



redefining / standards

Date of issue
23 April 2025

Policy number
BH PPP 7137685

Policy wording version
PR001H

Reason for issue
New Business

Your policy schedule

Property Investors Protection Plan

Important information

- If any of the information is incorrect we may change the terms and conditions, premium or withdraw cover.
- You may cancel the policy within 14 days of receiving it if for any reason you are dissatisfied, or it does not meet your needs. You can find full details of how the policy may be cancelled in the policy wording.

Data Protection Notice

AXA Insurance UK plc is part of the AXA Group of companies which takes your privacy very seriously. For details of how we use the personal information we collect from you and your rights please view our privacy policy at www.axa.co.uk/privacy-policy. If you do not have access to the internet please contact us and we will send you a printed copy.

What you need to do next

- Please read these documents carefully to check the details are correct and that the level of cover meets your needs.
- The schedule and policy wording should be read together as they show the cover we are providing to you.
- If the details are incorrect or the cover does not meet your needs please contact your insurance adviser.
- Please keep this schedule safely with your policy wording.

Your details

The insured	Amber Court Management (No 4) Limited
Client address	15 Windsor Road
	Swindon
	Wiltshire
	SN3 1JP

continued on next page

What's enclosed

- Policy wording

Business description

Property Owners

Business description is your business activity or trade.

Your premium

Premium	£718.62
Insurance Premium Tax (IPT) at the current rate	£86.23
Total amount payable	£804.85

Your period of insurance

Date this cover starts	24 April 2025
Date this cover expires	23 April 2026
Renewal date	24 April 2026

Your cover summary

premises			premium excluding IPT
35-42 Amber Court	Property cover	✓ covered	£368.73
	Terrorism cover	✓ covered	£290.65
.....			
cover			premium excluding IPT
Public liability			✓ covered £36.45
Employers liability			✓ covered £22.78

Property cover

Please refer to the property insured section(s) of the schedule for details on the cover in place for buildings and or rental income.

Property insured**Premises 1**

35-42 Amber Court
Colbourne Street
Swindon
Wiltshire
SN1 2HB

Description Residential

cover		sum insured
Buildings cover	✓ covered	DA £1,212,000 (£897,778)
Contents		£50,000

The amount shown in brackets is your **declared value**. This is the value you declared in accordance with the Day One Average clause (DA). A full explanation of this can be found in your policy wording.

continued on next page

Property insured continued

cover		indemnity period	sum insured
Rental income	✗ not covered	This section is not included in your policy	

cover

Terrorism Cover	Buildings	✓ covered
	Rental income	✓ covered

Special clauses that apply to this premises

number	title
1	Subsidence

For the full wording of the **special clauses** please check your policy wording.

Endorsements that apply to this premises

These endorsements only apply to this premises. For other endorsements please look at each of the premises covered, as well as the overall policy endorsements.

An **endorsement** is a change to your policy terms and conditions.

640 - Subsidence excess exclusion

Under Special clause 1 Subsidence, ground heave and landslip **we** will not cover **you** for the first £2500 of each and every loss in respect of Section 1 - Buildings at this premises.

Public liability

cover		limit of indemnity
Public liability	✓ covered	£10,000,000

Provides **Public liability** cover for your activities as a property owner as detailed within the policy wording and schedule.

Employers liability

cover		estimate	limit of indemnity
Employers liability	✓ covered	£10,000	£10,000,000

Endorsements that apply to this policy

None

An **endorsement** is a change to your policy terms and conditions.

Endorsements that apply to this policy

None

An **endorsement** is a change to your policy terms and conditions.



