

Residentsline Schedule
Reason for issue – RENEWAL

The Insured: ADAGIO MANAGEMENT COMPANY LIMITED

Correspondence Address: C/o itsyourplace Limited
Victoria House
178 - 180 Fleet Road
Fleet Hampshire
GU51 4DA

The Business: Ownership and management of the residential property specified

Insurer: Royal & Sun Alliance Insurance Ltd

Period of Insurance: Date cover starts 28/03/2023 Date cover expires 27/03/2024
Renewal Date 28/03/2024

Policy Sections	Cover Details	Premium Due
Buildings	Insured	£34,303.07
Contents	Insured	Insured
Your legal responsibilities to the public	Insured	Insured
Your legal responsibilities to the employees	Insured	Insured
Terrorism	Not Insured	£0.00

TOTAL Annual Premium Due £34,303.07

The above Total premium includes Insurance Premium Tax (IPT) rate 12% £3,675.33

Administration Fee Charged £30.00

You have a duty of fair presentation of all material facts and circumstances to Us. Providing Us with inaccurate information or failing to tell Us of anything which may increase the risk may invalidate this Policy or lead to claims not being paid or being paid in part only.

Cover Details - This Policy Schedule shows the section and sub sections that are operative under your Policy. If a section or sub section is shown as Not Insured or Not Included and you require such cover, please contact Residentsline. For full details of the cover provided please refer to your Policy wording.

Endorsement applicable to All Sections - See Appendix; Endorsements

Buildings

Location of Insured Property

1-140 Elmhurst Court Heathcote Road CAMBERLEY Surrey GU15 2HQ

Description/Occupation of Insured property

The Policyholder's block(s) of private dwelling flats

Description	Total Declared Value	Total Sum Insured
Buildings	£34,711,061	£46,859,932

Excesses in respect of Buildings and Contents Sections

Any other Loss	£250
Storm	£250
Flood	£250
Escape of Water	£5,000

Subsidence or ground heave or landslip losses £1,000

Endorsement(s) applicable to Buildings and Contents sections – See Appendix; Endorsements

Residentsline Schedule

Your legal responsibilities to the public

Limit of Indemnity: **£10,000,000** (for any one occurrence)

Endorsement(s) applicable to this section – See Appendix; Endorsements

Your legal responsibilities to the employees

Limit of Indemnity not arising directly or indirectly out of Terrorism: £10,000,000

Limit of Indemnity arising directly or indirectly out of Terrorism: £5,000,000

Endorsement(s) applicable to this section – See Appendix; Endorsements

Terrorism Not Insured

Location of Insured Property

As detailed in the Building and Contents section of the policy, but only in England, Wales and Scotland but not the territorial seas adjacent thereto as defined by the Territorial Sea Act 1987 nor the Isle of Man or the Channel Islands

Sum Insured – **Not Insured**

Endorsement(s) applicable to this section – **Not Insured**

APPENDIX – Endorsements

Endorsements applicable See Below:

APPENDIX 1

Policy Number RSA2001002

Endorsements

Bank Interest:

The interest of HSBC, 70 Pall Mall, London SW1Y 5EZ is noted in respect of **buildings** situate 1-140 Elmhurst Court Heathcote Road CAMBERLEY Surrey GU15 2HQ as Mortgagees

Non vitiation:

This insurance shall not be vitiated or avoided as against a mortgagee in the event or as a result of any misrepresentation act or neglect or failure to make disclosure on **your** part or any circumstance beyond **your** control provided that the mortgagee will immediately on becoming aware of such misrepresentation act or neglect or failure to make disclosure **your** part or any circumstance beyond **your** control give notice in writing to **us**

Mortgagee – non payment of premium:

This insurance shall not be invalidated so far as the mortgagee is concerned for failure to pay any premium due without **us** first giving to the mortgagee no less than 14 days' notice



“CERTIFICATE OF EMPLOYERS’ LIABILITY INSURANCE (a)

