

Summary of Cover

This Residentsline policy is underwritten by BRIT Syndicates Limited, and provides protection on an 'all risks' basis.

Comprehensive Buildings Insurance cover:

Fire, Lightning, Explosion, Aircraft, Earthquake, Impact, Storm, Flood, Escape of Water, Escape of Oil, Riot & Civil Commotion, Malicious Damage, Theft, Subsidence, Ground Heave and Landslip and all other Accidental Damage not specifically excluded, to the Buildings comprising:

Blocks of flats or apartments and/or individual private dwellings, including:

- Outbuildings, garages, car ports, spas, swimming pools and tennis courts used by residents for domestic and leisure purposes;
- Garden walls, patios, pavements, terraces, hedges, fences, gates, paths, drives, roads, car parks, bollards, lamp posts, fuel tanks, cess pits, septic tanks, underground pipes, cables and overhead services;
- Interior decorations, kitchen and bathroom fixtures, outside aerials, dishes, CCTV, fixed glass and light fittings, landlord's fixtures and fittings and lessee's improvements;
- Any common areas to the insured property, including furniture, furnishings and other property of the Insured or for which the Insured is responsible.

Subject to:-

- * £1,000 excess in respect of damage by Subsidence, Ground Heave or Landslip.
- * £100 excess, or other amount agreed, in respect of any other damage.

IMPORTANT:

This document is a brief summary of 'headline' covers. Please refer to the policy wording for full contract terms at www.residentsline.co.uk



Additional Features

Additional Cover:

- Architects and professional fees and removal of debris costs
- Automatic index-linking of buildings sum insured
- Automatic reinstatement of sum insured after a claim
- Clearing and cleaning of drains and gutters following an insured event
- Communal Contents Cover
- Contractors' interest – up to £500,000
- Emergency cost of minimising losses – up to £25,000
- Employers' Liability Cover – up to £10,000,000
- Fixed glass, sanitary fittings and shower trays
- Government fees, contributions or imposts
- Legal fees for submission to regulatory bodies following a loss
- Lessee contributions, levies and maintenance charges following a loss
- Machinery Breakdown Cover – accidental loss or damage up to a limit of £10,000 in respect of lifts, escalators, other mechanical machinery and boilers/pressure vessels
- Property Owners' Liability Cover – up to £10,000,000
- Storm damage to fences and gates
- Temporary protection – up to £2,500

Special Benefits

- Alterations or additions to the insured property – up to £500,000
- Arson reward – up to £5,000
- Bee and wasp nest removal – up to £5,000
- Disability access modifications due to injury following a loss – up to £5,000 per flat
- Emergency accommodation – up to £500 per flat
- Fallen trees – up to £5,000 for professional tree removal following damage to the insured property
- Fire extinguishing costs – reasonably incurred
- Fly-tipping debris removal – up to £25,000
- Further investigation costs – up to £5,000
- Landscaping repair costs following damage – up to £25,000
- Lessee's fixtures and improvements excess costs – up to £50,000 per flat
- Protection against loss of any money in the personal custody of a Director, Officer or Property Manager – up to £5,000

- Mortgage discharge – up to £2,500
- Personal property of others – up to £2,500
- Pets and security dogs' temporary accommodation – up to £500 per flat
- Privity of contract – legal liability following the sale of freehold arising from previous property ownership – up to £2,000,000
- Purchaser's interest during conveyancing
- Removal/storage costs of common area contents – up to £5,000
- Removal of squatters – up to £5,000 for legal fees
- Replacement of keys or locks in communal areas – up to £7,500
- Rewriting of records – up to £25,000
- Sale of property additional interest charges – up to £30,000
- Temporary accommodation/loss of rent/contributions and fees plus removal and storage of lessee's contents or cost of re-letting – up to 35% of buildings sum insured following:
 - Damage
 - Disease, murder or suicide
 - Denial of access including by police authority
 - Failure of utilities
- Title deeds replacement – up to £2,500
- Trace and access costs reasonably incurred (plus cost of defective parts – up to £500)
- Tree felling and lopping if trees are a danger to life or property – up to £5,000
- Unauthorised use of metered electricity, gas, oil and water – up to £10,000 in respect of charges incurred
- Welfare concern – cost of repairing damage caused by the police – up to £5,000
- Water removal from basement due to storm or flood – up to £2,500

Special Condition

Flat roof inspection:

We require any flat roof areas over 10 years old to be inspected every 2 years by an experienced builder or surveyor and any defects to be repaired or replaced within 30 days.

