

### **BASIS OF COVER**

The policy provides cover for loss or damage unless otherwise stated, including (but not limited to) the risks of Fire, Lightning, Explosion, Earthquake, Aircraft or articles dropped therefrom, Storm or Flood, Escape of Water or Oil, Riot, Malicious Damage, Theft or Attempted Theft, Subsidence, Impact or Accidental Damage.

Full terms, conditions and exclusions are detailed on the policy documentation which can be obtained from Realty.

The policy contains an optional extension to include Public and Employer's Liability insurance. If this option has been selected, it will be detailed on the policy documentation.

Realty's Terms of Business are available on request.

**Please remember that the policy is not a maintenance contract.**

### **POLICY WORDING ENHANCEMENTS**

With effect from renewal the policy wording has been enhanced to increase the cover provided under the following extensions to cover:

The allowance for **Loss of Rent, services charges and/or the cost of alternative accommodation** following damage by an insured cause, has been increased from 25% to 30% of the Building Sum Insured. This allowance can be increased further (subject to the payment of an additional premium), and we would be pleased to receive your instructions if you feel that the existing provision is inadequate for your purposes.

The allowance in respect of **Eviction of Squatters Expenses** is increased to £100,000 any one occurrence and £250,000 in the aggregate.

The allowance in respect of **Fly Tipping Expenses** is increased to £100,000 any one occurrence and £250,000 in the aggregate.

The allowance in respect of **Dilapidations Expenses** is increased to £100,000 any one occurrence

### **Grosvenor Flats Block Policy Fact Sheet**

### **INSURANCE ACT - FAIR PRESENTATION**

We would remind you that following the implementation of the Insurance Act 2015, policyholders are now required to provide the insurers with a 'fair presentation of the risk'. Any information needs to be provided to the insurers in a clear and accessible format. In practice, to provide the insurers with a fair presentation of the risk (i.e. your property) you need to ensure that you provide them with details of any changes which might alter their view of the risk.

Examples would include if there is going to be a change of use (for example if the property is changing from an office to a private dwelling), if the property is undergoing works or is vacant. If you are unsure as to whether something is relevant please contact us to discuss.

### **YOUR REALTY TEAM**

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