (unless covered in separate section)
- Radioactive Contamination
- Pollution or Contamination
- Damages cause by or consisting of acts of fraud or dishonesty
- Any excess specified in the schedule

Loss of Rent (commercial units only):

Loss of income or rent protection following an insured event, including indemnity to managing agent and book debts.

Property Owners Liability:

Legal liabilities cover for personal injury or property damage suffered by third parties arising from ownership of the property.

- Property Owners Liability - £25,000,000 limit of indemnity
- Legionella – £5,000,000 limit of indemnity
- Corporate Manslaughter – £5,000,000 limit of indemnity
- Asbestos – £5,000,000 limit of indemnity
- Terrorism – £5,000,000 limit of indemnity
- First party (environmental) clean-up costs – £1,000,000 limit.

Terrorism:

Acts of persons acting on behalf of, or in connection with, any organisation which carries out activities directed towards the overthrowing or influencing, by force or violence, of Her Majesty's government in the United Kingdom or any other government de jure or de facto.