

**Insurance Broking**

21 Prince Street

Bristol

BS1 4PH

Tel: 01761 414049

Fax: 01761 415259

www.theovalgroup.com

Mr J Morris
Heronbridge Close RTM Co Ltd
15 Windsor Road
Swindon
SN3 1JP

15 January 2007

Our Ref: 790700

Dear Mr Morris

**OVAL FLAT AND PROPERTY OWNER INSURANCE RENEWAL – 1 FEBRUARY 2007
POLICY NUMBER: 58/BB/14804170**

We are pleased to advise you that following a detailed review of the major insurers, we have agreed an exciting new scheme with Allianz Cornhill who are now our sole provider for Oval Flat and Property Owner insurance. Your policy is due for renewal shortly and we are delighted to be able to provide cover for you under the new product.

We chose Allianz Cornhill because they provide competitive premiums, offer a high level of service with dedicated claims service and have a strong financial rating.

I am pleased to confirm terms from Allianz Cornhill are as follows:

Product	Last Year *	This Year
Oval Flat and Property Owner	£634.18	£ 620.47#

* The above premium includes 5% IPT

The above premium includes 5% IPT and our administration fee of £18.00

Please note that your Buildings sum insured for the forthcoming year has NOT been index linked.

As we have not provided any advice, there may be changes to the cover being offered and we strongly recommend you read the attached documentation to ensure that these insurances meet with your demands and needs before you renew. If you have any queries, please let me know.

Documents Enclosed

1. Schedule of Cover
2. Statement of Fact – please note that some assumptions may have been made about your risk. Please check the documents carefully and if these are incorrect or do not meet your requirements, please let us know.
3. Invoice



Your payment options are shown on the enclosed Payment Advice form. To renew, please call us on 01761 414049 with your payment details.

Your payment must be received by the renewal date to ensure your cover remains in force. If it is not received, this may result in your policy being lapsed from renewal date.

I look forward to renewing the policy.

Yours sincerely

A handwritten signature in black ink, appearing to read "Kathryn Rodd".

Kathryn Rodd Cert CII
SME Account Manager

Email: kathryn.rodde@oval7.theovalgroup.com

Oval Flat Owner New Business Schedule

Please note that you must advise your insurance adviser of changes to the risk and items to be covered.

Policy No: 58/BB/14804170 Agent: Oval Insurance Broking Ltd.
The Insured: Heronbridge Close RTM Co Ltd
Postal Address: 15 Windsor Road
Swindon
Swindon
SN3 1JP

Annual Premium: £ 573.78
Insurance Premium Tax: £ 28.69
Total Annual Premium: £ 602.47
Effective Date: 01/02/2008
Renewal Date: 01/02/2009
Business Description: Property Owner

The Premises Address: Premises 1: 1-6 Heronbridge Close, Westlea, Swindon, SN5 7DR
Premises 2: 19-24 Heronbridge Close, Westlea, Swindon, SN5 7DR

Clauses applicable to the whole policy:

C/143/2 - Risk Improvements Condition

Section 1 Property Damage

Property at Premises 1: 1-6 Heronbridge Close, Westlea, Swindon, SN5 7DR

Description	Sum Insured
Buildings Sum insured	£373,750 (£325,000)
Contents of Common Parts	£0 (£0)
All Other Contents Sum Insured	£0 (£0)

Excluded Events 10

Excess:	
Subsidence	£1000
Property Damage Excess	£200

Policy Number: 58/BB/14804170

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Property at Premises 2: 19-24 Heronbridge Close, Westlea, Swindon, SN5 7DR

Description	Sum Insured
Buildings Sum insured	£373,750 (£325,000)
Contents of Common Parts	£0 (£0)
All Other Contents Sum Insured	£0 (£0)
Excluded Events 10	
Excess:	
Subsidence	£1000
Property Damage Excess	£200

Section 2 Loss of Rent (specified Premise)**Property at Premises 1: 1-6 Heronbridge Close, Westlea, Swindon, SN5 7DR**

Sum Insured	£65,000
Maximum Indemnity Period	12 months

Property at Premises 2: 19-24 Heronbridge Close, Westlea, Swindon, SN5 7DR

Sum Insured	£65,000
Maximum Indemnity Period	12 months

Section 2 Loss of Rent (across all Premises)

Sum Insured	£0
Maximum Indemnity Period	12 months

Section 3 Property Owners Liability

Limit of Indemnity	£2,000,000
Excess:	
Third Party Property Damage Excess	£200

Section 4 Employers Liability**Not Insured****Section 5 Legal Expenses**

Cover:
Basic
Events Insured 1, 2 & 3

Terrorism - Property Damage**Insured**

Policy Number: 58/BB/14804170

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Survey Required

**Property at Premises 1: 1-6 Heronbridge Close, Westlea, Swindon,
United Kingdom, SN5 7DR**

No

**Property at Premises 2: 19-24 Heronbridge Close, Westlea, Swindon,
United Kingdom, SN5 7DR**

No

Clauses**C/143/2****Risk Improvements Clause**

If this Policy has been issued/renewed subject to the Insurer completing a survey:

- the Premises or
- the site of any Contract Works or
- the site of any work carried out by or on behalf of the Insured away from any premises belonging leased rented or hired to the Insured

It is a condition precedent to liability that the Insured must comply with all risk improvements required by the Insurer within the time scales specified by the Insurer.

