

Commercial Property Owners Schedule



The Property Owners (Occupied / Unoccupied) Wording and this Schedule are deemed to be read as one document

Insured:	ParQ Brighton Ltd	Policy Number:	JRP00249
Risk Address:	1-31, 157-159 Preston Road Brighton BN1 6AF	Agreement Number:	JRPOLPO2023A
		Period of Insurance:	09/06/2023 – 08/06/2024
Business Description:	Property Owner (Flats)	Gross Premium	£ 97,444.89
Survey Completion Date (if applicable):	30 days	IPT	£ 11,693.39
		Admin Fee	£ 50.00
		Total	£ 109,188.28

Insurance is provided under each of the sections below where an amount is inserted. Where there is no insurance, the words "Not covered" are shown.

	SUM INSURED
SECTION 1 – Property Damage	
Buildings (Reinstatement)	£11,880,367
Buildings Day one Declared Cost of reinstatement -if applicable	Not Applicable
Buildings Limit of Loss - if applicable (Declared Cost of Reinstatement £)	Not Applicable
Landlords Contents	£50,000
SECTION 2 – Glass	£2,000
SECTION 3 – Loss of Rent/Alternative Accommodation	
Maximum Indemnity Period 36 months	£4,000,000
	LIMIT OF INDEMNITY
SECTION 4 – Employers Liability	£10,000,000
SECTION 5 - Property Owners Liability	£5,000,000
Excess (all sections): Subject to £2,500 each and every claim including costs and expenses. With the exception of fire which is £50,000 each and every claim including costs and expenses	
COVER : DEFINED PERILS, ACCIDENTAL DAMAGE & SUBSIDENCE	

Dated: 5th July 2023
Authorised Signatory

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CONDITIONS

Subject to satisfactory Proposal Form/ Declaration within 30 days of inception.

All premiums charged for liability sections of this policy are minimum and deposit and non-refundable.

A minimum of 50% is to be charged in respect of the property sections.

ENDORSEMENTS APPLYING TO THIS INSURANCE (IF ANY):

MISC01	FIRE EXTINGUISHING APPLIANCES CONDITION
MISC02	RESIDENTIAL TENANTS CONDITION
PO1	ACCIDENTAL DAMAGE EXTENSION
PO3	COMPOSITE PANELS
PO15	ROOF MAINTENANCE
PO17	SUBSIDENCE GROUND HEAVE & LANDSLIP EXTENSION
PO28	REINSTATEMENT VALUATION CONDITION
PO50	ALTERNATIVE ACCOMMODATION

ADDITIONAL CLAUSES APPLYING TO THIS INSURANCE (IF ANY):

LMA 5401 Cyber Exclusion
LMA 5393 Communicable Disease Endorsement
NMA 2962 Chem Bio Clause
NMA 2920 Terror Exclusion
Sanctions and Limitations Exclusion
LMA 5096 - Several Liability Clause
Mercia Premium Payment Condition
Composite Panel Condition
Electrical Circuit Maintenance Condition (3 Years)
Fire Extinguishing Appliances Condition
Pipe Lagging
Reinstatement Valuation Condition
Residential Tenants Condition
Roof Maintenance - Flat Roofs
Survey Condition

LEAD INSURER: JRP Insurance Management Ltd on behalf of Great Lakes Insurance UK Ltd

WORDING: JRP/ERGO UK Property Owners Occupied-Unoccupied Policy Wording – JRPERGOUKPO2023v1

25.11%	MD	JRP Insurance Management Ltd on behalf of Great Lakes Insurance UK Ltd
12.12%		Cameron Speciality
43.941%		Mercia
18.83%		Encompass
100% EL/POL		JRP Insurance Management Ltd on behalf of Great Lakes Insurance UK Ltd

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A handwritten signature in black ink, appearing to read 'D. Bates'.

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MISCO1 Fire Extinguishing Appliances Condition

You must ensure that all fire extinguishing appliances must be maintained in full working order and inspected regularly during this **Policy Period** and any defect whether disclosed by such inspection or otherwise be remedied promptly otherwise the defined perils of fire, explosion will be excluded and cover under the property owners section will not operate.

Subject to observance of this condition the **Policy** shall not be invalidated by any defect in any of the Fire Extinguishing Appliances due to any circumstances unknown to or beyond **Your** control.

