



## Property Insurance

### Summary of Cover – Leaseholders & Shared Owners (General Interests)

This document is a policy summary and does not contain the full terms and conditions of the insurance contract. The full terms and conditions may be found in the policy document, a copy of which is available on request.

<b>Insurer:</b>	RBS Insurance (NIG)
<b>Policy Number:</b>	5333842 (Terrorism: 5333847)
<b>Period of Cover:</b>	1 <sup>st</sup> November 2011 to 31 <sup>st</sup> October 2012
<b>Insured:</b>	London Borough of Brent and/or any Leaseholder or Part Owner of the Property Insured
<b>Other Interests:</b>	The interests of the freeholder and the head lessee of the property where required (if they are not the Policyholder), the owner or lessee of each property and the mortgagees of any of them are deemed to be noted

### Buildings

The structure of the property insured including:

- *fixtures and fittings;*
- *fixed floor coverings;*
- *garages, greenhouses, sheds and outbuildings;*
- *patios, paved areas, footpaths, roads, car parks, lampposts, drives, swimming pools but not their covers, hard tennis courts, fixed playground equipment and play areas, walls, fences and gates but only where the building is damaged at the same time for the peril of subsidence*

**SUM INSURED:** Full Reinstatement Value

**EXCESS:** The first £100 each and every claim increasing to £250 in respect of Malicious Damage and £2,500 in respect of Subsidence.

### Cover

- *Fire smoke lightning explosion earthquake*
- *Storm and flood*
- *Escape of water or oil from fixed systems*
- *Riot and civil commotion*
- *Malicious damage*
- *Theft or attempted theft*
- *Subsidence heave or landslide*
- *Impact*
- *Falling trees or aerials*
- *Accidental damage*
- *Terrorism*
- *Property Owners Liability*



## Extensions:

- *Loss of rent and alternative accommodation costs if the property is uninhabitable*
- *Architects' Surveyors and Legal fees, cost of removing debris*
- *Underground pipes drains and cables*
- *Loss of metered water or oil following an insured peril up to a maximum of £25,000*
- *Automatic Reinstatement of Sum Insured after a loss*
- *Index Linking*
- *Basis of Settlement: Reinstatement or repair without deduction for wear tear and depreciation with the exception of storm damaged fences and gates*

## Principal Exclusions

- *Loss or damage caused by anything that happens gradually, corrosion, rust, wet or dry rot, wear & tear*
- *Loss or damage caused by pets, insects or vermin*
- *The cost of correcting faulty workmanship or design or the cost of replacing faulty materials*
- *Pressure waves caused by aircraft or other flying objects travelling at or above the speed of sound*
- *Radioactive contamination*
- *War invasion act of foreign enemy hostilities (whether war be declared or not) civil war rebellion revolution insurrection or military or usurped power*
- *Damage caused by the deliberate act of the Policyholder*
- *Cover for the insured dwelling only, no cover provided in respect of common parts*
- *Subsidence cover is restricted to cosmetic damage and alternative accommodation only in respect of flats and maisonettes*
- *Structure and Exterior of Flats*

*This insurance does not cover the structure or exterior of any leasehold flat, or the building of which the leasehold flat forms a part, including but without prejudice to the generality of the foregoing:*

- (a) *the foundations, roof, chimney stack, external and internal walls (but not the interior faces and plaster of the external and internal walls of the flat), timbers (including the timbers joists and beams of the floors and ceilings), chimney stacks, drains, gutters and rainwater and soil pipes*
- (b) *the window frames, doors (including their frames), all gas and water pipes, electric cables and wires and supply lines in under and upon the building enjoyed or used by the Insured in common with the lessees or occupiers of the other dwellings in the building of which the leasehold flat forms a part but excluding such within the flat for which the lessee is responsible under Paragraph 5 of the Third Schedule to the Lease for the flat or for which a lessee of any other flat is responsible under similar provisions contained in their lease*
- (c) *the boilers and heating and hot water apparatus (if any) serving the building save and except heating and hot water apparatus (if any) as may be installed in the flat and serving the flat exclusively and not comprising part of a general heating system serving any other parts of the building*
- (d) *the lifts and lift shafts and machinery (if any) and the passages landings and staircases and other parts of the building enjoyed or used by the Lessee or available for use by the Lessee in common with others*
- (e) *the boundary walls and fences of and in the curtilage of the Building*



## Complaints

We aim to provide a first class service. If you have any cause to complain or you feel that we have not kept our promise, please contact us.

The full complaint procedure is shown in the policy document.

## Compensation Scheme

RBS Insurance (NIG) are covered by the Financial Services Compensation Scheme (FSCS). You may be entitled to compensation from the scheme, if they cannot meet their obligations.

## Cancelling the Policy

The terms and conditions of policy cancellation are set out in the policy document.

## In The Event of a Claim

During office hours, please contact the claims department at Acumus on: **0845 218 0327**

In the event of an incident out of office hours, you should take whatever action is necessary to prevent further damage. If the damage is catastrophic where the cost of loss is likely to exceed £5,000 or where the property can no longer be occupied, please immediately contact the nominated Loss Adjuster (Merlin) on telephone number 0131 654 5444.