



## Summary of Cover – Shared Owners & Factored

<b>Policy Number</b>	Y148918QBE0123A		<b>Policy Wording</b>	PCCP010121	
<b>Identity of Insurer</b>	QBE UK Limited		<b>Produced by</b>	Arthur J. Gallagher Insurance Brokers Limited	
<b>Property Insured</b>	Any residential property or commercial property which has been declared to us and which we have accepted.				
<b>Address of Risk</b>					
<b>Insured</b>	Ardenglen Housing Association and /or Ardenglen Developments Limited				
<b>Period of Insurance</b>	<b>From</b>	1 April 2023	<b>To</b>	31 March 2024	
<b>Interested Party</b>					
<b>Nature of Interest</b>					
<b>Notice of Interest</b>	The interest of such other parties including lessors, mortgagees and banks is noted in this policy but only to the extent of their financial interest in the property insured and the extent of such interest to be disclosed in the event of loss.				
<b>Sum Insured</b>	Buildings	Full Rebuilding Costs	Landlords Contents/ Contents of Common Parts	Not 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 Landlord's Contents/Contents of Common Parts.

Damage as a result of terrorism is operative – insured via Ark Underwriting Syndicate 4020.

**Buildings** The fixed permanent structures at the premises within the boundaries of the premises belonging to/for which the insured is responsible or for which the insured has accepted responsibility including:

- a) glass in windows and doors, or any other glass that is fitted in or on the buildings, including frames, mountings and fixtures and fittings used for the supporting and retaining of glass;
- b) landlord's fixtures and fittings
- c) outbuildings and annexes together with extensions and canopies adjoining thereto or communicating therewith, walls, gates fences and signage;
- d) foundations;
- e) adjoining gangways, bridges, yards, roadways or pavements, car parks, barriers, forecourts, artificial surfaces constructed of concrete or asphalt around and pertaining thereto, drains, sewers and gutters;
- f) soft and hard landscaping;
- g) ponds, water features, lakes, canals, reservoirs and swimming pools;

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- h) solar panels;
  - i) cleaning cradles;
  - j) security lighting, security cameras and other security or fire protection devices, affixed signs, television, radio, satellite receiving aerials, communication aerials, their fittings and masts affixed to the buildings, fixed poles or fixed pylons at the premises;
  - k) telephone, gas, water and electricity meters, piping, ducting, trunking, cables, wires and associated control gear, instruments and accessories and the like, including such property for which the insured is responsible but which is in or under adjoining yards or roadways extending to either:
    - i) the public mains and which partly or wholly serves to supply the premises; or
    - ii) fifty (50) metres beyond the perimeter of the premises;
- whichever is the lesser;
- l) underground storage tanks;
  - m) washroom and sanitary fittings;
  - n) wind turbines used by the insured for the generation of electricity;
- but excluding property more specifically whether insured under this policy or not.

### Key exclusions are:

1. The first £250 of each and every Property and Business Interruption loss excluding subsidence.
2. The first £350 of each and every Property and Business Interruption loss in respect of Escape of Water/Oil.
3. The first £1,000 of each and every Property and Business Interruption loss for subsidence.
4. The first £0 of each and every loss in respect of property owners liability damage claims.
5. The first £0 of each and every loss in respect of property owners liability injury claims.
6. The excess will apply per occurrence, building or per unit as specified in the policy document.
7. Damage caused by corrosion, gradual change or deterioration, change of temperature (except as provided for by the Deterioration of Stock clause in the Property section), change of colour, texture or finish or inherent vice, rust, shrinkage, infestation, insects or vermin but this shall not exclude subsequent loss resulting from an ensuing cause which is not otherwise excluded.
8. Loss or damage to fences and gates by wind, rain, hail, sleet, snow, flood or dust other than in respect of residential premises where it can be proven these were erected or installed within 5 years of the loss date.
9. Damage by pressure waves from aircraft, aerial or spatial devices.
10. 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.
11. Damage while any building is unoccupied or disused caused by escape of water as a result of freezing of any automatic sprinkler installation in The Premises
12. Joint leakage, failure of welds, cracking, fracturing, collapse or overheating of boilers, economisers, superheaters, pressure vessels of any range of steam, and feed piping in connection therewith; but this clause will not apply to any subsequent loss resulting from an ensuing cause which is not otherwise excluded.
13. Damage caused by defective design, latent defect, the use of defective materials, the misapplication of tools, faulty workmanship or other inherent flaw but this shall not exclude subsequent loss resulting from an ensuing cause which is not otherwise excluded.
14. Damage caused by frost or freezing
15. Damage caused by the use of pyrotechnics by the insured or any person using pyrotechnics on the premises with the insured's consent.
16. Damage caused by
  - a) Subsidence, heave, landslip or collapse in respect of buildings caused by:
    - i) the bedding down of new structures, by settlement;
    - ii) coastal or river erosion;
    - iii) by the movement of reclaimed or made up ground or of any building erected on a mining site;
  - b) damage to buildings by subsidence or collapse to the building or any part thereof whilst in the course of erection or undergoing demolition, structural alterations or structural repairs;
  - c) damage to buildings caused by subsidence or collapse which commenced and of which the insured was aware prior to the acceptance of this policy by the insurer;
  - d) damage to buildings caused by the buildings' own collapse or cracking, unless such damage results from a cause which is not otherwise excluded;
  - e) in respect of walls, gates, fences, roads, yards, forecourts, patios, pavements, footpaths and similar hard surfaced areas unless insured under Property section and a building covered by this section suffers damage by the same cause at the same time;



- f) this exclusion shall not apply to subsidence or collapse caused by fire, explosion, earthquake or the escape of water from any tank, apparatus or pipe.
17. Damage caused by theft or attempted theft unless involving entry to or exit from buildings at the premises by forcible and violent means or by violence or threat of violence to the insured or any employee of the insured or any other person who are lawfully present on the premises provided that this exclusion will not apply to:
    - i) damage to buildings;
    - ii) the lock replacement clause
  18. Damage caused by a change in water table level.
  19. Damage caused by wear and tear, marring or scratching but this shall not exclude subsequent loss resulting from an ensuing cause which is not otherwise excluded.

**Key extensions included are:**

1. Index Linking - The sums insured are adjusted on a daily basis according to the General Building Cost Index.
2. Changing Locks - The cost of replacing locks or keys up to £3,000.
3. Contractors' Interest - The Insurer agrees to note the interest of any contractor or sub-contractor provided that any contracts valued at £500,000 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 or 10% of the Sum Insured whatever is the lesser amount for any one claim.
5. Loss of Metered Utilities - Loss of metered water, gas, electricity or oil charges following damage insured 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 3 years up to 33% of the Sum Insured of the building damaged.
7. Trace and Access - Costs incurred in tracing the source of damage resulting from escape of water or fuel oil from any water tank, apparatus or pipe up to a maximum amount of £10,000 for any one claim and in the aggregate.

**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 as a result of accidental

1. Personal Injury
2. Damage to Property
3. Denial of access or nuisance

arising out of the ownership of the premises.

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

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**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.**