



## Summary of Cover – Leasehold / Shared Owners

<b>Policy Number</b>	LP PPP 7121534	<b>Policy Wording</b>	CLPR0001P-H-457493
<b>Identity of Insurer</b>	AXA Insurance UK plc	<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 insurers and which they have accepted.		
<b>Insured</b>	Thames Valley Housing Association Ltd Including all subsidiaries declared to insurers. Trading as MTVH and also the freeholder, long leaseholder and shared owner where required by agreement to be insured		
<b>Period of Insurance</b>	<b>From</b> 1 <sup>st</sup> April 2024	<b>To</b>	31 <sup>st</sup> March 2025
<b>Nature of Interest</b>	Shared Owner / Leaseholder		
<b>Notice of Interest</b>	The interest of the leaseholder(s), mortgagee(s), and tenant(s) in the individual portions of the buildings is noted and should be advised in the event of a claim.		
<b>Sum Insured</b>	<b>Buildings</b>	Rebuild Value as declared to Underwriters	<b>Landlords Contents/ Contents of Common Parts</b> Declared value

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 on an “All Risks” basis including, but not restricted to:

1. Fire, Lightning, Explosion
2. Aircraft or other aerial devices or articles dropped from them
3. Riot, Civil Commotion, Strikers or Malicious Persons (other than thieves)
4. Theft
5. Earthquake
6. Storm or Flood
7. Escape of Water from any tank, apparatus of pipe
8. Leakage of oil from any fixed heating installation
9. Falling Trees and branches
10. Subsidence
11. Accidental Damage

“All Risks” provides cover for physical loss or destruction or damage (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 – Insured via Ark Underwriting Syndicate 4020



Buildings including landlords fixtures and fittings, CCTV systems, entry and exit systems, outbuildings, annexes, private garages, gangways, foundations or footings, extensions, lamp posts, aerials, satellite dishes, street furniture, statues and fountains cemented into the ground, swimming pools, tennis courts and squash courts, walls, gates, fences and hedges, yards, car parks, roads, pavements, paved terraces, patios, paths and drives, underground pipes, underground tanks servicing the buildings, drains, piping, ducting, wires and associated switchgear and accessories on the premises and cables belonging to you or which you are responsible for, tenants improvements which you are responsible for, fixed glass in windows, doors, fixed signs, canopies, fanlights, skylights, partitions and fixed sanitary ware, electric vehicle chargepoints fixed to your building(s) and their tethered cables and connectors belonging to you or for which you are responsible.

#### Key exclusions are:

1. The first **£250** of each and every material damage loss excluding subsidence.
2. The first **£500** of each and every Escape of Water.
3. The first **£1,000** of each and every material damage loss for subsidence.
4. The first **£0** of each and every loss in respect of property owners liability damage claims. See end of document confirming insurer details for this cover.
5. The first **£0** of each and every loss in respect of property owners liability injury claims. See end of document confirming insurer details for this cover.
6. The excess will apply per occurrence, building or per unit as specified in the policy document.

Loss, damage, cost or expense;

7. due to corrosion, rust, wet or dry rot, shrinkage, evaporation, loss of weight, dampness, dryness, marring, scratching, vermin or insects, change in temperature, colour, flavour, texture or finish.
8. caused by a domestic pet.
9. due to faulty or defective workmanship, operational error or omission, inherent vice, latent defect, gradual deterioration, wear and tear, frost, change in water table level or its own faulty or defective design or materials.
10. to buildings more specifically insured by you or on your behalf
11. caused by or occasioned by pressure waves caused by aircraft or other aerial devices.
12. which results from acts of fraud or dishonesty or caused by or consisting of disappearance, unexplained or inventory shortage, misfiling or misplacing of information
13. arising directly or indirectly from any fungal pathogens
14. In respect of subsidence we will only indemnify you in respect of damage to yards, car parks, roads, pavements, walls, gates, fences and garages unless the buildings are damaged at the same time and by the same cause.
15. in respect of damage caused by the normal settlement or bedding down of new structures, the settlement or movement of made-up ground, coastal or river erosion, defective design or workmanship or the use of defective materials or damage resulting from demolition, construction, structural repair, alteration, ground works or excavation.
16. in respect of fences and gates caused by wind, rain, hail, sleet, snow, flood, dust or theft

