

SUMMARY OF COVER – LEASEHOLD AND SHARED OWNERS

Policy Number	09/RSL/10164A		Policy Wording	Z0009 (06/09) Aviva	
Insurer	Aviva Insurance Limited		Underwritten by	Zennor Ltd	
Property Insured	Any residential property or commercial property which has been declared to us and which we have accepted.				
Address of Risk	ADDRESS OF LEASEHOLD FLAT				
Insured	Plymouth Community Homes Limited				
Period of Insurance	From	16 th November 2009	To	15 th November 2010	
Interested Party	LEASEHOLDERS NAME				
Nature of Interest	Leaseholder				
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	Contents	N/A	

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 communal/landlords contents on an "All Risks" basis including, but not restricted to:

1. Fire, Lightning, Explosion
2. Aircraft and articles dropped from them
3. Riot, Civil Commotion, Strikers or Malicious Persons
4. Earthquake
5. Subterranean Fire
6. Storm or Flood
7. Escape of Water from any tank, apparatus of pipe
8. Escape of Fuel from any fixed oil heating installation
9. Falling Trees
10. Impact by any road vehicle or animal
11. Theft
12. Subsidence
13. Accidental Damage

"All Risks" 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.

Damage as a result of terrorism is operative.

The Premises include fixtures and fittings, Contents, Interior decorations, Contents of Common Parts, telecommunications aerials, aerial fittings and masts, fixed signs, satellite dishes, walls, patios, terraces, gates, fences, hedges, yards, canopies, solar heating panels, fixed signs, hoardings, paths, drives, car parks, roads, pavements, outbuildings, garages, greenhouses, sheds, outbuildings, ornaments, statues, fountains, cesspits, septic tanks, oil tanks, drains, underground pipes, gas and water mains, cables and wires, piping, ducting, electrical installations, meters, lifts, boilers, central heating plant, CCTV systems, external lighting, baths, bath panels, washbasins, pedestal sinks, splash backs, shower trays and sanitary ware contained in any part of the Premises occupied as an individual private dwelling or flat.

Key exclusions are:

1. The first £50 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. Loss or damage to fences and gates is limited to indemnity. 10% of the replacement cost will be deducted from each claim for each year of age of the damaged items.
8. Damage more specifically insured by you on your behalf.
9. Damage by pressure waves from aircraft or aerial devices.
10. Damage caused by or consisting of acts of fraud or dishonesty, as a result of disappearance, unexplained or inventory shortage, misfiling, misplacing or information or clerical error.
11. In respect of subsidence we will only indemnify you in respect of Damage to forecourts, car parks, driveways, footpaths, swimming pools, terraces or patios, 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.
12. In respect of subsidence we will not indemnify you in respect of damage caused by collapse or cracking (unless as a result of subsidence), 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 £5,000.
3. Contractors' Interest - The Insurer agrees to note the interest of any contractor or sub-contractor provided that any contracts valued at £250,000 or above are advised to the Insurer prior to the commencement of work.
4. Damage to Grounds - Damage to landscaped grounds as a consequence of damage to the property insured up to a maximum amount of £25,000 for any one claim.
5. Drains - Reasonable costs following Damage to the property insured in clearing, cleaning and/or repairing drains, gutters and sewers.
6. European Union and Public Authorities – Undamaged Property - Subject to the sums insured being adequate, the Insurer agrees to pay the additional cost of reinstating the Property Insured, including any undamaged portions, necessary to comply with European Union Legislation, Acts of Parliament or Bye-Laws of any public authority.
7. Gardening Equipment - Cover includes gardening equipment belonging to the Insured at The Premises up to a maximum amount of £10,000 for any one claim.
8. Loss of Metered Utilities - Loss of metered water, gas, electricity or other supply charges up to a limit of £25,000 for any one claim.
9. Loss of Rent and Alternative Accommodation - The cost of providing loss of rent or alternative accommodation for residential portions of the premises up to 25% of the sum insured of the building damaged.
10. 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.
11. Risk Protections Equipment Replacement Costs - Reasonable costs for the refilling or replacement of fire extinguishing appliances, fire suppression systems and sprinkler installations up to a limit of £50,000 for any one claim.
12. Trace and Access - Costs incurred in tracing the source of damage to water pipes and underground services belonging to the property insured up to a maximum amount of £50,000 for any one claim.

Legal Liabilities – Property Owner’s Liability Cover

Provides cover in respect of all sums which the Insured becomes legally liable to pay as compensation to third parties, as well as legal expenses and defence costs, arising out of buildings defects as a result of accidental

1. Personal Injury
2. Damage to Property
3. Obstruction, Trespass, Nuisance or Interference with any right of way, air, light or water.

The maximum we will pay is £2,000,000 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.
2. Payment for Court Attendance - Compensation for each day of attendance Director or partner £500 per day and Employee £250 per day

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 FARR, Fenton House, 85-89 New London Road, Chelmsford, CM2 OPP. Telephone 0845 129 8000.