MISCO2 Residential Tenants Condition

You must ensure that any residential portion(s) of the **Premises** are not let or used by

- a) local authorities or the department of social security
- b) students
- c) asylum seekers

otherwise there will be no cover under this policy.

PO1 - Accidental Damage Extension

Section 1 is extended to cover the **Property Insured** specified in the **Schedule** against accidental **Damage** occurring during the **Period of Insurance** at the **Premises** subject to the **Sums Insured** specified in the **Schedule** and the following exclusions.

Exclusions:

- a) The amount of the **Excess** specified in the **Schedule**
- b) **Damage** caused by or following upon subsidence, collapse, landslip, ground heave, settling, cracking, shrinkage or expansion of any building or foundation
- c) Mechanical and/or electrical derangement and/or breakdown, breakage of valves, filaments and the like burning out or **Damage** directly caused by short circuiting and/or claims arising from overheating
- d) **Damage** caused by moth, vermin or insect, wear, tear, gradual deterioration, rust or oxidization, rot, mould or mildew, inherent vice, latent defect, mysterious disappearance or unexplained shortage
- e) **Damage** caused by faulty manipulation, scratching or denting or loss of magnetism and/or erasure of tapes or faulty projection, shortage in weight, contamination, taint or insufficiency of insulation
- f) Breakage of articles of a brittle nature (other than jewellery) unless such breakage is caused by burglars, thieves or fire and/or Breakage of **Glass**, over winding or internal damage of clocks and/or watches
- g) Loss by delay, loss of market, consequential loss of any and every description
- h) **Damage** which is sustained whilst the **Property Insured** is being worked upon or is under any process and directly resulting there from
- i) **Damage** caused by climatic or atmospheric conditions or extremes of temperature
- j) Infidelity or dishonesty by **You** or any of **Your Employees**
- k) **Damage** to aircraft, watercraft, vehicles, livestock, growing timber or crops, jewellery, furs, watches, precious metals/stones, **Money**, documents, data or word-processing, media or computer systems records
- l) **Damage** insured more specifically under any other Section or Sections of this **Policy** or any other Insurance
- m) **Damage** to TV and radio aerials, satellite dishes, aerial fittings and masts.

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Commercial Property Owners Schedule



PO3- Composite Panel Condition

In respect of any **Building** containing composite panels **You** must comply with requirements a) to h) below otherwise all **Damage** arising from or caused by the Defined Perils of fire and explosion will be excluded and cover under Section 5 will not operate..

You must ensure that:

- a) suitable fire extinguisher appliances are supplied in all cooking areas;
- b) ducting, conduit wiring and hot flues are adequately protected within fire resistant sleeves where passing through composite panels;
- c) at least weekly inspections are undertaken by **You** to check for damage to composite panels or panel joints. Any defects found to be rectified without delay or replaced by a panel with a non-combustible core within 7 days;
- d) no repairs will be made to composite panels that involve welding, grinding, cutting or other obvious ignition sources;
- e) all heat sources are kept at least 2 metres from any composite panelling or such panelling to be of a non-combustible core;
- f) there will be no external storage of combustible stock, packaging pallets, waste or waste skips or bins within 10 metres of the **Buildings**;
- g) any work involving the application of heat will only be carried out by a qualified contractor and **You** are to ensure the contractor has Public Liability Insurance in force with an indemnity limit of not less than £2m and shall supply a copy of the insurance certificate to **You** prior to commencement of work. **You** must not waive subrogation rights against any such contractor; and
- h) works involving the application of heat must comply with the following minimum standards:
 - i) the area in which work is to be carried out shall be adequately cleared and combustible materials shall be removed to a distance not less than 6 metres from the area of proposed work;
 - ii) if work is to be carried out overhead then the area beneath shall be similarly cleared and all combustible materials removed
 - iii) suitable fire extinguisher with a capacity of not less than 9 litres shall be kept available for immediate use;
 - iv) blow lamps and blow torches shall be lit in as short a time as possible before use and extinguished immediately after use;
 - v) lighted blow lamps and torches shall not be left unattended;
 - vi) half an hour after each period of work a thorough examination shall be made of and in the area in which works have been undertaken for any signs of smoke or smouldering or flames;
 - vii) if work is to be carried out in the vicinity of composite/sandwich panels then such panels must be protected by non-combustible blankets drapes or screens; and
 - viii) a person is appointed by **You** or the contractor who will watch for signs of smoke or smouldering or flames and will take immediate steps to extinguish any smouldering or flames discovered during works and for a period of 60 minutes after works have finished.