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Certificate of Employers' Liability Insurance (a)

(Where required by regulation 5 of the Employers' Liability (Compulsory Insurance) Regulations 1998, as amended by the Employers' Liability (Compulsory Insurance) (Amendment) Regulations 2008, (the Regulations), one or more copies of this certificate must be displayed at each place of business at which the policyholder employs persons covered by the policy. This requirement will be satisfied if the certificate is made available in electronic form and each relevant employee has reasonable access to it in that form)

Policy number

BH PPP 7137685

1. Name of policyholder

Amber Court Management (No 4) Limited

2. Date of commencement of insurance policy

24 April 2025

3. Date of expiry of insurance policy

23 April 2026

We hereby certify that subject to paragraph 2:-

1. the policy to which this certificate relates satisfies the requirements of the relevant law applicable in Great Britain **(b)** Northern Ireland, the Isle of Man, the Island of Guernsey, the Island of Jersey and the Island of Alderney; and
2. (a) the minimum amount of cover provided by this policy is no less than £5 million **(c)**.

Signed on behalf of AXA Insurance UK plc

(Authorised Insurer)

Tara Foley
CEO AXA UK & Ireland

Notes

- (a)** Where the employer is a company to which regulation 3(2) of the Regulations applies, the certificate shall state in a prominent place, either that the policy covers the holding company and all its subsidiaries, or that the policy covers the holding company and all its subsidiaries except any specifically excluded by name, or that the policy covers the holding company and only the named subsidiaries.
- (b)** Specify applicable law as provided for in regulation 4(6) of the Regulations.
- (c)** See regulation 3(1) of the Regulations and delete whichever of paragraphs 2(a) or 2(b) does not apply. Where 2(b) is applicable, specify the amount of cover provided by the relevant policy.

AXA Insurance UK plc.

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AXA Insurance UK plc is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority.

Telephone calls may be monitored and recorded.

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End of Certificate



Property Investors Protection Plan Leaseholder Policy Information

December 2023

About this document

The information provided in this document is a summary of the key features and exclusions of the policy and does not form part of the contract between us and the policyholder. You can find the full terms and conditions of the product in the policy document by clicking on the link below.

Property Investors Protection Plan policy

A copy of the Property Investors Plan Policy Wording and additional summary of cover for Commercial customers can be found at: [Real Estate | Commercial Lines | AXA Connect](#)

You can find other information such as specific additional cover extensions, sums insured, premium and duration of the policy in the schedule.

It is important to recognise that the cover provided has been arranged in accordance with instructions provided to us by an insurance adviser acting on behalf of the person(s), firm, company or organisation responsible for placing this insurance.

If you are unhappy with the insurance cover that has been arranged or anything is unclear, please contact the person responsible for arranging the insurance or the insurance adviser that is named in the schedule.

What type of insurance product is the AXA's Property Investors Protection Plan Policy?

The Property Investors Plan caters for customers ranging from individuals who own one or two properties to large commercial organisations with extensive property investment portfolios.

Where a residential property is covered, we appreciate that there are several interested parties. That is why the Property Investors Protection Plan protects both the freeholder and the long leaseholder where required by the lease agreement to be insured.

Where more than one property is insured and the limit is expressed as all claims in any one period of insurance, the limit applies for the policy, regardless of the number of locations insured.

Where **you** and **your** is referenced in bold, please refer to the following definition for the full explanation of what this means.

Definition of You/Your

The person(s), firm, company or organisation shown in your schedule as the insured; and in relation to residential property also the freeholder and the long leaseholder where required by the lease agreement to be insured.

We offer cover for:

- Buildings
- Rental income
- Public liability
- Employers liability
- Terrorism

Property Investors Protection Plan Leaseholder policy information

Increased limits can be requested by the person responsible for arranging the insurance or the insurance adviser that is named in the schedule however, there may be circumstances where we are unable to increase the limit above the amount shown.