The Insurer reserves the right to amend the terms of cover if the Insured does not comply with this condition.

Statement of Fact

This Policy, Schedule and Statement of Fact shall be read together and form the basis of the Insurance Contract.

They have been prepared in accordance with information that we have received from you through your Insurance Advisor.

It is important that you check all the information immediately. If any of the information is incorrect you must contact your Insurance Advisor immediately. Failure to do so could invalidate the policy from inception or result in a claim being repudiated.

We strongly recommend that you keep a record of all information you have provided to your Insurance Advisor.

Policy No:	58/BB/14804170
The Insured:	Heronbridge Close RTM Co Ltd
Effective Date:	01/02/2008
Insurance Advisor:	Oval Insurance Broking Ltd.
Business Description:	Property Owner

Basis of Acceptance

Allianz Cornhill has accepted this risk based on the provision of the following information:

Number of Premises	2
The percentage of Premises Insured that are unoccupied?	0%

Claims Experience

Risk been subject to more than 2 claims or total value of claims exceed £3,000 within past 3 years? No

Risk been claim free for at least 3 years? Yes

Premise Specific Questions

Address of Premises 1: 1-6 Heronbridge Close, Westlea, Swindon, SN5 7DR

Building use:	Residential property block of flats - Block of flats - purpose built
Multi-tenure?	No
(Multi-tenure = a single premise with more than one tenant where the portions occupied by the tenants are not divided by walls/floors of fire-resisting construction.)	
Year Premise Built	1982
The Premise has a current I.E.E. certificate.	No
The Premise has 24 hour security	No
The Premise is regularly inspected for damage and such inspections are recorded	No
The Premise has ATM's	No
The Premise has a sprinkler system	No

Construction of Premises?	Traditional
<i>[Fire-resisting/Non-combustible Traditional</i>	- <i>Fire-resisting/Non-combustible, including floors and stairs Walls constructed of brick, stone, concrete, but allows timber roof frame, floors and stairs</i>
<i>Partly Combustible</i>	- <i>Up to 35% of construction is combustible</i>
<i>Combustible</i>	- <i>Over 35% of the construction is combustible</i>
<i>Combustible Composite Panels</i>	- <i>Combustible Composite Panels anywhere in the Premises</i>
<i>Polystyrene Composite Panels</i>	- <i>Polystyrene Composite panels anywhere in the Premises]</i>
Premise heating method:	Directly fired fixed heating system
What percentage of property is currently unoccupied	0%
Number of flats in block?	6
Floor construction in block?	Concrete
Number of Storeys?	2
Kitchen and/or bathroom facilities are shared	No
The Premise is occupied as Bedsits or is occupied by student or D.S.S. tenants.	No
The Premise is occupied as a hostel and/or used by local government or charitable housing associations	No

Address of Premises 2: 19-24 Heronbridge Close, Westlea, Swindon, SN5 7DR

Building use:	Residential property block of flats - Block of flats - purpose built
Multi-tenure?	No
(Multi-tenure = a single premise with more than one tenant where the portions occupied by the tenants are not divided by walls/floors of fire-resisting construction.)	
Year Premise Built	1982
The Premise has a current I.E.E. certificate.	No
The Premise has 24 hour security	No
The Premise is regularly inspected for damage and such inspections are recorded	No
The Premise has ATM's	No
The Premise has a sprinkler system	No
Construction of Premises?	Traditional
<i>[Fire-resisting/Non-combustible Traditional</i>	- <i>Fire-resisting/Non-combustible, including floors and stairs Walls constructed of brick, stone, concrete, but allows timber roof frame, floors and stairs</i>
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Number of flats in block?	6
Floor construction in block?	Concrete
Number of Storeys?	2
Kitchen and/or bathroom facilities are shared	No
The Premise is occupied as Bedsits or is occupied by student or D.S.S. tenants.	No

The Premise is occupied as a hostel and/or used by local government or charitable housing associations

No

General Acceptance

This insurance contract is based on neither you nor your director(s) or partner(s) having:-

- been convicted of or charged (but not yet tried) with a criminal offence other than (road traffic) motor offences
- received an official caution for a criminal offence within the last three years other than a (road traffic) motoring offence
- been declared bankrupt and/or are or have been subject of any winding up order, insolvent liquidation or administration or have made any composition or arrangement with creditors
- been a director or partner of a company which has gone into insolvency, liquidation, receivership or administration
- ever been prosecuted for failure to comply with any Health & Safety or Welfare or Environmental Protection legislation.