(Where required by regulation 5 of the Employers’ Liability (Compulsory Insurance) Regulations 1998 (the Regulations), one or more copies of this certificate must be displayed at each place of business at which the policy holder employs persons covered by the policy)

Policy No RKL189415
Reference No RSA2001002

- | | |
|--|-----------------------------------|
| 1. Name of policy holder | ADAGIO MANAGEMENT COMPANY LIMITED |
| 2. Date of commencement of insurance policy. | 28/03/2023 |
| 3. Date of expiry of Insurance policy. | 27/03/2024 |

We hereby certify that subject to paragraph 2:-

1. the policy to which this certificate relates satisfies the requirements of the relevant law applicable in Great Britain, Northern Ireland, the Isle of Man, the Island of Jersey, the Island of Guernsey and the Island of Alderney (b); and
2. (a) the minimum amount of cover provided by this policy is no less than £5 million (c).

Signed on behalf of Royal & Sun Alliance Insurance Ltd (Authorised Insurer)

Scott Egan
Chief Executive Officer, RSA UK & International
Royal & Sun Alliance Insurance Ltd

Notes

- (a) Where the employer is a company to which regulation 3(2) of the Regulations applies, the certificate shall state in a prominent place, either that the policy covers the holding company and all its subsidiaries, or that the policy covers the holding company and all its subsidiaries except any specifically excluded by name, or that the policy covers the holding company and only the named subsidiaries.
- (b) Specify applicable law as provided for in regulation 4(6) of the Regulations.
- (c) See regulation 3(1) of the Regulations and delete whichever of paragraphs 2(a) or 2(b) does not apply. Where 2(b) is applicable, specify the amount of cover provided by the relevant policy.” paragraph 2(b) does not apply and is deleted.

THIS IS YOUR CERTIFICATE OF EMPLOYERS' LIABILITY INSURANCE.

A copy of the certificate must be displayed at all places where you employ persons covered by the policy. THE EMPLOYERS' LIABILITY (COMPULSORY INSURANCE) (AMENDMENT) REGULATIONS 2008 permits the display of this certificate in an electronic form, provided persons covered by this policy have reasonable access to it.

The employer is strongly encouraged to retain all records related to this insurance.

UKC0 1007H

SEPTEMBER 2021

Residentsline is a trading name of Residentsline Limited. Registered Office: 29 Waterloo Road, Wolverhampton, WV1 4DJ. Registered in England & Wales: 03874789 and authorised and regulated by the Financial Conduct Authority Register No 305998.

This policy has been arranged on behalf of Royal & Sun Alliance Insurance Ltd (RSA Market reference No RKL189415). Registered in England and Wales No. 93792 which is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. No. 202842.

Registered address: St. Mark's Court, Chart Way, Horsham, West Sussex, RH12 1XL Policy Wording version RLINE SO1570B September 2022

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Statement of Fact

A Statement of Fact records the information notified to Us and facts assumed about the Insured and their activities connected to this insurance.

Important Notice - Duty of fair presentation

In accordance with the Insurance Act 2015 You or any person or entity acting on their behalf, has a duty to make a fair presentation of the risk to Us and must disclose all information known or which ought to be known that would affect Our judgement in deciding whether to write the insurance cover requested, and on what terms. If this duty is not upheld or We are provided with untrue or inaccurate information the policy may not provide protection in the event of a claim, the claim may be refused or the amount of the claim reduced

Can We remind You that the duty of fair presentation remains throughout the period of cover and applies equally at renewal date. If there have been changes to Your property, Your activities, and even changes to Your claims experience before cover was placed with Us, You should provide Us full details

Date of issue: 19/05/2023

Our Ref:	ADAGI-1
Reason for issue:	Renewal
Insured:	ADAGIO MANAGEMENT COMPANY LIMITED
Postal Address:	C/o itsyourplace Limited Victoria House 178 - 180 Fleet Road Fleet Hampshire GU51 4DA
Business Description:	Ownership and management of the residential property specified
Date cover required:	28/03/2023
Buildings Declared Value:	£34,711,061

The following information has been used to calculate the terms of the policy

Any amendments to the statements listed below have been recorded in the "ADDITIONAL INFORMATION" section of this document Unless noted otherwise in the ADDITIONAL INFORMATION below We have used the following information when preparing this Policy

Please contact Us immediately if any information is untrue or inaccurate.

