

Property Owners Renewal Schedule

Please note that you must advise your insurance advisor of any changes to the risk and items to be covered.

Policy Number	25037386CHC/122	Agent: Churchill Insurance Consultants Ltd
The Insured	Morshead Mansions Limited	
Interested Party	None Advised	
Period of Insurance	1st January 2023 to 31st December 2023	
Premises	Morshead Mansions Morshead Road London	
Post Code	W9 1LE/F/G	
Business Description	Property Owner	
Premises Occupation	Purpose built mansion block	

Asset Protection – Property Damage All Risks

Buildings Sum Insured	£50,239,350	Day One Basis (50%)
Buildings Declared Value	£33,492,900	Index Linking Applies
Landlords Contents	£84,150	

Perils and Excess Applicable to Property Damage and Glass

Fire (£1,000) Explosion (£1,000) Aircraft (£1,000) Lightning (£1,000) Earthquake (£1,000) Riot (£1,000) Malicious Damage (£1,000) Storm (£1,000) Flood (£1,000) Escape of Water or Oil (£1,000) Impact (£1,000) Theft (£1,000) Accidental Damage (£1,000) Subsidence (£5,000)

Revenue Protection – Business Interruption All Risks

Estimated Gross Rental Sum Insured £0 Maximum Indemnity Period: 36 Months

Property Owners Liability

Public Liability Limit of Indemnity £5,000,000 for any one event and costs and expenses

Excess Applicable

Third Party Property Damage £350

Employers Liability Section

Limit of Indemnity £10,000,000 for any one claim including costs and expenses

Legal Protection

Not Insured

Limit of Indemnity

£

Asset and Revenue Protection Terrorism

Insured

Premium Breakdown

Buildings	£36,775.20	Legal Protection	£ 0.00
Landlords Contents	£ 118.99	Terrorism	£10,241.00
Loss of Rent	£ 0.00	Total Premium	£53,920.32
Public Liability	£6,690.85	Insurance Premium Tax (12%)	£6,470.44
Employers Liability	£ 94.28	Total Annual Premium Including Tax	£60,390.76

Amendments to the Aviva Policy Wording

With effect from 1st September, 2022 new business and renewals, the following amendment has been made to the policy wording:

Increased Flood Excess (All Risks)

Where Damage occurs to Property Insured at The Premises as a result of water entering a basement or similar structure

(1) as a result of storm or flood and/or

(2) due to the back up of sewers and/or drains resulting from Storm or Flood the Excess is increased to £2,500 each and every occurrence and not as otherwise stated in The Schedule.

With effect from 1st March 2019 the following amendments (in bold) have been made to the policy wording:

Loss of Rent or Alternative Accommodation for Residential Units

Where any Residential Unit cannot be lived in or if access to it is denied as a result of Damage and where not otherwise insured We will indemnify

(1) (a) You or Your lessee in respect of the cost of reasonable and necessary alternative accommodation for which You are responsible to provide and/or ground rent and/or management charges

or

(b) You in respect of Gross Rentals and/or

(2) You or Your lessee in respect of the cost of reasonable and alternative accommodation for domestic pets where such pets are not permitted in any alternative accommodation and/or

(3) You in respect of the temporary storage of Your Contents or Contents of Common Parts.

The maximum we will pay in respect of any one claim is 20% of the Sum Insured on the building insured under the Asset Protection Property Damage Section of this Policy in which the Residential Unit is contained subject to a Maximum Indemnity Period of **24 months**.

Contract Works

Where You have entered into a contract or agreement for the extension, alteration or refurbishment of any of The Premises, the insurance by each Item on buildings is extended to include contract works (including unfixed materials on site) to the extent required by contract conditions and We will note the interest of the contractor and sub-contractor as specified in the contract where such interests are required provided that You

(1) give Us prior notification of any contract with a contract price in excess of **£250,000** including details of the

(a) nature of the works to be carried out

(b) contract conditions

(c) contract period

(d) contract price

(2) pay Us the additional premium required in respect of each individual contract to which this clause applies.

We will not indemnify You



- (a) where a more specific insurance policy is in force
 - (b) in respect of each separate contract for the first £500 in respect of Theft or Malicious Damage.
- For the purposes of this clause, contract works include temporary or permanent works completed or to be completed by or on behalf of You at The Premises.