In respect of the business which is the subject of this Insurance contract, or any other business which you, your partners or directors have been involved with, no insurer has ever:-

- declined, cancelled or refused any proposal of insurance
- cancelled or declined to renew any insurance
- imposed special terms or conditions.

Where subsidence is covered all properties are:

- free from any sign of damage by subsidence and have no history of damage
- free from any cracks to external walls

Where you are required to do so under Health and Safety legislation you must:

- have and will continue to have a nominated person responsible for Health and Safety
- have and will continue to have an induction and on-going training programme which is reviewed and recorded
- have and will continue to have a Health and Safety Policy in place
- undertake Risk Assessments in order to identify hazards.

If any of the above statements are inaccurate you must contact your Insurance Advisor immediately.

Material Fact Requirement

Material facts are those facts which are likely to influence us in the acceptance or assessment of this proposal and it is essential that you disclose them. If you are in doubt whether a fact is material, you should disclose it, since failure to do so could invalidate your policy, or result in a claim being repudiated.

If at any time anything shall occur materially affecting the risk(s) insured you must as soon as possible give notice in writing to us.

DATA PROTECTION ACT

We may use the details you have given to provide you with a quotation, deal with your policy, to search credit reference agencies who may keep a record of the search, to support the development of our business by including your details in customer surveys, and for market research and compliance business reviews.

We may share your details with other companies within the Allianz Cornhill group of companies or pass them to third parties so that we may tell you of products and services, which we think may interest you, by telephone, email or post. If you do not want to know about these products and services, please write to: Customer Satisfaction Manager, 57 Ladymead, Guildford, Surrey, GU1 1DB, United Kingdom.

Under the Data Protection Act we can only discuss the details given with you. If you would like anyone else to act on your behalf please let us know. Your details will not be kept any longer than necessary.

Under the terms of the Data Protection Act 1998, you are entitled to a copy of all information Allianz Cornhill Insurance plc holds about you.

Your personal details may be transferred to countries outside of the EU. They will at all times be held securely and handled with the utmost care in accordance with all principles of the UK law

Terrorism

Definitions

1. Premises

Any of the Premises as defined in Section 1 Property Damage.

2. Business

The Business shown in the Oval Flatowner Schedule, conducted solely from the Premises.

3. Act of Terrorism

Acts of persons acting on behalf of, or in connection with, any organization which carries out activities directed towards the overthrowing or influencing, by force or violence, of Her Majesty's government in the United Kingdom or any other government de jure or de facto.

4. Event

All individual losses arising in respect of a continuous period of 72 hours of which the proximate cause is the same Act of Terrorism. The date and time that any such period of 72 hours shall commence shall be set by the Insurer.

5. Territorial Limits

England and Wales and Scotland but not the territorial seas adjacent thereto as defined by the Territorial Seas Act 1987.

Note 1. This shall include the Channel Tunnel up to the frontier with the Republic of France, as set out by the Treaty of Canterbury.

Note 2. For the avoidance of doubt, this excludes Northern Ireland, the Isle of Man and the Channel Islands.

6. General Cover Policy

- A. this policy
or
- B. where the Cover by this Policy is limited to the Terrorism Insurance Section only, the policy or policies specified in the Terrorism Section of the Schedule to this Policy.

7. Property Insured

Property as detailed in the Schedule to any General Cover Policy but excluding

- A. property insured under a
 - i. Marine, Aviation or Transit policy
 - ii. Motor Insurance policy (other than Motor Trade policy)
 - iii. Road Risks Section of a Motor Trade policy
 - iv. Reinsurance policy or agreementwhether such policy or agreement includes cover for an Act of Terrorism or not.
- B. any land or building which is insured in the name of an individual and is occupied by that individual for residential purposes, unless
 - i. insured under the same policy as the remainder of the building which is not a private residence
 - ii. the building is a block of flats
- C. any Nuclear Installation or Nuclear Reactor.

8. Business Interruption

Loss resulting from interruption of or interference with the Business carried on by the Insured at the Premises in consequence of loss or destruction of or damage to property used by the Insured at the Premises for the purpose of the Business.

9. Nuclear Installation

Any installation of such class or description as may be prescribed by regulations made by the relevant Secretary of State from time to time by statutory instrument, being an installation designed for or adapted for

- i. the production or use of atomic energy
- ii. the carrying out of any process which is preparatory or ancillary to the production or use of atomic energy and which involves or is capable of causing the emission of ionizing radiations
- iii. the storage, processing or disposal of nuclear fuel or of bulk quantities of other radioactive matter, being matter which has been produced or irradiated in the course of the production or use of nuclear fuel.