#### Key extensions included are:

1. The declared value for buildings will be adjusted in line with suitable indices of cost
2. The cost of replacing locks or keys following theft up to £5,000.
3. Damage to landscaped grounds as a consequence of damage or attendance of emergency services in response to damage.
4. Reasonable costs following damage to the property insured in cleaning, clearing or repairing drains, gutters and/or sewers.
5. Subject to the sums insured being adequate, the insurer agrees to pay the additional cost of reinstating the building following damage, including any undamaged portions, necessary to comply with any Act of Parliament or bye-laws of any public authority.
6. Loss of metered water or oil following damage.
7. The cost of providing loss of rent, or alternative accommodation for residential portions of the premises, up to 33.3% of the declared value of the building following damage.
8. Reasonable costs for the refilling or replacement of portable fire extinguishing appliances, fire suppression systems and sprinkler installations following damage.
9. Reasonable costs that you incur in finding the source of damage and repairing it, caused by the escape of water from any tank, apparatus or pipe



10. Legal expenses that you incur in pursuit of proceedings to evict squatters from any of the premises or parts of them with insurer's prior written consent up to £15,000 any one loss.

**Key Conditions included are:**

1. Empty Property Definition – Any building that is wholly unoccupied, disused or not in active use by you or any of your tenants for more than 45 consecutive days
2. Empty Property Condition – You must carry out internal and external inspections of the Building at least every 14 days and maintain a log of such inspections, repair any damage or defects, remove all refuse, waste and combustible items from within and around the building, securely the building and maintain and alarm protection in effective operation, turn off all utility supplies, drain all water and fuel supply tanks, including sprinkler systems unless otherwise agreed by insurers.
3. Any flat portions of the roof of the buildings are to be inspected once every two years by a competent roofing contractor and any recommendations implemented.
4. Claims Notification - As soon as practical give Gallagher notice of any circumstances which might lead to a claim. Immediately upon receipt send Gallagher every letter, court order, summons or other legal documents served upon you and immediately tell Gallagher about any prosecution, inquest or fatal accident inquiry or dispute for referral to adjudication or court proceedings in connection with any potential claim. Immediately notify the police of any loss or damage that has been caused by malicious persons, thieves, rioters, strikers or vandals.
5. Claims Procedure - You must take practical steps to prevent further loss or damage, recover property insured lost and otherwise minimise the claim. You must not accept, negotiate, pay, settle, admit or repudiate any claim or any part of a claim without insurer's written consent.

Failure to fulfil these conditions may result in your claim not being paid.

**Legal Liabilities – Property Owner's Liability Cover**

Damage as a result of Public Liability / Property Owners Liability is operative – Insured via Aspen Insurance Ltd under policy number **To be confirmed within 7 days**

Full List of Subsidiaries Logged with Insurers

**Thames Valley Housing Association Ltd and Metropolitan Housing Trust Ltd and Metropolitan Development Services Ltd and Longdale Ltd and SpiritaGen Ltd (dormant) and Metropolitan Home Ownership Ltd (dormant) and Metropolitan Living Ltd and EM Property Services Ltd T/as Networks and Metropolitan Funding PLC and TVH PRS Holdings Ltd and TVH PRS 2 Ltd and PRS Management Services LLP and PRS Brand Management LLP (dormant) and PRS Finchley LLP (dormant) and PRS Hackney Wick Ltd (dormant) and Thames Valley Charitable Housing Association Ltd**

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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, First Floor, Eastwood House, Glebe Road, Chelmsford CM1 1QW. Telephone 01245 341200.**