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Additional Products

Available upon Request

Directors' & Officers' Liability

When volunteering for a post with your Residents' Management Company, you assume unlimited personal liability for any actual or alleged wrongful act perpetrated whilst acting in this capacity. Without suitable insurance protection, your personal assets could be affected – or lost. Directors and Officers Liability Insurance protects against any claims arising as a result of an alleged wrongful act, such as:

- breach of duty, including fiduciary or statutory duty;
- negligent act, error or omission;
- breach of warranty or authority; and/or,
- misstatement or misleading statement committed in their capacity as an official of the company.

Cover can also be extended to include cover for the 'entity' company (i.e. the RMC, Residents' Association or RTM company), providing reimbursement for any loss or defence costs resulting from a claim against any alleged wrongful acts made by a Director or Officer.

Machinery Breakdown

We are able to upgrade the cover provided by the standard policy to include failure of building services as defined, including lifts, communal boilers and electrical or electronic machinery with an enhanced limit of £250,000. You must maintain, test and inspect items in accordance with statutory and manufacturers' requirements; any claims are subject to your policy excess.

Terrorism Insurance

Damage to your block of flats by an act of terrorism may seem unlikely; however, if it happened, who would provide the funds for rebuilding your property? As a responsible Director or Officer of your Residents' Management Company, you have a duty to protect lessees and residents from unforeseen events wherever possible.

By adding Terrorism Insurance when arranging or renewing your Residential Buildings Insurance, you are protecting your fellow freeholders' and leaseholders' assets from the unexpected.

This includes cover against accidental loss or damage caused by any person acting on behalf of, or in connection with, an organisation with activities directed towards the overthrowing of any government by force or violence.

Legal Expenses

Due to limited means, Residential Management Companies very often do not have funds available for legal fees to defend, prosecute or further a dispute. Legal Expenses Cover, underwritten by DAS Legal Expenses Insurance Company Limited, will provide indemnity in respect of an insured incident arising in connection with the activities of the Residents' Management Company. Insured incidents include:

- Legal defence
- Property protection
- Commercial & residential leased or let property disputes
- Repossession
- Bodily injury
- Contract disputes
- Debt recovery
- Employment disputes and compensation awards
- Service occupancy
- Statutory licence protection
- Tax protection

There is a limit of insurer's liability of £250,000.

For a quotation or any further information, please call us on 0800 281 235.

Exclusively flats insurance, it's our policy.



Comparison Checklist

	RESIDENTSLINE	YOUR POLICY
Alterations or additions to the insured property	up to £500,000	
Architects and professional fees and removal of debris costs	✓	
Arson reward	up to £5,000	
Automatic index-linking of buildings sum insured	✓	
Automatic reinstatement of sum insured after claim	✓	
Bee and wasp nest removal	up to £5,000	
Clearing and cleaning of drains and gutters following an insured event	✓	
Communal Contents	✓	
Contractors interest	up to £500,000	
Disability access modifications due to injury following a loss	up to £5000 per flat	
Emergency accommodation	up to £500 per flat	
Emergency cost of minimising losses	up to £25,000	
Employers' Liability	limit £10,000,000	
Fallen trees - removal costs following property damage	up to £5,000	
Fire-extinguishing costs	✓	
Fly-tipping removal	up to £25,000	
Further investigation costs	up to £5,000 in any one year	
Government fees, contributions or imposts	✓	
Landscaping repair costs following damage	up to £25,000	
Lessee's fixtures and improvements	up to £50,000 per flat	
Machinery Breakdown (up to two lifts and four floors)	up to £10,000	
Metered electricity, gas, oil and water - loss following damage	up to £25,000	
Metered electricity, gas, oil and water - unauthorised use	up to £10,000	
Protection against loss of any money in the personal custody of a Director, Officer or Property Manager	up to £5,000	
Mortgage discharge	up to £2,500	
Personal property of others	up to £2,500	
Privity of contract - legal liability following the sale of freehold	up to £2,000,000	
Pets and security dogs' temporary accommodation	up to £500 per flat	
Property Owners' Liability	limit £10,000,000	
Purchaser's interest during conveyancing	✓	
Removal/storage costs of common area contents	up to £5,000	
Replacement of keys or locks in communal areas	up to £7,500	
Rewriting of records	up to £25,000	
Sale of property - additional interest charges incurred	up to £30,000	
Squatters removal costs	up to £5,000	
Storm damage to fences and gates	✓	
Temporary accommodation/loss of rent/contributions and fees plus removal and storage of lessees contents or cost of reletting following:-	up to 35% of your buildings sum insured	
* damage	✓	
* disease, murder or suicide	✓	
* denial of access including by police authority	✓	
* failure of utilities	✓	
Temporary protection	up to £2,500	
Title deeds replacement	up to £2,500	
Trace and access plus replacement of parts up to £500	✓	
Tree felling and lopping if a danger to life or property	up to £5,000	
Tsunami damage	✓	
Water removal from basement due to storm or flood	up to £2,500	
Welfare concern: cost of repairing damage caused by the police	up to £5,000	

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