10. Nuclear Reactor

Any plant (including any machinery, equipment or appliance, whether affixed to land or not) designed or adapted for the production of atomic energy by a fission process in which a controlled chain reaction can be maintained without an additional source of neutrons.

11. Virus or Similar Mechanism

Program code, programming instruction or any set of Instructions intentionally constructed with the ability to damage, interfere with or otherwise adversely affect computer programs, data files or operations, whether involving self-replication or not. The definition of Virus or Similar Mechanism includes but is not limited to trojan horses, worms and logic bombs.

12. Hacking

Unauthorised access to any computer or other equipment or component or system or item which processes, stores, transmits or retrieves data, whether the property of the Insured or not.

13. Denial of Service Attack

Any actions or instructions constructed or generated with the ability to damage, interfere with or otherwise affect the availability of networks, network services, network connectivity or information systems. Denial of Service Attacks include, but are not limited to, the generation of excess traffic into network addresses, the exploitation of system or network weaknesses, and the generation of excess or non-genuine traffic between and amongst networks.

Cover

The Insurer will pay the Insured for

- i. Destruction damage or loss of or to the Property Insured and/or
- ii. Business Interruption Occasioned by or happening through or in consequence of an Act of Terrorism within the Territorial Limits.

Provided always that the insurance by this Section

- i. Is not subject to the General Exclusions of the General Cover Policy
- ii. Is subject otherwise to all the terms and conditions of the General Cover Policy except where expressly varied within this Section
- iii. Is subject to a maximum Period of Insurance of 12 months from the Effective Date or any subsequent Renewal Date of this Policy

Any subsequent period of cover of 12 months, or part thereof, provided by this Section is deemed to constitute a separate Period of Insurance, provided that

- a. No subsequent Period of Insurance by this Section shall extend beyond the next Renewal Date of this Policy
- b. The renewal premium due in respect of this Section has been received by the Insurer

- iv. Is not subject to any Long Term Undertaking applying to the General Cover Policy.

Basis of Settlement

As described in and subject to the terms, definitions, provisions, exclusions and conditions of any General Cover Policy in respect of destruction damage or loss of or to the Property Insured or Business Interruption.

The most the Insurer will pay for any one Event is

- A. The Total Sum Insured
 - Or
 - B. For each item its individual Sum Insured,
 - Or
 - C. Any other limit of liability
- In the General Cover Policy, whichever is the less.

Section Exclusions

The Insurer will not pay for

1. Digital and Cyber Risk Exclusion

any losses whatsoever directly or indirectly caused by or contributed to by or arising from or occasioned by or resulting from

Destruction damage or loss of or to any computer or other equipment or component or system or item which processes, stores, transmits or receives data or any part thereof whether tangible or intangible (including but without limitation any information or programs or software) and whether the property of the Insured or not, where such destruction damage or loss is caused by Virus or Similar Mechanism or Hacking or Denial of Service Attack

or

Business Interruption directly or indirectly caused by or arising from Virus or Similar Mechanism or Hacking or Denial of Service Attack.

2. Riot, Civil Commotion and War.

Any losses whatsoever occasioned by riot, civil commotion, war, invasion, act of foreign enemy, hostilities (whether war be declared or not), civil war, rebellion, revolution, insurrection or military or usurped power.

3. Territorial Limits

any losses whatsoever arising directly or indirectly from any cover or extension of Premises provided by the General Cover Policy to locations outside the Territorial Limits.

Section Conditions

1. Burden of Proof

In any action suit or other proceedings where the Insurer alleges that any damage or loss resulting from damage is not covered by this General Cover Policy, the burden of proving that such damage or loss is covered shall be upon the Insured.

**Insurance Broking**

Mr John Morris
Heronbridge Close RTM Co Ltd
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Swindon
SN3 1JP

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Bristol
BS1 4PH
Tel: 01761 414049
Fax: 01761 415259
www.theovalgroup.com
VAT No.424639251

INVOICE

Date: 15 January 2007

Invoice No.: 683

Client ref: 790700

Type of Policy	Insurer	Insurer Pol No.	Policy Term	Premium (£)
Oval Flat and Property Owner	Allianz Cornhill	58/BB/14804170	01/02/08 - 31/01/09	573.78
Sub total				573.78
Total fees				18.00
VAT on fees (17.5% on £0.00)				0.00
Other VAT (17.5% on £0.00)				0.00
IPT				28.69
TOTAL				£620.47

Please make cheques payable to Oval Insurance Broking Limited

Paid 30/1/07