



Property Insurance

Summary of Cover – Leaseholders & Shared 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
Policy Wording:	Z00021 (11/18) NIG
Policy Number:	21/RSL/5898039
Period of Cover:	1 April 2022 to 31 March 2023
Insured:	Hyde Housing Association Limited; Martlet Homes Limited, Hyde Southbank Homes Limited, Hillside Housing Trust Limited, Hyde Charitable Trust, Hyde Vale Limited, Hyde New Build Limited, Brent Co-Efficient Limited, Packington Square LLP (HV Rydon 50/50), One Preston Park LLP (HV/First Base 87/13), 51 College Road LLP (HV/Barratts 50/50), Homes for the City of Brighton & Hove LLP (HHA/HNBL/B&HCC 49.9/0.1/50), Harrow View LLP (HV/Barratts 50/50), The Kent Homebuilding Partnership LLP (HV/HNBL 99.9/0.1), London Homebuilding Partnership LLP (HV/HNBL 99.9/0.1), Rochester Riverside Managing Agent Limited (100% Hyde HA subsidiary), Bilsham Road Development LLP (HV/HNBL 75/25), Evera Homes LLP (HV/Cross Keys/Longhurst/Flagship 25/25/25/25), Hyde Investment Holdco Limited, Hyde Holdco Limited, Hyde Devco2 Limited, Hyde Devco1 Limited (set up under Hyde Holdco Ltd), Hyde Devmanco Limited (set up under Hyde Holdco Ltd), Hyde Manco Limited (set up under Hyde Holdco Ltd) and/or any Leaseholder or Part Owner of the Property
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: Full Reinstatement Value



EXCESS: The first £100 each and every claim increasing to £150 in respect of flood and £350 in respect of escape of water 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 – Insured via Ark Underwriting Syndicate 4020

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
- Loss or damage to fences and gates by storm or flood is limited to indemnity. 10% of the replacement cost will be deducted from each claim for each year of age of the damaged items.



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 the Arthur J. Gallagher Insurance Brokers Limited claims department on **01245 341200**.

In the event of an incident out of office hours, you should take whatever action is necessary to prevent further damage. If the damage is catastrophic where the cost of loss is likely to exceed £5,000 or where the property can no longer be occupied, please immediately contact 01245 341200.