

FLAT OWNERS INSURANCE - SUMMARY OF COVER

This summary provides you with basic details of the sums insured under the Buildings section of the policy. It is supplied for information only and does not form part of the policy.

A copy is available from West of England Estate Management Company Limited on request.

POLICYHOLDER: Bath Ground Rent Estate Ltd INSURER: AXA Insurance UK plc

POLICY NUMBER: LT FLT 687702

PERIOD: 30/06/14 to 29/06/15 both days inclusive

BUILDING SUM INSURED: £2,726,939

ADDRESS OF BLOCK OF FLATS: Haydon Court (N), Swindon SN2 1TS

ADDITIONAL INTERESTS: *The interest of the freeholder and head lessor of the Buildings (if they are not the Policyholder) the owner or lessees of each flat and the mortgagees of any of the flats are noted in Section 1 of this Policy the nature and extent of such interest to be disclosed in the event of loss*

BUILDINGS, ADDITIONAL COSTS, LOSS OF RENT AND ALTERNATIVE ACCOMMODATION

1. The BUILDINGS as detailed in your Schedule and any endorsements to it including:
 - (a) the block of flats and its domestic outbuildings, private garage, terraces, paths, drives, walls, gates fences and hedges
 - (b) landlord's fixtures & fittings, including fitted carpets in the common halls, stairways and other common parts
2. THE FOLLOWING ADDITIONAL COSTS necessarily insured with the consent of Insurers in connection with the reinstatement of repair of insured damage, provided the work is completed within 12 months of the date of damage or such further period as Insurers agree in writing:
 - (a) architects, surveyors, consulting engineers and legal fees incurred in connection with the reinstatement of the loss or damage - but excluding fees for the preparation of any claims made under the Policy
 - (b) the cost of removing debris from the site and of dismantling, demolishing, shoring up or propping of the damaged parts of the Buildings
 - (c) any additional cost of reinstating the damaged parts of the Buildings incurred solely through compliance is with any statutory requirements of local or local authority by-law *except for:*
 - (i) any such cost arising from a notice served upon the policyholder prior to the date of the damage
 - (ii) the amount of any rate tax, duty, development or other charge arising out of capital appreciation which may be payable in respect of the buildings
3. LOSS OF RENT which ceases to be payable to the policyholder during the period reasonably necessary for reinstatement of insured damage. Limit 20% of the sum insured on Buildings. In respect of each flat or private dwelling house insured, the payment will be adjusted according to the percentage contribution made by each flat or private dwelling house towards the total management charges and/or ground rent of the block of flats or housing development.
4. ALTERNATIVE ACCOMMODATION - the cost of reasonable alternative accommodation for persons who permanently reside in that part of the Buildings rendered uninhabitable. Limit 20% of the sum insured on Buildings. In respect of each flat or private dwelling house insured, the payment will be adjusted according to the percentage contribution made by each flat or private dwelling house towards the total management charges and/or ground rent of the block of flats or housing development.

PRINCIPAL PERILS INSURED

1. Fire, Explosion, Lightning, Aircraft or Earthquake
2. Riot, Civil Commotion, Strikes, Labour Disturbances
3. Storm or Flood

except for:

 - (i) the first £100 of each and every loss
 - (ii) loss or damage caused by frost, subsidence, heave or landslip
 - (iii) loss or damage to fences and gates
4. Subsidence or heave of the site on which the Buildings stand, or landslip

except for:

 - (a) the excess which is £1,000 per block
 - (b) loss or damage
 - (i) caused by settlement or shrinkage or solid floors unless the foundations beneath the outside walls are also damaged at the same time by the same cause
 - (ii) occurring whilst the Buildings are undergoing demolition structural alterations or structural repairs
 - (iii) to swimming pools, tennis courts, central heating oil tanks, terraces, paths, drives, walls, solid floors, gates, and fences, unless the block of flats is damaged by the same cause and at the same time
 - (iv) arising from the use of defective materials or faulty workmanship
 - (v) caused by coastal or river erosion
 - (vi) chemical reaction in the materials which the buildings are built from
5. Malicious persons

except for:

 - (i) loss or damage occurring in Northern Ireland
 - (ii) loss or damage occurring in the circumstances detailed in the Unoccupied Buildings Condition (see below*)
 - (iii) the first £100 of each and every loss
6. Theft or attempted theft

except for loss or damage occurring in the circumstances detailed in the Unoccupied Buildings Condition (see below) or by a person lawfully on the premises and the first £100 of each and every loss*
7. Escape of Water or Frost damage to any water pipes or installations

except for:

 - (i) the first £100 of each and every loss
 - (ii) loss or damage occurring in the circumstances detailed in the Unoccupied Buildings Condition (see below*)
8. Impact

by any road or rail vehicle or animal, falling tree, or by any aircraft or aerial device or any article dropped therefrom

except for the first £100 for each and every loss
9. Leakage of oil

from any tank, apparatus, pipe or appliance

except for the first £100 for each and every loss
10. Accidental Damage to the Buildings

except for the first £100 for each and every loss
11. Accidental Damage

for which the Policyholder or the owner, lessee or tenant of any flat forming part of the Building is legally responsible to the underground telephone gas electricity water mains drains and sewers electrical instruments meters piping cabling and the accessories thereto providing services to or from the Building

except for the first £100 for each and every loss

Unoccupied Flats Condition

The cover given by paragraphs 5, 6, 7 and 10 of this section excludes damage where the block of flats have been left unoccupied for more than 30 consecutive days at the time of the loss unless the precautions listed within the policy are complied with.

Terrorism

"All Risks" cover applies up to the sum insured shown above.

Property Owners Liability

Is included with a limit of indemnity of £5,000,000 any one claim

Principal Exclusions

War and Nuclear Risks, Date Recognition, Pressure Waves, Diminution in Value and Pollution and Contamination