



Gallagher

Insurance | Risk Management | Consulting

Terrorism Insurance

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

This document contains proprietary and confidential business information and is intended solely for employees of Housing Plus Group Ltd and/or any Leaseholder or Part Owner of the Property Insured.

This document is a summary of cover 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.

Insurer:	Pen via Ark Underwriting Syndicate 4020
Policy Number:	24/TER/20153
Property Insured	Any residential property or commercial property which has been declared to insurers and which they have accepted.
Period of Cover:	01/12/2024 to 30/11/2025
Insured:	The Housing Plus Group & Care Plus (Staffordshire) Limited; Homes Plus Limited; Housing Plus Group Finance Limited; RODOPPL Limited (formerly known as Property Plus (Midlands) Limited); Severn Homes Limited; Development Worx Limited; County Town Homes (Stafford) Limited; SSHA Developments Limited and/or any Leaseholder or Part Owner of the Property Insured
Other Interests:	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



Terrorism including Sabotage Cover

This policy provides cover for Section A – damage and/or financial loss only and no coverage is provided under Section B – liability.

The overall limit of liability under Section A damage and/or financial loss;

- Up to full value any one **occurrence** for **damage** and **financial loss** combined not exceeding GBP 50,000,000 any one location.
- The overall **limit of liability** is inclusive of any day one uplifts contained in the **associated policy**.
- Subject to sub limits contained in the **associated policy**.

SUM INSURED: As per declared values

EXCESS: Any one occurrence for damage and financial loss combined – nil unless amended by endorsement.

Cover

- Property Stock
 - Damage – Buildings & Contents
 - Financial Loss - Loss of Rent / Alternative Accommodation as per the **Associated Policy** up to a maximum of 33% of the Rebuilding Cost of the Damaged Property
- Offices
 - Damage – Buildings & Contents
 - Financial Loss – Increased Cost of Working, Reinstatement of Data, loss of Rent Payable, Book Debts and Loss of Rent receivable
- Computers
 - Damage
 - Financial Loss - Increased Cost of Working, Reinstatement of Data
- Contract Works
 - Annual Contract Value only

Extensions

None applicable

Principal Exclusions

Section B – Liability cover.



Important Information

Your Summary of Cover is designed to provide you with a summary of all your general insurance policies arranged by Gallagher and is reissued at least annually to reflect changes to your insurance programme during the insurance year.

It has been prepared to provide a reference point for your Gallagher contacts and your insurance programme and is not intended to replace the policy documents which are the contracts of insurance containing all the terms and conditions between you and/or your organisation and the insurer. **For your protection, it is essential that you read your policies carefully to ensure you are familiar with all of the terms, warranties, conditions and exceptions.**

Any reference to exclusions or exceptions in this document is not intended in any way to represent the only exceptions or exclusions applicable to the policies full details of which can only be obtained by reading the policy documents.

Your attention is drawn to the following important considerations that will generally apply to your insurances.

Claims

Insurance policies contain time limitations within which claims must be reported to insurers. To avoid the possibility of insurers repudiating a claim on the grounds of late notification, we recommend that all circumstances that may give rise to a claim are immediately reported to Gallagher unless other arrangements have been agreed for the reporting of claims.

In The Event of a Claim

During office hours, please contact the Claims Department at Arthur J Gallagher on 01245 341 200.

In the event of an incident out of hours, you should take whatever action is necessary to prevent further damage. If the damage is catastrophic where the cost is likely to exceed £5,000 or where the property can no longer be occupied, please immediately contact the nominated Loss Adjuster on 01245 341 200

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.

A copy of our complaints procedure is available on request, but will be supplied automatically in the event you refer a complaint to us.



If we are unable to resolve your complaint, you may choose to refer it to the Financial Ombudsman Service (FOS).

Compensation Scheme

We are covered by the Financial Services Compensation Scheme ('FSCS'). You may be entitled to compensation from the FSCS if we cannot meet our financial obligations to you. This depends on the type of insurance contract that we have arranged for you, certain eligibility criteria and the circumstances of the claim.

Further details regarding the FSCS are available online at www.fscs.org.uk or by calling 0800 678 1100 (+44 20 7741 4100 from overseas).

Separately, your insurer and/or you may be covered by a different compensation scheme.

Cancelling the policy

The terms and conditions of policy cancellation are set out in the policy document. The Insured is the legal policyholder. The lessee, as a beneficiary under this group policy does not have a right to cancel this insurance.

Warranties and Conditions Precedent to Liability

Insurers may impose warranties and/or restrictive endorsements and where any of your policies are subject to a warranty, compliance is an absolute requirement at all times.

In addition to warranties (or in some instances, in place of) policies may contain "conditions precedent to liability". Failure to comply with a condition precedent may mean the insurer will not be liable for any loss.

Please pay particular attention to any warranties and/or restrictive endorsements as failure to fully comply with any warranty/endorsement/terms could suspend or invalidate the policy cover.

Full details of any warranties, terms and conditions are contained within your policy wording and schedule. For your protection, it is essential that you read your policies carefully to ensure you are familiar with all of the terms, warranties, conditions and exceptions.

If at any time you are unable to comply with a warranty, condition precedent to liability, or any other policy terms, conditions or insurers' requirements, please let us know immediately as the requirements imposed will continue to apply until insurers have accepted that you are compliant with policy terms and confirmed cover.