



Optima Property Owners Schedule
New Business

Policy Number AG22794T/1001766
Date of Issue 03/02/2022

A-One Property Insurance
Energy House
Crow Arch Lane Industrial Estate
Crow Arch Lane
Ringwood
BH24 1PD

Agent Tel 0333 222 1165
Agent No 22794T
Agent Ref CR-1735-84558

Policyholder Details

Insured Amber Court Management (No 3) Ltd

Postal Address 15 Windsor Road, Swindon. SN3 1JP

Policy Number AG22794T/1001766

Effective From 06/02/2022
00:01 hours **Expires On** 05/02/2023
24:00 hours

Premium £586.52

Insurance Premium Tax £70.38

Total Premium £656.90

Reason for Issue New Business

Business Property Owner

Policy Wording

A copy of the policy wording is enclosed; alternatively please click the following links.

<https://www.ageas.co.uk/globalassets/documents/commercial/com012-sep-2017-optima-property-owners-policy.pdf>
<https://www.ageas.co.uk/globalassets/documents/legal/leg01-sep-2019-property-owners-legal-guard-policy.pdf>

Cover Details

This policy schedule shows the sections and sub-sections that are operative under your policy.

If a section or sub-section is shown as Not Insured and you require such cover, please contact your agent.

For full details of the cover provided, please refer to your policy wording.

Ageas Insurance Limited

Registered Office Address: Ageas House, Hampshire Corporate Park, Templars Way, Eastleigh, Hampshire SO53 3YA
Registered in England and Wales No 354568
Authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority, Financial Services Register No 202039.

Property Summary

The **Premises** for which insurance has been arranged under this policy being:

Premises 1 23-34 Amber Court, Colbourne Street, Swindon, SN1 2HB.

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Premises 1 Risk Address	23-34 Amber Court, Colbourne Street, Swindon, SN1 2HB.	Occupied as	4 Owner Occupied, 8 Assured Short Hold Tenancies
Effective from	06/02/2022 00:01 hours	Expires on	05/02/2023 24:00 hours

Please refer to your policy wording for full details of the cover provided.

PROPERTY SECTION

Sub-Section A - Buildings

	Cover Causes	Declared Value	Sum Insured	Basis of Settlement
Buildings (all buildings unless otherwise specified below)	1,2,3,4,5	£863,772	£1,151,408	D

Sub-Section B - Contents

	Cover Causes	Declared Value	Sum Insured	Basis of Settlement
Contents of Common Areas	1,2,3,4,5	Not Applicable	£20,000	R
Landlord's Contents	1,2,5	Not Applicable	£25,000	R

Sub-Section C - Glass, Blinds and Signs

Insured - see policy wording for further details

Sub-Section D - Machinery Breakdown

Breakdown of Covered Equipment	Limit
	Not Operative

Terrorism Extension

Not Insured

Excesses applicable to the Property Section

Excess applicable to each and every claim unless specified otherwise below or in the policy wording:	£250
Subsidence, Ground Heave or Landslip	£1,000

Where a claim is made under more than one section for the same event and at the same location, only the higher excess will be applied.

LOSS OF RENT SECTION

Sub-Section A - Rent

	Cover Causes	Maximum Indemnity Period	Sum Insured
Rent Receivable	1,2,3,4,5	24 months	£383,418

Sub-Section B - Alternative Accommodation

Insured

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LOSS OF RENT SECTION (continued)

Sub-Section C - Machinery Breakdown

	Limit
Breakdown of Covered Equipment	Not Operative

Loss of Rent Extensions - see individual Extension wordings

	Limit
Denial of Access	£383,418
Public Utilities	£383,418

Terrorism Extension	Not Insured
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LIABILITY SECTION

Sub-Section A - Employers' Liability	Limit of Indemnity	£10,000,000
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Sub-Section B - Public Liability	Limit of Indemnity	£10,000,000
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Limit of indemnity in respect of **terrorism** £2,000,000 or the Public Liability limit of indemnity whichever is lower

Excesses applicable to the Liability Section

Excess applicable to each and every property damage claim under Sub-Section B	£100
Excess applicable to each and every injury claim under Sub-Section B	£0

LEGAL EXPENSES SECTION

Please refer to the separate Property Owners' Legal Guard policy wording for full details

Property Owners' Legal Guard		
Limit of Indemnity		£250,000

Legal Expenses Extensions		Limit of Indemnity
Landlord's Legal Guard		£50,000
Business Legal Guard		£250,000

DIRECTORS' AND OFFICERS' LIABILITY SECTION

Limit of Indemnity	Not Operative
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Excesses applicable to the Directors' and Officers' Liability Section

Excess applicable to each and every claim	Not Operative
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The following Endorsement(s) are applicable to your policy:

Escape of Water – Increased Excess

Applicable to the Property Section

The **excess** in respect of Cover Cause 2 h – Escape of Water is increased to £250