

# Summary of Insurance Cover



The Policy is underwritten by a panel of insurers with the lead underwriter being Royal & Sun Alliance Ltd. This document provides only a summary of the insurance. For full details reference will need to be made to the policy document itself.

The interest of the lessee or owner of each flat and the mortgagees of any of them is deemed to be noted without the need for it to be specifically recorded.

Policyholder The Mayor Commonalty and Citizens of the City of London and others as declared to the Insurers Block of Flats and Residential Buildings Various private flats forming part of the Barbican and other City of London Residential Estates	Policy Number 901F633395  Period of Insurance From: 25.12.2023 To: 24.12.2024  Sum Insured £ Full Rebuilding Costs
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**Buildings shall mean**

- Buildings (including foundations), landlord's fixtures and fittings (including fixed glass and fitted carpets), tenants improvements, alterations and decorations (for which the Corporation of London are responsible) in, on, or around the buildings, contents of common parts of buildings (including furniture, furnishings, potted plants, trees, shrubs, video, audio and building management and security systems and equipment), small outside buildings, extensions, annexes, gangways, conveniences, yards, forecourts, car parks, driveways, road service areas, pedestrian ways and malls, pavements, lamp posts, street furniture, swimming pools, tennis courts, walls, gates, fences, landscaping (excluding external ponds and lakes other than at the Barbican Estate)

- telephone/gas/electricity/water mains, drains and sewers, electrical instruments, meters, piping, cabling and the accessories thereon extending from the buildings to the perimeter of the premises or to the public mains (including those underground)

all being the property of the The Mayor Commonalty and Citizens of the City of London or for which they are responsible

The buildings are insured against damage by any cover not otherwise excluded. This can include:

What is covered	What is not covered
Fire, lightning, explosion, earthquake.	
Smoke	
Storm or flood.	}Damage to fences, gates, trees, shrubs and turf unless buildings are damaged at the same time }Damage by frost.
Freezing water in fixed water or fixed heating systems. Water escaping from washing machines, dishwashers, fixed water or fixed heating systems. Oil escaping from a fixed heating installation.	
Riot, civil commotion, strike, labour or political disturbance.	
Malicious persons or vandals	
Theft damage to buildings	
Subsidence and/or heave of the site on which the buildings stand or of land belonging to the buildings, or landslip.	}Damage resulting from coastal or river erosion. }Damage caused by normal settlement of new structures. }Damage caused by settlement of made-up ground.
Falling trees or branches.	
Falling aerials or satellite receiving equipment, their fittings or masts.	
Flying objects, vehicles, trains, animals or aircraft or anything dropped from them hitting the buildings.	

The excluded causes include damage by wear and tear, damp, insects, vermin, fungus or anything that happens gradually, damage by machinery or electrical breakdown, damage caused by or from faulty workmanship, design or materials, acts of fraud or dishonesty, collapse of buildings or structures, costs of maintenance and normal maintenance.

The policy also provides insurance against:	
What is covered	What is not covered
Cover during sale. If a lessee sells their flat and, between the date they exchange contracts and the date they complete the sale, we will provide cover for the person buying the flat when the sale has been completed	This cover does not apply if insurance on the buildings of the flat has been arranged by or for the buyer.
Short term accommodation costs and rent. If a flat cannot be lived in because of damage not excluded we will pay the reasonable cost of similar short-term accommodation for the lessee and any members of their family who normally live in the same flat as the lessee	Any costs the lessee should pay once the flat can be lived in again. Any costs the lessee agrees to pay without our written permission. The most we will pay for any claim is 33% of the Building Sum Insured
<b>Lessees' Legal Liabilities.</b>	
Cover is provided against lessees' legal liabilities as owner (not as occupier) of the various private flats that form part of the Barbican and other The Mayor Commonalty and Citizens of the City of London Estates up to a limit of £5,000,000 for any single event, provided they are not entitled to indemnity from any other source	
What is covered The lessees' legal responsibility to pay damage or costs to others which are the result of: - accidental death, disease, illness or injury to third parties; or - accidental damage to third party property.	What is not covered Anything belonging to the lessee or any member of their family or anything they are responsible for. Any responsibility resulting from the lessee's employment, business or profession. The lessee owning a motorised vehicle, caravan or trailer, and the like. Any responsibility to any of the resident's employees which they need compulsory insurance or security for.

<b>General Exclusions – This insurance does not cover</b>	
<p>} Cyber and Data Damage to Data (i.e. information stored electronically such as software) and damage to insured property (exc. Data) arising from "e perils" (such as malicious attack by hackers &amp; the spread of computer viruses) but this shall not exclude subsequent damage caused by an insured peril (e.g. fire) unless such damage has arisen from a malicious act or omission.</p> <p>} Pollution and Contamination Damage caused by pollution and contamination unless resulting from a sudden and unexpected cause which is not otherwise excluded</p> <p>} Radioactive contamination Any expense, consequential loss, legal liability or any loss or damage to property directly or indirectly caused by or contributed to by a) ionising radiations or contamination by radioactivity from any nuclear fuel or from any nuclear waste from the combustion of nuclear fuel b) the radioactive, toxic, explosive or other hazardous properties of any explosive nuclear assembly or nuclear component thereof.</p>	<p>} Sonic bangs Loss or damage by pressure waves caused by aircraft or other aerial devices travelling at sonic or supersonic speeds.</p> <p>} Terrorism Any damage by an act of Terrorism. However, ground-up "all risks" political Terrorism cover (incl. Nuclear, Radiological and Biological contamination resulting from an act of Terrorism) is bought-back by the City of London Corporation on all property (commercial &amp; residential) located in England, Scotland and Wales up to the policy limits (unless otherwise stated)</p> <p>} War risks Any consequence of war, invasion, act of foreign enemy, hostilities (whether war be declared or not), civil war, rebellion, revolution, insurrection or military or usurped power.</p> <p>} Disease Actual or fear of loss or damage caused by any form of pathogen or microorganism</p>

<b>Claims Settlement</b>	
We will pay the cost of work carried out in repairing or replacing the damaged parts of the buildings, including fees and associated costs but not the cost of complying with building regulations, Local Authority or other statutory requirements if notice of the need to comply was served upon you before the damage occurred. No payment will be made in addition for depreciation or loss of value as a result of repair or replacement of or damage to the buildings. Fees and associated costs means Architects', Surveyors' and Legal fees necessarily incurred in repair or replacement (but excluding fees incurred in preparing or furthering any claim under this policy), the cost of removing debris, demolition, shoring-up or propping necessarily incurred in repair or replacement.	Full rebuilding cost means the full cost of rebuilding all the buildings in the same form, size, style and condition as when new including the cost of complying with Local Authority and other statutory requirements, fees and associated costs. Alternatively, if the repair or replacement is not carried out we will pay the reduction in market value of the residential property resulting from the damage provided this does not exceed what it would have cost to repair the damage to the buildings if the repair work had been carried out without delay. The maximum amount payable in respect of any one claim is the total sum insured as declared to Royal & Sun Alliance by The Mayor Commonalty and Citizens of the City of London.