Buildings Insurance Information

Key Information for Leaseholders

12 March 2025

Marsh is an insurance broker, appointed by your freeholder or property managing agent to arrange buildings insurance.

Any residential leaseholder who pays or contributes to the buildings insurance premium is entitled to receive certain key information about the policy:

1. A summary of the features of the policy, including main benefits, coverage and exclusions of the policy, the policy duration, and the insured sum.
2. The policy premium including a breakdown at building (or flat level, where available).
3. The remuneration which authorised intermediaries (insurance brokers) receive for arranging the insurance, as well as remuneration they pay to other parties such as the building freeholder or property managing agent.
4. The number of alternative quotes that were obtained, and a brief explanation of why the chosen policy was selected.
5. Information about potential conflicts of interests.

We provide the above information to your landlord or property managing agent, and they should send it on to you and any other residential leaseholders who pay the premium.

If you have any questions relating to your insurance, you should direct these to the freeholder or property managing agent whom you normally deal with.

Registered in England and Wales Number: 1507274, Registered Office: 1 Tower Place West, Tower Place, London EC3R 5BU. Marsh Ltd is authorised and regulated by the Financial Conduct Authority for General Insurance Distribution and Credit Broking (Firm Reference No. 307511).

A business of Marsh McLennan

Insurance Brokers Chartered

Buildings Insurance Information for Berkeley Group Holdings Plc for the period 07 March 2025 to 30 September 2025

1. Summary of Cover

This summarises the key features of the policy, including its main benefits, coverage and exclusions. Your freeholder or property managing agent will send a copy to you separately.

Key Information specific to your policy is set out below.

Insurer	Aviva Insurance Limited
Policy Number	25225407CPO
Insured Name	Berkeley Group Holdings Plc
Address	Poplar Riverside Barnacle House, 1 Hemlock Street, London, E14 0YW
Placement Type	Non-Binding Authority
Sums Insured	
Buildings Declared Value	£29,300,000
Buildings Sum Insured	£43,950,000
Alternative Accommodation and/or Residential Loss of Rent	33.33% – (£0)
Commercial Loss of Rent and/or Service Charge Sum Insured	£0 - 36 Months
Landlords Contents	£50,000
Excesses	
Fire and Lightning, Explosion, Aircraft, Riot, Malicious Persons, Earthquake, Storm, Escape of Water, Escape of Oil, Impact, Accidental Discharge of Sprinklers, Theft, Accidental Damage to Glass & All other Accidental Damage: GBP 500	£500
Storm & Flood	£1,000
Subsidence	£1,000
Unusual Terms and Endorsements	
Unusual Terms 1	Not Applicable
Unusual Terms 2	Not Applicable
Endorsements	Not Applicable

2. Premium Information

The building insurance policy premium is made up of Property/Material Damage, Loss of Revenue, Property Owners Liability and Terrorism where shown on your insurance certificate.

The total cost of your building insurance policy is £26,394.94 (which includes Insurance Premium Tax at £2,828.03). *If you occupy only a flat or part of the building, your freeholder or property managing agent will invoice you for your share of the premium.*

3. Remuneration Information

The total remuneration earned for arranging your buildings insurance policy is £589.17.

Marsh retain £589.17

If your freeholder or property managing agent receives any additional remuneration in connection with your buildings insurance, they should advise you of this separately.

4. Placement Information

About Us

Marsh Ltd is authorised and regulated by the Financial Conduct Authority (Firm Reference No. 307511). We act for your freeholder or property managing agent. They have instructed us to arrange buildings insurance for your dwelling or flat.

How we approached the insurance renewal

In advance of each renewal, we agree a broking strategy with our customer. In some years, we may agree to obtain quotations from many different insurance companies, and in others to negotiate with a limited number of insurers, or even a single insurer only.

At this renewal we approached 15 insurance companies including Aviva, the insurance company currently underwriting the policy. They were the only company to provide a renewal quotation.

We regard the policy as suitable because it provides buildings insurance appropriate for a dwelling occupied for residential purposes, covering common risks such as fire, flood, storm or escape of water.

In reaching this conclusion, we have had regard to the interests of both our customer, and you as the leaseholder.

If you have any questions relating to the quotations Marsh has obtained, please direct these to the freeholder or property managing agent with whom you usually liaise.

5. Conflicts of Interest

We have no conflicts of interest to declare. This means we do not directly or indirectly hold 10% or more of the voting rights or capital of the insurers we approached for quotations, nor they in us. We act solely in the interests of our customer.

Marsh Real Estate
Policy Summary

This document provides a summary of the significant features, benefits and limitations of the cover provided by the Marsh Specialty Property Owners Policy underwritten by Aviva Insurance Limited (and other insurers if indicated in the Key Information for Leaseholders).

Please note that this Policy Summary does not contain the full terms of this contract. The full terms, conditions and exclusions are set out in the Policy Contract, a copy of which is held by the Freeholder or Property Manager who is stated in Key Information for Leaseholders as the Policyholder or Insured.