Section 1 - Buildings

Cover offered	Standard cover
Accidental damage, subject to certain exclusions	The main perils are fire, lightning, explosion, aircraft, riot, civil commotion, malicious persons, theft, earthquake, storm, flood, escape of water/oil or impact by any road vehicle or animal.
Buildings	The cost of repairing or rebuilding the property following damage. The buildings sum insured represents the replacement value of the buildings (including debris removal, architects and surveyors' fees and an allowance for VAT) and includes an automatic uplift of 35% to cover inflation.
Contents of communal parts	The cost of repairing or replacing contents belonging to you or for which you are responsible in or on the stairs, halls and other common areas following damage up to £20,000 in any one residential building. Cover excludes valuables and works of art valued at more than £1,000. Cover is provided on the basis that the Buildings Sum Insured includes an allowance for this cover.
Alternative residential accommodation	The cost of alternative accommodation cover up to 33.3% of the damaged building sum insured for a maximum period of 24 months if the property cannot be accessed or lived in due to damage.
Theft of keys	The cost of replacing external door locks or resetting digital locks following the theft of keys up to £5,000 any one premises and in total during any one period of insurance.
Debris recycling	The additional costs and expenses you are required to pay for sorting, separating, and transporting recyclable debris following damage up to the lower of £25,000 or 25% of the total amount paid or payable by us in respect of the costs of removing debris for all claims.
Squatters cover	Legal costs and expenses incurred by you for eviction of squatters up to £15,000 any one loss limit.

Property Investors Protection Plan Leaseholder policy information *continued*

Subsidence – optional cover

Cover offered	Standard cover
Subsidence	Cover is available subject to certain exclusions - see policy wording for full details.

Section 3 - Public liability

Cover offered	Standard cover
Limit of indemnity	Protects you if a third party injures themselves on your property up to £2,000,000 any one event.
Manslaughter costs	Protects you following a death at your premises where there is a claim or potential claim against you for damages covered by this section, up to £1,000,000 in any one period of insurance.
Environmental clean-up costs	The amount of clean-up costs which you are legally liable to pay for a sudden incident, under a notice or order imposed upon you by an enforcing authority, arising from a release or escape of pollutants, onto or into land, surface water or ground water up to £2,000,000 in any one period of insurance.

Loss of rental income – optional cover

This section is designed to cover various types of rental income which could be payable or receivable under the terms of the legal contract relating to a lease for example a ground rent lease, a short-term lease, a fix-term leases, etc.

Cover offered	Standard cover
Loss of rental income	Loss of rental income if the property becomes uninhabitable, due to damage covered under the Buildings section of your policy such as a fire or flood.
Standard indemnity period	36 months – this period should reflect the time needed to repair, replace or rebuild the damaged property to its original position before the damage occurred. Alternative indemnity periods can be considered upon request.

Loss of rental income – optional cover *continued*

Denial of access	Loss of rental income where access to your premises is prevented due to damage to property within 1 mile of your property up to the lower of £1,000,000 or 25% of the annual rental income for a maximum indemnity period of 12 weeks. Cover is subject to certain criteria, please see the policy wording for full details.
Failure of public supply	Loss of rental income following damage to public utility suppliers premises up to the lower of £1,000,000 or 25% of the annual rental income for a maximum indemnity period of 12 weeks. Cover is subject to certain criteria, please see the policy wording for full details.
Loss of attraction	Loss of rental income due to damage caused by specified perils occurring within 1 mile of your premises which deters any potential tenants up to the lower of £50,000 or 25% of the annual rental income for a maximum indemnity period of 12 weeks. Cover is subject to certain criteria, please see the policy wording for full details.

Employers' Liability – optional cover

This protects **you** against claims for compensation if an employee is injured or falls ill as a result of working for **you**.

Cover offered	Standard cover
Limit of indemnity	£10,000,000 for any one occurrence.
Terrorism	Damages caused by terrorism up to £5,000,000 any one terrorist act.
Terrorism – optional cover	
Cover offered	Standard cover
Damage caused by terrorism	The terrorism sum insured will be the same as those showed for Buildings and Rental Income.

Key cover restrictions

Failure to comply with these key restrictions could result in **your** claim(s) not being paid and cover being withdrawn. If you cannot comply with any of these statements you must tell the person responsible for arranging the insurance or the insurance adviser that is named in the schedule.

