

**Summary of cover provided for Leasehold Properties for Brockley Lewisham Social Housing PFI Project**

---

<b>Policy:</b>	<b>Material Damage</b>										
<b>Period:</b>	30/06/2021 – 29/06/2022										
<b>Insurers:</b>	<table border="0"> <tr> <td>Liberty Mutual Insurance Europe SE</td> <td>40.0000%</td> </tr> <tr> <td>QBE UK Limited</td> <td>11.0000%</td> </tr> <tr> <td>Aviva Insurance Limited, London, England</td> <td>37.0000%</td> </tr> <tr> <td>Allied World Assurance Company (Europe) dac</td> <td>07.5000%</td> </tr> <tr> <td>Starr Europe Insurance Limited</td> <td>04.5000%</td> </tr> </table>	Liberty Mutual Insurance Europe SE	40.0000%	QBE UK Limited	11.0000%	Aviva Insurance Limited, London, England	37.0000%	Allied World Assurance Company (Europe) dac	07.5000%	Starr Europe Insurance Limited	04.5000%
Liberty Mutual Insurance Europe SE	40.0000%										
QBE UK Limited	11.0000%										
Aviva Insurance Limited, London, England	37.0000%										
Allied World Assurance Company (Europe) dac	07.5000%										
Starr Europe Insurance Limited	04.5000%										
<b>Policy Number:</b>	CNPF12101413										
<b>Insured:</b>	Leaseholder as required by lease										
<b>What is covered:</b>	Physical loss, destruction or damage to the Insured Property occurring during the Period within the Geographical Limit and arising from any cause except as hereinafter excluded.										
<b>Insured Property:</b>	All real and personal property forming part of or associated with the Project including property, buildings and fittings but excluding contents.										
<b>Geographical Limit:</b>	<p><b>Material Damage</b></p> <p>Anywhere in Great Britain, Northern Ireland, the Channel Islands and the Isle of Man and all other countries comprising the European Union.</p>										
<b>Principal Extensions:</b>	<p><b>Material Damage</b></p> <ul style="list-style-type: none"> <li>- Professional fees - limit 10% of Material Damage Sum Insured, maximum GBP 5,000,000</li> <li>- Plans and documents - limit GBP 250,000 included in Sum Insured</li> <li>- Debris removal - limit 10% of Material Damage Sum Insured with limit of GBP 5,000,000 per location</li> <li>- Expediting expenses - 10% of Material Damage Sum Insured with limit GBP 1,000,000</li> <li>- 72 hour clause</li> <li>- Loss minimisation - limit GBP 500,000 included in Sum Insured</li> <li>- European Union and local authorities reinstatement plus undamaged portion - limit 15% of Sum Insured up to a maximum of GBP 5,000,000</li> <li>- Replacement of locks - limit GBP 75,000 included in Sum Insured</li> <li>- Loss of metered water/fire extinguishing media - limit GBP 50,000</li> <li>- Trace and access - limit GBP 50,000 included in Sum Insured</li> <li>- Damage to grounds by emergency services - limit GBP 50,000 included in Sum Insured</li> <li>- Property hired in - limit GBP 100,000</li> </ul>										

- Temporary loan - limit GBP 100,000
- Capital additions - limit 10% of sum insured/GBP 5,000,000 whichever is the greater any one addition or extension
- Clearance of drains - limit GBP 50,000 included in Sum Insured
- Computer data (only where computers are insured within contents) - limit GBP 250,000 included in Sum Insured
- Temporary repairs - limit 15%
- Deterioration in stock – limit GBP 100,000
- Automatic reinstatement of sum insured. No additional premiums for losses below GBP 2,000,000. Additional premium not to exceed pro rata
- Payments on account
- Unauthorised use of public utilities - limit GBP 250,000
- Damage to grounds by emergency services - limit GBP 50,000 included in Sum Insured
- Payments on account
- Escalation clause - limit 15% of Sum Insured
- Machinery breakdown (building services only) (including mechanical, electrical and computer/audio/visual equipment) – limit in respect of computer/audio/visual equipment only – GBP 2,500,000
- Machinery breakdown (building services only) – QBE limit GBP 68,000,000
- Clean up costs - limit GBP 50,000 - Specified Diseases only
- Workmans clause
- Sprinkler up grading costs
- Discharge of gas systems - limit GBP 50,000 any one Occurrence
- Criminal damage reward - limit 10% of claim subject to a maximum of GBP 50,000
- Fly tipping – limit GBP 50,000
- Testing, commissioning service or repair - limit GBP 250,000
- Contracting purchases
- Additional Insureds – leasehold properties

**Principal Exclusions:**

**Material Damage**

- Penalties and consequential loss
- Motor vehicle, waterborne craft, aircraft and hovercraft (other than provided under extension 36)
- Wear, tear, gradual deterioration and latent defect but not consequential loss
- Employee dishonesty
- Inventory losses
- Excluded property
- Normal bedding down of structure
- Theft from vehicles
- Pollution or Contamination (or as otherwise provided)
- Unoccupied Buildings (or as otherwise provided)

**General Conditions:**

- Interpretation

- Claims notification
- Subrogation
- Reasonable precautions
- Munitions of war
- Law and jurisdiction
- Novation of contract
- Contracts (Rights of Third Parties) Act 1999
- Alteration
- Premium adjustment clause
- Aggregate limits
- Innocent non-disclosure
- Waiver of subrogation where required by contract
- General interest clause
- Arbitration clause
- Insurers agree that the claims experience on any attaching Project shall not impact on the premium payable on the other attaching Projects
- Communicable Disease Exclusion with Specified Perils Exception for Aviva's share only

**General Exclusions:**

- War and related perils
- Radioactive contamination
- Terrorism
- Northern Ireland
- Deductible
- Communicable Disease Exclusion for QBE's share only
- Property Cyber and Data Endorsement – LMA 5400

**Main Limit:** GBP 198,620,636

**Excess:** GBP 500 each and every loss or series of losses arising out of one original cause increasing to GBP 1,000 each and every loss or series of losses arising out of one original cause in respect of subsidence.

\* This sum is payable by the leaseholder concerned in the event of a claim

Yours sincerely,



**On Behalf of Aon UK Limited**