What is this type of insurance?

This Property Owners Policy is designed for Property Owners and Property Managing Agents insuring portfolios of let property. Cover can be tailored to meet the requirements of the Policyholder (Insured).

The sections of coverage that the Insured has chosen to insure, the applicable amounts insured (Sums Insured/Limits), the Excesses and the Insurance Premiums are summarised in the Key Information for Leaseholders and more fully set out in the Policy Contract.

Buildings Insurance Section

Summary of Insured Risks	Summary of Excluded Risks
• The building at the Address named in Key Information for Leaseholders. • Physical loss destruction or damage to the building structure including its foundations, plant and machinery and fixtures and fittings (including garages and outbuildings). • Fixed glass unless this is the responsibility of the leaseholder to insure under the lease document. • Loss of rent or the cost of temporary accommodation for private residences up to the amount stated in the Key Information to Leaseholders. Cover for the buildings also includes: • Removal of Nests. • Costs to trace the source of a water leak and making good any damage.	• Property which is subject to a defect (defective design, defective materials or defective workmanship). • Damage to the building caused by gradual deterioration, wear and tear, corrosion, rotting, mould or fungus, shrinkage, scratching vermin or insects. • Subsidence damage to the building due to bedding down of new structures, coastal or river erosion or settlement of made up ground. • Damage to plant and machinery due its electrical or mechanical breakdown. • Moveable property in the open, boundary fences, gates, trees and landscaping caused by wind, rain, hail, sleet, snow, flood or dust. • Sonic Bangs • Terrorism (Optional Cover may be available for Terrorism. Refer to Key Information for Leaseholders). • Data Loss and Cyber events.

Liability Insurance Section(s) (if Operative) – Refer to Key Information for Leaseholders

Summary of Insured Risks	Summary of Excluded Risks
• Property Owners Liability covering damages and costs that the Insured become legally liable to pay for injury to third parties and damage to their property.	• Legal costs not arising from bodily injury or property damage. • Compulsory motor insurance. • Gradual pollution or contamination. • Fines & penalties.

• Cover only applies to the Policyholder (Insured). Leaseholders will still need to arrange their own insurance to cover their own personal liability or their own business.

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Summary of other circumstances where claims may not be payable.

- The buildings insurance covers property which the Freeholder or building Property Manager is responsible to arrange insurance cover for in accordance with the lease terms.
- The policy does not cover management liability for residential associations or professional indemnity for property managers.
- Whilst this will usually include cover for internal fixtures and fittings it will almost certainly not include any personal possessions or other property that the tenant/leaseholder has brought into the building.
- You should carefully read the lease and consult with the Freeholder or building Property Manager if you have any questions.
- You are responsible for arranging your own insurance cover for property which is not the responsibility of the Freeholder or building Property Manager to insure.
- Some covers are subject to an Excess which is the amount you will have to pay of each claim. The amounts of any Excess are shown in Key Information for Leaseholders.
- The insurance company will not pay more than the sums insured or limits specified in Key Information for Leaseholders or Policy Contract.
- In the event of under-insurance the amount the insurance company will pay for a claim may be reduced in proportion to the degree of underinsurance.
- The policy will not pay any claim or provide any benefit if it means that the insurance company would be breaching any sanctions of the Unted Nations, United Kingdom, European Union or United States of America.

Summary of Important Policy Conditions

- Before the insurance policy is taken out or renewed, the Policyholder (usually the Freeholder or building Property Manager) is required to make a fair presentation of the risks to be insured to the insurance company. If you are requested to provide any information you must take reasonable care to give complete and accurate answers to any questions asked.
- You must pay the insurance premium promptly on demand. For full details of when and how to pay, you should contact the Freeholder or the building Property Manager.
- The insurance company must be advised immediately after you become aware of any loss or damage or injury that may lead to a claim under the policy. In the first instance, please contact the Freeholder or building Property Manager. You should also advise them of details of any mortgage company so that the mortgage companies' interests can also be considered by the insurance company handling the claim.
- You must provide all such proofs and information relating to the claim as may be reasonably required.
- You may be requested by the insurance company to allow your property to be inspected by them before repair work can begin.
- You must not make false, fraudulent or exaggerated statements or use fraudulent means in support of any claim. If you do the insurance company will not pay the claim and may recover sums already paid.
- You must take all reasonable steps to prevent loss, damage or an accident and keep the property in a good state of repair.
- You must not admit liability for injury to any person or make any offer or promise to settle a claim without the insurance company's written permission.
- If you are no longer an occupier of the building and you feel that you may be due a refund of premium, please contact the Freeholder or the building Property Manager.

Name of the lead insurer undertaking and its regulatory status

Aviva Insurance Limited.
Registered in Scotland No. 2116.
Registered Office: Pitheavlis, Perth PH2 0NH.
Authorised by the Prudential Regulation Authority and regulated by the
Financial Conduct Authority and the Prudential Regulation Authority.