Leaseholder Information

This information must be provided to each residential leaseholder, promptly on receipt.

Broker Ref:	43609862
Date:	24 April 2026
Policyholder Name:	Amber Court Management (No 4) Limited
Insurer:	AXA Insurance UK Plc
Policy Number:	BH PPP 7137685
Risk Address(s):	35-42 Amber Court, Colbourne Street, Swindon, Wiltshire, SN1 2HB

Remuneration

Underwriting Fee:	£ 0.00
Commission retained by Brown & Brown:	£ 128.29
Brown & Brown Broker Fees:	£ 45.00
(All fees, including admin fees)	
Total price paid (including insurance premium tax):	£ 523.92

Changes made during the term of this policy may incur an additional premium and payment of remuneration.

Placement

We provided the policyholder with a personal recommendation to purchase this policy from AXA Insurance UK Plc, based on a fair and personal analysis of the market.

Recommendation

We use our professional judgement to select appropriate insurers from which to seek alternative quotations, the price quoted is the lowest quoted from the insurers that we have approached. We select insurers based upon our professional assessment of their likelihood to provide a competitive quote and cover that suits your needs.

Leaseholder Disclosure Information

This information is provided to meet the Disclosure requirements for multi-occupancy buildings. This must be provided to the property owner (freeholder), property managing agent, or other relevant third party, post conclusion of the contract, with instruction to provide this information, in addition to all other relevant disclosure requirements promptly to leaseholders.

Alternatively, the information can be provided to the relevant party, as part of another document, however where this is the case the information must be transposed accurately and in full.

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.

Summary of Cover:

Product Name:	Beech Underwriting UK Terrorism
Policy Wording:	BUA Terrorism Wording - Convex - 2026
Product Type:	UK Terrorism & Sabotage
Provider:	Beech Underwriting Agencies Ltd is authorised and regulated by the Financial Conduct Authority. Our Firm Reference Number is 304391. Beech Underwriting acts for and on behalf of the insurer(s). **Convex Insurance UK Limited** is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority (Firm Reference No. 840616). Registered Office 52 Lime Street, London, EC3M 7AF. Registered in England Number 11796392.
Main Risks Insured:	This is a Terrorism Insurance policy to cover Loss or Damage to your Insured Property caused by an occurrence arising out of and occasioned by an Act of Terrorism, Sabotage, Verified Threat or Hoax.
Summary of Excluded Risks:	Nuclear, Chemical, Biological & Radiological cover.

Exclusions where claims cannot be made:	▪ Nuclear, radiation, biological or chemical emission or exposure, contamination, seepage and pollution, asbestos. ▪ War and Civil War, cyber act or cyber incident. ▪ Cessation, fluctuation of water, gas, electricity or services. ▪ Land or land values. ▪ Power transmission, feeder lines or pipelines. ▪ Aircraft or any other aerial device or watercraft. ▪ Land conveyance, vehicles, locomotives, rolling stock. ▪ Animals, plants and living things of all types. ▪ Property in transit not on the Insured's premises. ▪ Increased costs due to compulsory reconstruction, repair or demolition. ▪ Fines, penalties, increased costs, consequential loss or damage, loss of use, delay or loss of markets, income. ▪ Vandalism, strike, protests, riots, civil commotions, labour unrest, burglary, looting, theft or persons acting maliciously, mysterious disappearance or unexplained loss. ▪ Prevention/Suppression of Acts of Terrorism, sabotage, verified threat or hoax. ▪ Mould, mildew, spores or other microorganism. ▪ Seizure, legal or illegal occupation. ▪ Confiscation, nationalisation, requisition, detention, embargo, quarantine, or any other order of Public or Government authority.
Significant features and benefits	▪ Seepage and/or pollution write back ▪ Brand Rehabilitation ▪ Loss of Attraction ▪ Denial of Access ▪ Utilities ▪ Loss of Rental Income and or/Alternative Accommodation ▪ Increased cost of working ▪ Contract Works ▪ Goods in Transit ▪ Customer goods on premises

	▪ Property stored at 3rd party locations ▪ Looting post damage ▪ Suppliers/Customers BI Extension ▪ Emergency overnight hotel accommodation ▪ Loss of metered water ▪ Emergency call out costs All of the above are significant features & benefit which are included within your cover. Each of the above is subject to a sub-limit of cover, you should refer to the policy schedule for details of each sub-limit.

Please note that the below information is specific to the insurance contract covering the building your flat or dwelling is part of and not specific to your individual flats or dwelling.

Policy Number:	TER000083
Insured:	Amber Court Management (No 4) Limited
Risk Address:	15 Windsor Road Swindon Wiltshire SN3 1JP
Policy Duration:	24 April 2026 to 23 April 2027 both dates inclusive.
Building Sum Insured:	£1,188,608.00
Contents Sum Insured:	£50,000.00
Loss of Rent / Alternative Accommodation:	Not Insured
Excesses:	£0.00
Premium:	**£129.63**
Insurance Premium Tax:	£15.56
Value Added Tax:	£0.00