

SUMMARY OF COVER – SHARED OWNERS AND LEASEHOLD

Policy Number	50153 507901			Policy Wording	2423		
Broker	Arthur J. Gallagher Insurance Brokers Limited			Underwritten by	Ocaso S.A. UK Branch		
Property Insured	Any residential property or commercial property which has been declared to us and which we have accepted.						
Address of Risk							
Insured	Torus62 Limited and Housing Maintenance Solutions Limited and Torus62 Developments Limited and Torus Foundation and Torus Commercial Services Limited and Torus Development Company Limited						
Period of Insurance	From	28 November 2021		To	27 November 2022		
Interested Party							
Nature of Interest							
Notice of Interest	The interest of the owners leaseholders mortgagees or other interested parties including those as detailed above in each individual property insured by this Policy is noted and extent of such interest to be disclosed in the event of loss.						
Sum Insured	Buildings	Full Rebuilding Costs		Landlords Contents	Replacement Cost as New		

Property Owners Liability Insured

Please note that this is merely an overview of the cover afforded. Please refer to the schedule, endorsements and policy wording for full terms, conditions and exclusions.

Asset Protection - Property Damage Cover

Cover for damage to the Premises including buildings and landlords' contents including, but not restricted to:

1. Fire, Smoke, Lightning, Explosion, Thunder, Subterranean Fire and Earthquake
2. Riot, Civil Commotion, Strike, Labour or Political Disturbance
3. Malicious Damage
4. Impact by flying objects, vehicles, trains, animals or aircrafts or anything falling from them.
5. Storm or Flood
6. Freezing water in fixed water or fixed heating systems. Water escaping from washing machines, dishwashers, fixed water or fixed heating systems. Oil escaping from fixed heating systems. Falling Trees
7. Theft or Attempted Theft
8. Subsidence, Heave & Landslip
9. Falling trees or branches, telegraph poles or lampposts.
10. Falling aerials or satellite receiving equipment, their fittings or masts.
11. Accidental Damage to drains, pipes, cables and underground tanks used to provide services to or from the buildings that you or any of the residents are legally responsible for.
12. Accidental breakage of glass in doors or windows or fixed glass in furniture, plate-glass tops to furniture, mirrors, ceramic hobs, sanitary ware and solar heating panels fixed to and forming part of the buildings

13. Accidental damage to televisions, videos, audio, computer and electronic equipment in the buildings and their aerials.
14. Accidental damage to buildings

The policy provides cover for all Damage to the Property Insured (subject to any Excess stated in the schedule) occurring during the currency of the policy unless specifically excluded in the policy wording.

The Premises include 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 Insurers and which they have accepted under this insurance. This includes landlords fixtures and fittings, landlords fixed floor coverings (including fitted carpets in communal parts), garages, greenhouses, sheds, outbuildings, statues, fountains fixed to the ground, adjoining and specifically associated yards, patios, paved and decked areas, footpaths, roads, car parks, lampposts, drives, swimming pools (excluding their covers), hard tennis courts, fixed playground equipment, play areas, walls, fences, gates, drains, pipes, cables, underground tanks servicing the building, closed circuit security TV systems, security equipment, canopies, fixed signs, fixed external lighting, aerials, satellite dishes and solar panels.

Landlords' Contents:

Landlords' contents, carpets, domestic furniture and furnishings belonging to the Housing Association.

