

## Building Insurance

### Summary of Cover

This document is a summary of cover 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.

<b>Insurer</b>	Aspen Insurance UK Limited
<b>Policy Number</b>	N0AHCJ926A0U
<b>Period of Cover</b>	01/04/2026 to 31/03/2027
<b>Policyholder</b>	Magna Housing Limited &/or Charter (SW) Limited
<b>Insured</b>	Magna Housing Limited &/or Charter (SW) Limited and/or any Leaseholder or Part Owner of the Property Insured
<b>Other Interests</b>	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.
<b>Territorial Limits</b>	Great Britain, Northern Ireland, the Isle of Man and the Channel Islands.

## Buildings

The structure of the property insured including:

- fixtures and fittings;
- outbuildings, extensions annexes , forecourts, foundations, fixed signs, external lighting, aerials
- yards car-parks roads pavements walls gates and fences but only where the building is damaged at the same time for the peril of subsidence

**DECLARED VALUE:** Full Rebuilding Cost

**DEDUCTIBLE:** The first £100 each and every claim, increasing to £1,000 in respect of subsidence. Property Owners Liability Property Damage £Nil each and every claim and £Nil in respect of Bodily Injury.

The summary contained herein is for informational purposes only. Coverage may not be available in all jurisdictions and is subject to actual policy wording as issued. All products are underwritten by insurance company affiliates of Aspen Insurance Holdings Limited. 02-26

The Aspen Group of companies (Aspen) is part of the Sompo Group. For full corporate and regulatory details of Aspen, please go to: <https://www.sompo-intl.com/sompo-and-aspen-are-one/#legal-and-compliance>

## Important Information

Your Summary of Cover is designed to provide you with a summary of insurance policy arranged by Gallagher and is reissued at least annually to reflect changes to your insurance programme during the insurance year.

It has been prepared to provide a reference point for your Gallagher contacts and your insurance programme and is not intended to replace the policy documents which are the contracts of insurance containing all the terms and conditions between you and/or your organisation and the insurer. For your protection, it is essential that you read your policies carefully to ensure you are familiar with all the terms, conditions, and exceptions.

Any reference to exclusions or exceptions in this document is not intended in any way to represent the only exceptions or exclusions applicable to the policies full details of which can only be obtained by reading the policy documents.

Your attention is drawn to the following important considerations that will generally apply to your insurances.

## Cover

- Fire 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

## 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 including unauthorised use thereof
- Automatic Reinstatement of Sum Insured after a loss
- Basis of Settlement: Reinstatement or repair without deduction for wear tear and depreciation with the exception of storm and flood damaged fences and gates

## Exclusions

- Accidental 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 arising from 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 Insured

## Terrorism

- Terrorism cover is placed under a separate facility

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## In the Event of a Claim

Please contact your allocated Gallagher Claims Manager or call 01245 341200. A nominated loss adjuster will respond outside of normal business hours.

## Your Obligations

You must make a fair presentation of the risk to the insurer and take reasonable care to give complete and accurate answers to any questions they ask – (whether you are taking out, renewing or making changes to your policy) and must tell the insurer immediately if any of the information changes or is incorrect.

You must contact Gallagher as soon as possible after you become aware of any loss, damage, or injury that may lead to a claim under the policy.

You must take all reasonable steps to prevent loss, damage or an accident and keep the buildings in a good state of repair.

You must not admit liability for injury to a third party or make any offer or promise to settle a claim without the insurer's written permission.

## Complaints

We aim to provide a first-class service. If you have any cause to complain or feel that we have not kept our promise, please contact Gallagher.

The full complaint procedure is shown in the policy document.

A copy of our complaint's procedure is available on request but will be supplied automatically in the event you refer a complaint to us.

If we are unable to resolve your complaint, you may choose to refer it to the Financial Ombudsman Service (FOS).

## Compensation Scheme

Aspen Insurance UK Limited are covered by the Financial Services Compensation Scheme (FSCS).

There are different levels of compensation depending on what kind of insurance the Insured has the size of your business and the circumstances of the claim.

Further information about the compensation scheme arrangements is available from the FSCS (Insurance protection & compensation | Check you're protected| FSCS

## Cancelling the policy

The terms and conditions of policy cancellation are set out in the policy document. The Insured is the legal policyholder. The lessee, as a beneficiary under this group policy does not have a right to cancel this insurance.

## Warranties and Conditions Precedent

Your insurance policy is warranty free