

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

Policy:	Material Damage								
Period:	01/03/2019 – 28/02/2020								
Insurers:	<table> <tr> <td>Chubb European Group Limited</td> <td>35.0000%</td> </tr> <tr> <td>Aviva Insurance UK Limited</td> <td>30.0000%</td> </tr> <tr> <td>Liberty Mutual Insurance Europe Limited</td> <td>25.0000%</td> </tr> <tr> <td>QBE Insurance (Europe) Limited</td> <td>10.0000%</td> </tr> </table>	Chubb European Group Limited	35.0000%	Aviva Insurance UK Limited	30.0000%	Liberty Mutual Insurance Europe Limited	25.0000%	QBE Insurance (Europe) Limited	10.0000%
Chubb European Group Limited	35.0000%								
Aviva Insurance UK Limited	30.0000%								
Liberty Mutual Insurance Europe Limited	25.0000%								
QBE Insurance (Europe) Limited	10.0000%								
Policy Number:	CNPF11900333								
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 fittings but excluding contents.								
Geographical Limit:	<p>Material Damage</p> <p>Anywhere in Great Britain, Northern Ireland, the Channel Islands and the Isle of Man and all other countries comprising the European Union.</p>								
Principal Extensions:	<p>Material Damage</p> <ul style="list-style-type: none"> - Professional fees - limit 15% of Material Damage Sum Insured, maximum GBP 5,000,000 - Plans and documents - limit GBP 250,000 included in Sum Insured - Debris removal - limit 10% of Material Damage Sum Insured with limit of GBP 5,000,000 - Expediting expenses - 25% of Material Damage Sum Insured with limit GBP 5,000,000 - Loss minimisation - limit GBP 500,000 included in Sum Insured - European Union 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 in Sum Insured - Loss of metered water/fire extinguishing media - limit GBP 50,000 - Trace and access - limit GBP 50,000 included in Sum Insured - Capital additions - limit 10% of sum insured/GBP 5,000,000 whichever is the greater any one addition or extension - Clearance of drains - limit GBP 50,000 included in Sum Insured - Computer data (only where computers are insured within contents) - limit GBP 250,000 included in Sum Insured 								

- Deterioration in stock- limit GBP 100,000
- Property hired in - limit GBP 100,000
- Temporary repairs - limit 15%
- Unauthorised use of public utilities - limit GBP 250,000
- 72 hour clause
- Automatic reinstatement of sum insured. No additional premiums for losses below GBP 2,000,000. Additional premium not to exceed pro rata
- Damage to grounds by emergency services - limit GBP 50,000 included in Sum Insured
- Payments on account
- Escalation clause - limit 25%
- Mechanical and Electrical Breakdown - Building Services only
- Economic Reinstatement Test
- Clean up costs - limit GBP 1,000,000 - Notifiable Diseases only
- Workmans clause
- Sprinkler up grading costs
- Basis of Indemnity - Cash Option
- 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 - limit GBP 100,000
- Testing commissioning servicing or repair - limit GBP 2,500,000
- Contracting purchases
- Temporary loan - limit GBP 100,000
- Additional Insureds - leasehold properties

Principal Exclusions:

Material Damage

- Penalties and consequential loss
- Motor vehicle, waterborne craft, aircraft and hovercraft
- Wear, tear, gradual deterioration and latent defect but not consequential loss
- Employee dishonesty
- Inventory losses
- Excluded property
- Normal bedding down of structure
- Theft from vehicles
- Pollution or Contamination
- Unoccupied Buildings

General Conditions:

- Interpretation
- Claims notification
- Subrogation
- Reasonable precautions
- Munitions of war
- Law and jurisdiction
- Novation of contract
- Contracts (Rights of Third Parties) Act 1999
- Alteration

- Premium adjustment clause
- Aggregate limits
- Innocent non-disclosure
- Waiver of subrogation where required by contract
- General interest clause
- Arbitration clause
- Insurers agree that the claims experience on any attaching Project shall not impact on the premium payable on the other attaching Projects

General Exclusions:

- War and related perils
- Radioactive contamination
- Terrorism Exclusion NMA 2920
- Northern Ireland
- Deductible

Main Limit: GBP 192,807,257

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,

A handwritten signature in black ink, appearing to be 'J. Simpson', written in a cursive style.

On Behalf of Aon UK Limited