Failure to do so could result in the policy being invalid and Insurers may not be liable to pay all or some of Your claim

Property Details – General Information

Location of the insured property; 1-140 Elmhurst Court Heathcote Road CAMBERLEY Surrey GU15 2HQ
 How is the property occupied; The Policyholder's block(s) of private dwelling flats
 Number of building(s); 1
 Maximum number of storeys; 4
 Number of apartments / flats; 140 Number of houses; 0 Number of retail units/offices/other; 0
 The property to be insured is a; Purpose built block of flats
 The property was built in; 2004 approx

In respect of non-purpose built structures the property was converted to residential apartments/flats in (decade): N/A

The property is not wholly or partially listed, it is not a protected building and is not of historic importance, significance or interest

The property is and will be maintained in a good state of repair

There are no known building defects

The property is not currently undergoing renovation, repair, conversion or alteration or contract works and no work of this nature is anticipated in the next 12 months

Communal facilities include; 4 x Lifts Pump House

There are no communal sports or leisure facilities forming part of the property

Property Details – Construction

Property is constructed of	Brick/Stone/Concrete
Roof	Mansard FLAT ROOF - flat area materials OTHER THAN concrete/metal -eg felt on timber
Area of flat roofing	71% - 100%
Floors	Concrete floors throughout
Cladding / Facia	No additional cladding / facia features installed

With the exception of the roof area the property is not wholly or partially timber framed

If there are any flat roof areas to the property and the original covering or any replacement materials are 10 years old You have the area inspected at least every 2 years by a qualified builder or property surveyor and any defects are repaired within 30 days

The property does not have any basement or subterranean levels used for residential purposes

Property Details – Subsidence and Flooding

In respect of subsidence

The property is not in an area with a known history of subsidence

The property and adjacent premises have not suffered from, or show any visible signs of subsidence, landslip or ground heave whether resulting in an insured incident or not

The property is not in an area with a known history of mining in the immediate vicinity

The property is not situated within 25 metres of a cliff or quarry or other excavations, railway embankment or cutting, or built on 'made up' ground

In respect of flooding

The property is not in an area with a known history of flooding

The property and adjacent premises have not suffered from, or show any visible signs of flood damage whether resulting in an insured incident or not

The property is not in an area prone to coastal or land erosion

The property is not within 25 metres of a seafront, river, river bank, stream, brook, lake or body of water

Property Details – General Management

You have completed a fire risk assessment to comply with the requirements of the Regulatory Reform (Fire Safety) Order 2005 or the equivalent legislation in Scotland and Northern Ireland

Machinery and plant (for example, lifts, garden implements and communal boilers) is in good order and, where appropriate, inspected in accordance with any statutory requirements

You have taken all reasonable precautions to maintain the property, machinery, plant and equipment in a satisfactory state of repair

You do not have any employees or the total annual wage-roll is less than £5,000

Property Details – How The Property Is Used

The occupancy of portions of the property is split as follows

Owner occupied & Assured shorthold tenancy lets	140	Accommodation provided by housing assoc	0
Holiday homes / second homes	0	Accommodation provided by Local Authority	0
Other short term lets as serviced rooms/units	0	Accommodation provided by charities	0
Student accommodation	0	Currently Unoccupied	0
Other lettings	0	Retail / Office / Commercial	0
Retail / Office / Commercial units occupied as:	N/A		

There are no portions of the property classified as Houses in Multiple Occupation or occupied as bed-sits

