

Insurance Corporation's Block of Flats insurance is a modern, convenient policy giving wide cover at a competitive price. It has been designed to meet the requirements of owners, occupiers and residents associations. Block of Flats is written in plain, everyday English that is easy to follow with a refreshing lack of small print. For your convenience summaries of cover can be provided for the residents at no extra charge.

This gives only a summary of the cover provided and it does not give details of all the conditions and exclusions. A full policy wording which includes all the conditions and exclusions is available on request. If you would like a full policy wording please contact your usual Insurance Adviser.

Buildings

Insurance Corporation's Block of Flats Buildings insurance covers the main structure of the Block of Flats including garages, swimming pools, tennis courts, squash courts, patios, terraces and other outbuildings, against damage from specific causes including: Fire, Smoke, Explosion, Lightning Storm and Flood, Breakage of fixed glass and sanitary ware, Escape of water or oil Subsidence,

Damage to water and heating installations by freezing, Impact, Theft Accidental damage.

Landlord's fixtures and fittings including fitted carpets in common halls, stairways and other parts can also be covered.

Liability

Liability to the Public

Legal Liability to the public up to £2 million, or more if requested, is included. Cover is provided for accidental bodily injury, death or disease of a third party or third party property damage arising in connection with the ownership or management of the Buildings.

Liability to Employees

Legal Liability to Employees can be included up to £10 million for accidental bodily injury death or disease of any Employee arising from employment in connection with the Block of Flats insured.

Health and Safety at Work

We will pay legal costs and expenses (other than fines or penalties) incurred by you or any of your employees in the defence of any criminal proceedings brought for a breach of Health and Safety regulations.

Loss of Rent

If any flat is made uninhabitable or access is denied by any of the causes insured, we pay for the Loss of Rent up to a limit of 20% of the Sum Insured with individual limits for each flat.

Claims Settlement

Block of Flats cover settles property claims on a 'New for Old' basis provided the Sum Insured is adequate. The amount of the excess would be deducted from any settlement agreed.

Calculating the Sum Insured

The Sum Insured for the Block of Flats should represent the full rebuilding cost of the structure including garages, outbuildings and permanent fittings. You should also build into the calculation additional amounts for demolition costs, local authority charges,

architects, surveyors and other professional fees. If you are in any doubt as to how to calculate your rebuilding costs a professional valuation should be obtained.

Terrorism

A Terrorism exclusion applies - refer to the policy wording for full details.

Inflation Protection

Provided you start with an adequate Sum Insured, inflation protection will assist in keeping it in line with rising costs, but remember to review your insurance limits from time to time particularly when you make any alterations or additions to the Block of Flats.

The Sum Insured is Index-linked using the relevant indices as issued by the States of Guernsey & Jersey, the Department of Trade and

Industry of the United Kingdom and the Government of the Isle of Man or an alternative index selected by us.

However, you should remember to tell us or your usual Insurance Adviser when any alterations are made which could affect the Sum Insured.

Contents

Block of Flats Contents insurance covers property in common halls, stairways, or other common parts or in individual flats, outbuildings or garages within the Block of Flats, against loss or damage from any specific causes including:

Fire, Smoke, Explosion, Lightning, Theft, Breakage of mirrors and glass, Impact, Storm and Flood, Escape of water or oil, Accidental Damage, Subsidence.

Alternative Accommodation

This Block of Flats policy can be extended to pay for the cost of alternative accommodation for residents whilst a flat is uninhabitable and where access is denied as a result of damage covered under the Buildings section.

Lifts, Boiler and Electrical Installations

There is a obligation to arrange for lifts, boilers and electrical installations to be periodically inspected by a competent person to ensure compliance with the Health and Safety laws. Even where there is no statutory requirement, it is still strongly recommended that regular inspections are carried out.

Our associated company, Royal & SunAlliance provides an independent inspection service. Their fully qualified engineer surveyors will give advice, conduct inspections, report on the condition of the plant inspected and arrange breakdown and damage cover, if required, to give full peace of mind. If you would like details of the services offered by Royal & SunAlliance, please ask your usual Insurance Adviser.

What to do next

Just complete the Proposal Form and, if required, Monthly Premiums Application, and return it to your usual Insurance Adviser — it couldn't be easier. And remember that your policy is issued to you on 30 days approval.