

Residential Property Owners Policy - Schedule

Insured: Ishguard Limited, Brantones Limited & The Lessees of Knightsbridge Court, Palmyra Square North
Policy No: 7508195/ H4010455 /T
Policy Ref: ZCYX807AB

Period of Insurance: From: 01 May 2023 To: 30 April 2024

Insured Premises: Knightsbridge Court, Palmyra Square North
 Warrington
 WA1 1TA

Interested Parties: The interests of any freeholder, mortgagee, lessor, heritable creditor "Primo Loco" or "Secundo Loco" or similar party is noted.

Sections Applicable 1, 2, 3

Insured Perils:	Excess:
Fire, Lightning, Explosion, Aircraft, Riot, Civil Commotion, Earthquake, Subterranean Fire, Spontaneous Fermentation	Nil
Malicious Persons, Impact, Escape of Oil, Breakage or Collapse of Aerials, Theft, Accidental damage	£ 350
Storm	£ 350
Flood	£ 350
Water Damage	£ 500
Subsidence	£ 1,000

Sum Insured:		LANDLORDS CONTENTS
BUILDINGS DECLARED VALUE	CONTENTS OF COMMON PARTS	
£ 10,935,240	2.5% of the Buildings Sum Insured	£nil
Section 1	Buildings	Sums Insured: Declared value plus 50% Day One Uplift
	Rent and/or Alternative Accommodation	Limit: 45% of the Buildings Sum Insured
Section 2	Property Owners Liability	Limit of Indemnity: £25,000,000
Section 3	Employers Liability	Limit of Indemnity: £10,000,000

Annual Premium	£13,559.70
Insurance Premium Tax	£1,627.16
Total	£15,186.86

Claims Notification

In the event of a Claim please call the Claims Administrators on 01243 793769 or contact UK.Chichester.Tyser.Claims@ajg.com or contact Property Claims, Arthur J. Gallagher, Metro House, Northgate, Chichester, West Sussex PO19 1BE ensuring that you provide them with the Policy / Reference Number and details shown on this Certificate of Insurance. Alternatively, contact Estates and Management on 0208 371 2903.

You must notify all claims within 30 days.

Note: Zurich and Tysers have entered into a Claims Handling Agreement with Arthur J. Gallagher to manage all claims.

Important Note

This Certificate of Insurance provides a Summary of Cover Only. For a Full Policy Wording please contact Tysers UK Corporate & Private Clients 71 Fenchurch Street, London EC3M 4BS on 020 3037 8411 quoting the above policy number.

Certificate of Employers' Liability Insurance(a)

(Where required by regulation 5 of the Employers' Liability (Compulsory Insurance) Regulations 2008 (the Regulations), a copy of this certificate must be displayed at all places where you employ persons covered by the policy or an electronic copy of the certificate must be retained and be reasonably accessible to each employee to whom it relates).

Policy No.	7508195 H4010455 /T
1. Name of policy holder	Ishguard Limited, Brantones Limited & The Lessees of Knightsbridge Court, Palmyra Square North
2. Date of commencement of insurance policy	01 May 2023
3. Date of expiry of insurance policy	30 April 2024

Zurich Insurance plc, a public limited company incorporated in Ireland Registration No. 13460 Registered Office: Zurich House, Ballsbridge Park, Dublin 4, Ireland UK Branch registered in England and Wales Registration No. BR7985. UK Branch Head Office: The Zurich Centre, 3000 Parkway, Whiteley, Fareham, Hampshire PO15 7JZ. Zurich Insurance plc is authorised and regulated by the Central Bank of Ireland. Authorised by the Prudential Regulation Authority and with deemed variation of permission. Subject to regulation by the Financial Conduct Authority and limited regulation by the Prudential Regulation Authority. Details of the Temporary Permissions Regime, which allows EEA-based firms to operate in the UK for a limited period while seeking full authorisation, are available on the Financial Conduct Authority's website. Our FCA Firm Reference Number is 203093.

We hereby certify that subject to paragraph 2:

1. The policy to which this certificate relates satisfies the requirements of the relevant law applicable in Great Britain, Northern Ireland, the Isle of Man, the Island of Jersey, the Island of Guernsey and the Island of Alderney (b)
2. (a) the minimum amount of cover provided by this policy is no less than £5 million (c)

Signed on behalf of Zurich Insurance plc (Authorised Insurer).



Tim Bailey
Chief Executive Officer of Zurich Insurance plc, UK Branch

Notes

- (a) Where the employer is a company to which regulation 3(2) of the Regulations applies, the certificate shall state in a prominent place, either that the policy covers the holding company and all its subsidiaries, or that the policy covers the holding company and all its subsidiaries except any specifically excluded by name, or that the policy covers the holding company and only the named subsidiaries.
- (b) Specify applicable law as provided for in regulation 4(6) of the Regulations.
- (c) See regulation 3(1) of the Regulations and delete whichever of paragraphs 2(a) or 2(b) does not apply. Where 2(b) is applicable, specify the amount of cover provided by the relevant policy.