Sub-letting by tenants is not permitted

Legal Expenses – General information

If your insurance has been extended to include this cover, unless noted in ADDITIONAL INFORMATION below the following statements are correct;

- You are not aware of any existing circumstances that could give rise to a loss under this section of cover
- You have not had more than one dispute of a legal nature within the last 5 years that could give rise to a loss under this type of policy
- If you have any employees you do not envisage any redundancies over the next 12 months
- There are no previous instances of an insurer declining cover, refusing renewal or imposing special terms under this type of policy
- Your annual rental income does not exceed £2,500,000

Convictions, Bankruptcy/ Insolvency, CCJs

Unless noted in ADDITIONAL INFORMATION below the following statements are correct

You, or any of Your directors, executives, officers or committee members, trustees, partners, being the person(s) with a controlling interest in the management of the property have neither personally or in any business capacity:

- i been officially cautioned, charged with (but not yet tried) or convicted for any breach of any Health and Safety or Environmental Protection legislation, or been served with a Prohibition or Improvement Notice under Health and Safety legislation, in the last 5 years
- ii been charged with (but not yet tried) or convicted of any criminal offences excluding motoring offences or offences that are not spent under the Rehabilitation of Offenders Act 1974 and subsequent amendments to that Act
- iii been declared bankrupt or insolvent, received County Court Judgements or been the subject of bankruptcy or insolvency proceedings or their equivalent, in any country, that were entered into or discharged in the last 5 years
- iv been the director, senior management or partner in any Business which went into administration, administrative receivership or liquidation, and/or was the subject of any company and/or individual and/or partnership voluntary arrangement with creditors, a winding up order or an administrative order, that were entered into or discharged in the last 5 years
- v been disqualified from being a company director or a designated member of a Limited Liability Partnership (LLP), either currently or in the last 10 years
- vi been the subject of a recovery action by HM Revenue and Customs

Insurance History and Claims

You, or any of Your directors, executives, officers or committee members, trustees, partners, being the person(s) with a controlling interest in the management of the property whilst acting in accordance with the business description or in any other business capacity have not:

- i been declined or refused insurance or had special terms or conditions applied or cover withdrawn
- ii had their insurances cancelled or declared void due to a breach of policy conditions, or due to non-disclosure or misrepresentation of a material fact
- iii sustained any losses for covers requested, nor made a claim within the last 3 years (unless noted in the ADDITIONAL INFORMATION provided below)

Neither You nor any former owner of the property has at any time

- i been prosecuted or sued for any pollution incident
- ii had any incidents of pollution or incidents likely to cause pollution
- iii carried on any industrial activity which was the subject of an environmental permit or licence

ADDITIONAL INFORMATION

Property Details – General Information

None

Property Details – Construction

None

Property Details – Subsidence and Flooding

In respect of subsidence None

In respect of flooding None

Property Details – General Management

None

Property Details – How The Property Is Used

None

Legal Expenses – General information

Convictions, Bankruptcy/ Insolvency, CCJs

None

Insurance History and Claims

See Below

Claims Information

Date	Event	Reserve	Paid	Total
24/02/2022	Cold water valve has sprung a leak. Large leak from top floor right through to 3 flats (sedgwick ref 9499791)	£0	£21,418	£21,418
22/11/2021	there has been a large leak at Flat 2 Elmhurst Court from the boiler - NOT PURSUED	£0	£0	£0
28/03/2021	Eow pipe from boiler -Pipe leak under the cupboard, casing damage to the ceiling below	£0	£2,295	£2,295

Confirmation

Residentsline rely on the information set out above in assessing Your insurance cover. By not alerting Us to the contrary in writing and subsequently paying the premium required You confirm the details set out within this statement of fact, whether provided by You or any persons or entity acting on Your behalf, are complete and true, and that no relevant information has been withheld.
IMPORTANT NOTE - If information has been provided on Your behalf, a director, officer or authorised committee member of Yours has read and verified the information provided.
 A full copy of our policy wordings are available on our website