



Date of issue

06/10/2025

AXA Bordereau number

SCBDX7083257

AXA Agency number

9700389

Policy number

SCBDX7083257/1001563

Policy wording version

ACLD1436PA (10/23) (466732)

Reason for issue

Mid Term Adjustment - No

Charge

Your updated policy schedule

Property Investors Protection Plan

Data Protection Notice

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What you need to do next

- Please read this updated policy schedule 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.
- If any of the information is incorrect we may change the terms and conditions, premium or withdraw cover.
- Please keep this schedule safely with your policy wording.

Your documents

Please contact your insurance adviser if you require a copy of your policy wording.

Your details

The Insured	Sandgate RTM Company Ltd
Correspondence Address	15 Windsor Road, Swindon. SN3 1JP
Business Description	Property Owners

• **Business description** is your business activity or trade.

Your premium

Premium	£0.00
Insurance Premium Tax at the current rate	£0.00
Total amount to be paid	£0.00

Premium details

This amount is the additional or return premium for changes made.

Your period of insurance

Date this policy starts from	06/10/2025
Date this policy expires	30/09/2026
Renewal date	01/10/2026

Your cover summary

premises			premium excluding IPT
93-109 (Odds) Sandgate Stratton	Property cover	✓ covered	£0.00
	Terrorism cover	✗ not covered	£0.00
cover			premium excluding IPT
Public liability		✓ covered	£0.00
Employers' liability		✓ covered	£0.00

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.

Not covered

Sections that show not covered have not been included in your policy. If you would like to change your insurance cover, please contact your insurance adviser.

Your cover summary continued

Property insured

Premises 1

93-109 (Odds) Sandgate Stratton, St Margaret, Swindon, SN3 4HJ.

Description Block of Flats

cover		sum insured	
Buildings Cover	✓ covered	DA	£2,576,840 (£1,938,110)

• 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.

cover		indemnity period	sum insured
Rental Income	✓ covered	36 months	£851,427

cover		
Terrorism Cover	Buildings	✗ not covered

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		limit of indemnity
Employers' liability	✓ covered	£10,000,000

Legal Expenses

Legal Expenses is added to your policy as Section 6. The policy wording version for Legal expenses section is ACLD1078-E (06/22) 427189

cover		limit of indemnity
Legal Expenses	✓ covered	£250,000 any one claim £1,000,000 in the aggregate

You can obtain telephone based legal advice on UK law by calling the AXA legal advice line on 0330 024 5346 quoting AXA Commercial.

Arc Legal Assistance Ltd administers and manages the legal expenses section of this policy on our behalf. Their registered business address is Arc Legal Assistance Ltd, The Gatehouse, Lodge Park, Lodge Lane, Colchester, Essex CO4 5NE.

Arc Legal Assistance Ltd is authorised and regulated by the Financial Conduct Authority under registration number 305958. This can be checked on the FCA's website at www.fca.org.uk or by contacting them on 0800 111 6768.

Special clauses that apply to this policy

number	title
1	Subsidence

Endorsements that apply to this policy

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

These endorsements apply to all premises.

PPP 690 Accidental release of asbestos (Claims made) cover

The “Asbestos exclusion” under the heading “What is not covered” of Section 3 - Public liability is deleted.

We will cover the amount of damages which **you** are legally liable to pay in respect of a claim first made against **you** and notified to **us** during the **period of insurance** arising from the accidental and unplanned release of **asbestos**.

The maximum amount **we** will pay for the total of all damages, **clean up costs** and **claim costs** arising from claims first made against **you** and notified to **us** during the **period of insurance** caused by or arising from **asbestos** is £1,000,000

We will not cover

- 1 claims
 - a relating to the fear suffered by any person of the consequences of exposure to **asbestos**
 - b in respect of **property damage, nuisance or trespass** or **clean up costs**, unless arising from contamination resulting from the unplanned release of **asbestos** due to a **sudden incident** which happens at a specific time and place during the **period of insurance** in the course of any work, process or other operation.
 - c to rectify, remedy, repair, replace, re-apply, modify, investigate, access or remove **asbestos** in or on premises
 - d to rectify, remedy, repair, replace, re-apply, modify, investigate, access or remove **asbestos** in or on premises
 - i that **you** have disposed of
 - ii owned, leased, let, rented, hired or lent to **you**
 - iii for which **you** have any statutory duty to manage **asbestos**.
 - iv For any incident known to **you** or for which **you** should have been aware before the start of this cover
- 2 the greater of £1,000 or the amount of **excess** stated in **your** schedule in respect of **property damage, nuisance or trespass** or **clean up costs** caused by or arising from **asbestos**.

If during the **period of insurance** **you** first become aware of any circumstances that may give rise to a claim under this section and notification is given to **us** during or within 7 days of the expiry of the **period of insurance**, **we** will if a claim is subsequently made against **you** consider such circumstances as having been made during the **period of insurance** that **you** first become aware.

The following additional conditions apply to this section.

- 1 If **you** have contracted or reached agreement for the investigation, handling, removal, stripping out, demolition, transportation or disposal of **asbestos**, a written risk assessment must be undertaken and controls put in place to prevent the release of **asbestos**

- 2 If **you** discover any materials that are known or suspected to be **asbestos** prior to or in the course of any work, process or other operation, **you** must immediately upon discovery take steps to suspend or cease such work, process or other operation until the composition of the materials is established
- 3 **You** must ensure that any **asbestos** is investigated, handled, removed, stripped out, demolished, transported and / or disposed of in accordance with Health and Safety regulations in force within the **policy territories**.

If **you** do not comply with these conditions **you** will not be covered and **we** will not make any payment in respect of a claim.

X17 - Subsidence Excess amendment clause

Special Clause 1 Subsidence ground Heave and Landslip a) is deleted and replaced by

- a) The first £2,500 of each and every loss in respect of Section 1 at each separate **premises** as ascertained after the application of any Condition of Average.

Flat roof condition

The following condition is added to the Section conditions of Section 1 - Buildings.

Where flat portions of the roof of the **buildings** constitute more than 40% of the total roof area, any flat portions of the roof of the **buildings** must have been inspected in the last 2 years, and be subject to further inspections at least once every 2 years, by a professional roofing contractor and any recommendations implemented. If **your** roof has not previously been inspected then **you** must have this done within 90 days from the start date of **your policy**.

If **you** do not comply with this condition **you** will not be covered and **we** will not pay **your** claim.