



Summary of cover provided for Leasehold Properties for Brockley Lewisham Social Housing PFI Project

Policy:	Material Damage
Period:	01/03/2012 – 28/02/2015
Insurers:	Aviva Insurance Limited 100.00%
Policy Number:	TC1200017
Insured:	Leaseholder as required by lease
What is covered:	Physical loss, destruction or damage to the Insured Property occurring during the Period within the Geographical Limit and arising from any cause except as hereinafter excluded.
Insured Property:	All real and personal property forming part of or associated with the Project including property, buildings and fitting but excluding contents.

Geographical Limit: Material Damage
Anywhere in Great Britain, Northern Ireland, the Channel Islands and the Isle of Man and all other countries comprising the European Union.

Principal Extensions

Material Damage

- Professional fees - limit 15% of Sum Insured, maximum GBP 5,000,000
- Plans and documents - limit GBP 250,000 included in Sum Insured
- Debris removal - limit 10% of Sum Insured with limit of GBP 5,000,000
- Expediting expenses - 25% of Sum Insured with GBP 5,000,000 cap
- 72 hour clause
- Loss minimisation - limit GBP 500,000 included Sum Insured
- European and local authorities reinstatement plus undamaged portion - limit 15% of Sum Insured up to a maximum of GBP 5,000,000
- Replacement of locks - limit GBP 75,000 included Sum Insured
- Loss of metered water/fire extinguishing media - limit GBP 50,000 included in Sum Insured
- Trace and access - limit GBP 50,000 included in Sum Insured
- Damage to grounds by emergency services - limit GBP 50,000 included in Sum Insured

Aon Limited

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Registered in London No. 210725 • VAT Registration No. 480 8401 48

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- Property hired in - limit GBP 50,000
- Sprinkler upgrading costs
- Discharge of gas systems – limit GBP 50,000 any one occurrence
- Criminal damage reward – limit 10% of claim subject to a maximum of GBP 50,000
- Fly tipping
- Testing, commissioning, servicing or repair – limit GBP 2,500,000
- Contracting purchases
- Temporary loan – limit GBP 100,000
- Capital additions – 10% of Sum insured/GBP 5,000,000 whichever is lesser
- Clearance of drains – limit GBP 50,000 included in Sum Insured
- Goods in transit
- Computer data (only where computers are insured within contents) – limit GBP 250,000 included Sum Insured
- Temporary repairs – limit 15%
- Including pollution and contamination to the Insured property arising from an event which itself is not otherwise excluded
- Deterioration in stock
- Automatic reinstatement of Sum Insured. No additional premiums for losses below GBP 2,000,000. Additional Premium not to exceed pro rata
- Temporary removal – limit GBP 1,000,000
- Property hired out – limit GBP 100,000 included Sum Insured
- Payments on account
- Unauthorised use of public utilities – limit GBP 250,000 included in Sum Insured
- Replacement/reinstatement as new basis of claims settlement
- Escalation clause – limit 20%
- Machinery breakdown (Building services equipment only)
- Building due for demolition
- Subsidence and landslip
- Clean up costs – limit GBP 1,000,000
- Contract works – limit GBP 5,000,000 subject to additional premium to be agreed
- Full theft
- The insurance is not to be prejudiced as a result of the procedures of the economic reinstatement test during the first 30 days of any directly resultant delay in reinstatement
- Suppliers and Consultants to Insureds 1) and 3) in respect of their site activities only and where contract stipulates they will be insured for Material Damage
- Terrorism – Pool Re
- Workmans clause

Principal Exclusions:

Material Damage

- Penalties and consequential loss
- Motor vehicle, waterborne craft, aircraft and hovercraft
- Wear, tear and corrosion but not consequential loss
- Inventory losses



- Latent defects but not consequential damage
- Change in temperature
- Machinery breakdown other than of building services
- Cash and other financial instruments
- Fraud or theft by employees

**General
Conditions:**

- Reasonable precautions
- Arbitration clause
- Innocent non-disclosure
- Claims assignment
- Claims notification
- Subrogation
- Munitions of war
- Law and jurisdiction
- Novation of contract
- Contracts (Rights of Third Parties) Act 1999
- Alteration
- Premium adjustment clause
- Waiver of subrogation where required by contract
- General interest clause

**General
Exclusions:**

- Radioactive contamination
- Terrorism Exclusion NMA 2920
- Northern Ireland
- Deductible
- Pressure Waves caused by aircraft and other aerial devices travelling at sonic or supersonic speed
- War and related perils
- Cyber Exclusion NMA 2915

Main Limit:

- GBP 189,050,000

Excess*:

- GBP 500 each and every loss or series of losses arising out of one original cause increasing to GBP 1,000 each and every loss or series of losses arising out of one original cause in respect of subsidence.

* This sum is payable by the leaseholder concerned in the event of a claim

Yours sincerely,

On Behalf of Aon Limited