Applicable to all covers

Where **you** and **your** is referenced in bold below, please refer to the definition on page 1 of this document for the full explanation of what this means.

- The cover that we offer applies to Great Britain, Northern Ireland, the Channel Islands and the Isle of Man. Except in respect of public liability where cover is offered in relation to temporary visits abroad.
- **You** must tell us within 30 days about any changes that may affect our assessment of the risk including all changes in tenancy and usage of the property insured.
- **You**, or anyone acting for **you**, must not act in a fraudulent way.
- **You** must disclose all information relevant to this insurance and not make any statement which is incorrect.
- **You** must maintain **your** property at the premises in a good state of repair.

Applicable to Buildings and Rental Income

- Average condition, we will proportionately reduce claim payments where the values declared by **you** are not adequate unless the condition of average waiver is applicable.
- Any loss or damage arising from or in connection with a communicable disease will not be covered unless we have specifically agreed to the provision of such cover.
- Any loss or damage caused by a cyber act or cyber incident will not be covered.
- Any loss or damage which is deliberately caused will not be covered.
- A building will be considered as empty where it is wholly unoccupied, mainly unoccupied, disused or not in active use by **you** or **your** tenants for more than 30 consecutive days.

- **You** must tell us immediately when **you** become aware that a building is empty. Where this is the case an empty buildings condition will also be applicable.
- Any loss or damage caused by pets will not be covered.
- Any loss or damage arising from radioactive contamination will not be covered.
- Any loss or damage arising from a fungal pathogen will not be covered.
- Any loss or damage caused by gradual deterioration will not be covered.
- Any loss or damage caused to fences, gates and moveable property in the open caused by wind, rain, hail, sleet, snow, flood, dust or theft will not be covered.
- Any loss or damage caused by steam pressure will not be covered.
- Subsidence will not be covered unless the optional cover is selected.

Applicable to Public Liability

- **You** must prepare a written risk assessment and put in place appropriate controls to prevent the growth of biological agents in any water system, water installation or cooling system for which **you** are responsible.
- Losses caused by the presence of asbestos, its inhalation or ingestion or any attempt to investigate, manage, remove, control or remedy it will not be covered unless cover has been extended, please check the schedule.
- Losses arising from a cyber act or cyber incident will not be covered.
- Losses relating to false statements and discrimination of any kind will not be covered.
- Losses arising from fungal pathogens will not be covered.

Minimum excesses

Please note that the values stated represent the minimum excess that applies, please check the schedule and policy wording for any variations made to the excess or any other standard excesses that may apply.

Section	Standard excess
Buildings	
Fire, lightning, explosion, aircraft, riot, civil commotion, strikers, locked out workers, persons taking part in labour disturbances or earthquake	£400
Escape of water from any tank, apparatus or pipe	£650
Flood	£400
Subsidence (where peril is selected)	£1,500
All other insured damage	£400

Additional benefits provided by AXA's Property Investors Protection Plan Policy

Emergency Helpline 0330 024 5346

As accidents and incidents don't only happen between 9am and 5pm, the Property Investors Protection Plan policy provides a free 24-hour emergency helpline to ensure there's someone to help **you** when **you** need it most.

Glass replacement service

Broken glass? Not to worry, the Property Investors Protection Plan offers a 24-hour replacement service which can fix windows, doors or partitions. Just call and assistance can be provided.

Inflation protection

The Property Investor Protection Plan includes an inflationary provision, which is set using independent cost indices. This provision is designed to support **you** in **your** efforts to keep **your** buildings sums insured in line with inflation, however it does not negate the need to undertake regular valuations. **You** should always seek professional guidance when setting **your** buildings sums insured.

Certificate of insurance

We can supply individual tenant certificates as proof of insurance.

Who we are

Property Investors Protection Plan Insurance is underwritten by AXA Insurance UK plc, who is authorised by the Prudential Regulation authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority.

This document is available in other formats.

If you would like a Braille, large print or audio version, please contact your insurance adviser.

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