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A handwritten signature in black ink, appearing to read 'D. Bates'.

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PO15 - Roof Maintenance

You must ensure that:

- i) any flat felted roof portion of the **Buildings** is inspected every two years by a qualified builder or property surveyor and any defects brought to light by that inspection are repaired; and
- ii) at commencement and throughout the **Period of Insurance** You must have documentation evidencing that such inspections and repairs described above have taken place, otherwise all **Damage** arising from or caused by the **Defined Peril** of storm will be excluded.

PO17 - Subsidence Ground Heave and Landslip Extension

This **Policy** is extended to cover **Damage** caused by Subsidence or Ground Heave of any part of the site on which the property stands or Landslip excluding:

- a) the first £2,500 of each and every loss after the application of any condition of average
- b) **Damage** to yards, car parks, roads, pavements, walls, gates and fences unless also affecting a **Building insured hereby**
- c) **Damage** caused by or consisting of:
 - i) the normal settlement or bedding down of new structures;
 - ii) the settlement or movement of made-up ground;
 - iii) coastal or river erosion;
 - iv) defective design or workmanship or the use of defective materials;
 - v) fire, subterranean fire, explosion, earthquake or the escape of water from any tank apparatus or pipe;
- d) **Damage** which originated prior to the inception of this cover; and
- e) **Damage** resulting from:
 - i) demolition, construction, structural alteration or repair of any property; or
 - ii) groundwork or excavation at the **Premises**.

Terms applying to this Extension

You shall notify Us immediately You become aware of any demolition, groundwork, excavation or construction being carried out on any adjoining site to the **Premises**.

We shall then have the right to vary the terms or cancel this Extension of cover

PO28 – Reinstatement Valuation Condition

At the commencement of this **Policy** You must ensure that:

- a) You are in possession of a reinstatement valuation of the **Buildings** that has been prepared by a qualified surveyor; and
- b) the reinstatement valuation is less than 36 months old and is seen and agreed by Us within 30 days,

otherwise the **Policy** will be treated as cancelled and all cover will terminate.

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PO50 Alternative Accommodation

Section 3 – Loss of Rent

This section extends to include an item for Alternative Accommodation in respect of the residential portion of the **Premises** only. The COVER for this item is amended to read:

In the event the **Buildings** are rendered uninhabitable in consequence of **Damage** of the type insured (and not excluded) by this **Policy** occurring during the **Period of Insurance** at the **Premises**, the **Insurer** will pay to **You** in respect of each item in the Schedule, the amount of loss resulting from such interruption or interference, calculated in accordance with the Basis of Claims Settlement provisions below, provided that at the time of the happening of the **Damage** there is an insurance in force covering **Your** interest in the property at the **Premises** against such **Damage** and that:

- a) payment shall have been made or liability admitted therefor; or
- b) payment would have been made or liability admitted therefor but for the operation of a proviso in such insurance excluding liability for losses below a specified amount,

except that this clause shall not apply in respect of any item on Alternative Accommodation where another party (not being the Insured) is responsible for insuring the **Buildings** by virtue of lease or other contractual arrangements.

Under the Basis of Claims Settlement, the amount payable as indemnity for Alternative Accommodation shall be the reasonable costs of comparable accommodation (including storage of contents and the cost of accommodation of domestic pets where not more specifically insured) incurred by **You** or any resident of the **Buildings** during the **Indemnity Period**.

For this purposes of this item only, the definition of **Indemnity Period** is amended to read:

Indemnity Period - The period beginning with the occurrence of the **Incident** and ending not later than the **Maximum Indemnity Period** thereafter during which the **Buildings** remain uninhabitable.

For the purposes of this item only, a building is deemed uninhabitable if it is deemed to be unstable as defined under the Housing Act 1985 or if it is unfit for human habitation due to inadequate lighting, heating, water supply, cooking facilities, washing facilities, toilet facilities or effective drainage/sewage systems.

The extensions that apply to Section 3 – Loss of Rent do not apply to this item.

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