Key exclusions are:

1. The first **£100** of each and every material damage loss excluding subsidence.
2. The first **£1,000** of each and every material damage loss for subsidence.
3. The first **£0** of each and every loss in respect of property owners liability damage claims.
4. The first **£0** of each and every loss in respect of property owners liability injury claims.
5. Damage caused by an existing or hidden defect, gradual deterioration or wear and tear, frost or change in water table level, faulty design or faulty materials used in construction and faulty workmanship.
6. Damage caused by or consisting of corrosion, rust or rot, shrinkage, evaporation or loss of weight, dampness or dryness, scratching, vermin or insects, mould or fungus, change in temperature, colour, flavour, texture of finish.
7. Damage more specifically insured by you on your behalf.
8. Damage by pressure waves from aircraft or aerial devices.
9. Damage caused by or consisting of acts of fraud or dishonesty, as a result of disappearance, unexplained or inventory shortage, misfiling, misplacing of information or clerical error.
10. In respect of subsidence we will only indemnify you in respect of Damage to patios, terraces, driveways, footpaths, tennis courts, swimming pools, walls, gates, hedges or fences if such property is specifically insured by this Section and if Damage also occurs to the building to which such property applies and that building is insured by this Section.
11. We will not indemnify you in respect of damage caused by collapse or cracking, shrinking or settlement of any building, coastal or river erosion, defective design or inadequate construction of foundations, demolition, structural alteration or repair, settlement or movement of made up ground and damage as a result of movement of solid floor slabs.

Key extensions included are:

1. Index Linking - The sums insured are adjusted on a daily basis according to the Rebuilding Cost Index.
2. Changing Locks - The cost of replacing locks or keys up to £10,000.
3. Damage to Gardens - Damage to gardens caused by perils 1, 3, 7 & 8 and emergency services insured up to a maximum amount of £25,000 for any one claim.
4. Drains - Reasonable costs following Damage to the property insured in cleaning, repairing and/or clearing drains, gutters and sewers.
5. Loss of Metered Water & Oil - Loss of metered water or oil up to a limit of £25,000 for any one claim.
6. Loss of Rent and Alternative Accommodation - The cost of providing loss of rent or alternative accommodation for residential portions of the premises up to 33% of the sum insured of the building damaged subject to a maximum of £100,000 any one claim.
7. Non-Invalidation - The Insurer agrees not to invalidate the insurance cover due to any act, omission or alteration either unknown to the Insured or beyond their control.
8. Trace and Access - Costs and expenses incurred with Insurer's permission, to find the source of any damage to the building by escape of water from fixed water or heating system and them to repair the building up to a maximum of £25,000

Key Conditions included are;

1. Carry out internal and external inspections of the buildings at regular intervals and maintain a written record of such inspections in respect of buildings that are unoccupied or disused for more than 180 days.
2. Remove all waste, combustible materials and gas bottles from either within or outside the buildings away from the buildings in respect of buildings that are unoccupied or disused for more than 180 days.
3. securely lock all external doors and windows and apply any further security devices in respect of buildings that are unoccupied or disused for more than 180 days.
4. Turn off all sources of power, fuel and water at the mains unless sufficient power is needed where the buildings are protected by an intruder alarm system or the heating system may be left in operation to maintain a minimum temperature of 10C, which will provide adequate protection throughout the buildings against frost damage in respect of buildings that are unoccupied or disused for more than 180 days.
5. In respect of buildings that are unoccupied or disused for more than 180 days, the insurers shall be notified immediately if the full rebuilding cost exceeds £500,000.

Legal Liabilities – Property Owner’s Liability Cover (If shown as ‘Insured’ on page 1)

Provides cover in respect of your legal responsibility as owner of the building to pay damages and/or costs to others which are the result of accidental:

1. Death, disease, illness or injury to anyone
2. Accidental Damage to Property caused in or about the buildings

The maximum we will pay is £5,000,000 or as shown in the schedule.

Extensions included are:

1. Defective Premises Act 1972 - Legal liability under the above Act of Parliament arising out of any premises or land disposed of by the Insured.

This is a summary of cover only - for full terms, conditions and exclusions please see the schedule, endorsements and policy wording.

In the event of a claim or to obtain a copy of the schedule, endorsements and policy wording please contact Arthur J. Gallagher Insurance Brokers Limited, 27 - 30 Railway Street, Chelmsford, Essex CM1 1QS. Telephone 01245 341200.