

Property Insurance

Summary of Cover – Leaseholders & Shared / Part 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.

Identity of Insurer:	U K Insurance Limited trading as NIG NIG is a trading name of U K Insurance Limited who is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. This policy is underwritten by us and/or any other authorised insurer or reinsurer we partner with.	
Policy Wording:	Z00029 (03/20) NIG	
Policy Number:	24/RSL/5884011	
Period of Cover:	Start Date: 01/04/2024	End Date: 31/03/2025
Insured:	Lessees (unless specifically excluded) of the Property Insured for their respective rights and interests for any residential property in respect of which name of Local Authority has sold a leasehold interest under 'Right to buy' legislation or sold by name of Local Authority directly to a leaseholder and which we have accepted the risk	
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	

Buildings

The structure of the property insured including:

- fixtures and fittings;
- 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: The overall buildings sum insured on this policy for leasehold and shared / part owners is £3,824,944,835 subject to maximum Sum insured of £641,657 per Unit other than as declared to and agreed with insurers.



EXCESS: The first £500 each and every claim and £1,000 in respect of Subsidence which will apply per unit of accommodation

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 landslip
- Impact
- Falling trees or aerials
- Accidental damage
- Property Owners Liability
- Terrorism

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
- Where the property has been vacant, empty, untenanted or not in use for more than 35 consecutive days loss or damage by escape of water or oil, malicious damage, theft or attempted theft, accidental damage and accidental breakage of glass is not covered



- Accidental damage and accidental breakage of glass is not covered if the property is lent, let or sub-let (in whole or in part)
- Loss or damage to fences and gates by storm or flood
- Loss, damage, liability, claim, cost or expense of whatsoever nature arising from a cyber incident or act
- Loss or damage to Buildings caused directly or indirectly by fungi or spores or the cost of testing, monitoring, evaluating or assessing fungi or spores

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.

Financial Services Compensation Scheme

The providers of this insurance 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 your insurer on **0800 051 0233**.

In the event of an incident out of office hours, you should take whatever action is necessary to prevent further damage.