

Lynette Smith
The County Group
63-75 Rede House
Corporation Road
Middlesbrough
TS1 1LY

Allianz Commercial Manchester
Landmark St Peter's Square
1 Oxford Street
Manchester
M1 4PB

Direct Tel: 0738 453 3471
Email: Sarah.bradbury@allianz.co.uk
Our Ref: Sarah Bradbury
Your Ref: Lynette Smith
Date: 09/09/2024

Dear Lynette,

Property Owners Select Insurance for: FDI Freeholds Ltd c/o Xenia Estate Services Limited

We have pleasure in detailing below our quotation for Quotation Reference No OLN9156128297 for the above client. The information contained within the risk presentation and any other additional information provided subsequently has been used to calculate the premium, terms and conditions of the quotation unless specifically varied within this letter.

Business Description: Property Owners
The Premises: 63-75 Rede house, Corporation Road, MID

Sections Applicable	Indemnity Limit	Gross Annual Premium	Commission Rates
Property Damage (All Risks including Subsidence)		£ 48,294.00	27.50%
Loss of Rent (All Risks including Subsidence)		Not Insured	27.50%
Property Owners Liability - Limit of Indemnity	£ 10,000,000	£ 6,706.00	27.50%
Employers Liability - Limit of Indemnity	£ 10,000,000	£ 100.00	27.50%
Commercial Legal Expenses - Cover excluding Residential Terrorism		£ 676.02	27.50%
		Not Insured	27.50%

Total (Gross Annual) £ 55,776.02 + IPT 12% * £ 6,693.12 Total Premium £ 62,469.14

*tax rate applicable to premiums that are subject to UK IPT

The quotation is valid until 30 days from 30th August 2024 and is subject to the quotation terms and conditions stated in this letter. Any clauses and excesses specified in this letter also apply.

We remind you to please make sure that your client has disclosed all material facts that may affect the risk we are quoting for and we draw your attention to Section D - the duty to make a fair representation of the risk. Failure to disclose all material facts could invalidate the policy or lead to a claim not being paid or not being paid in full.

Premium Payment

The premium may be paid via our instalment scheme with a service charge added at a rate of 8%. Subject to acceptance. Written confirmation of the rate and repayment schedule will be sent to the Policyholder once an application has been accepted and processed.

Business Risk Support

We're here to help you and your customers manage the risks to the business, employees and customers. Resources include:

- business risk support guides on key topics
- access to discounted preferred suppliers
- template forms and checklists to manage hazards
- insight covering the latest emerging risks

Available at allianz.co.uk/insurance/business/business-risk-support.html

Employers' Liability Tracing Office (ELTO). Allianz Insurance plc is a member of ELTO and is committed to providing the relevant EL policy information to the central Employers' Liability Database to meet our regulatory obligation to publish EL policy data. It is mandatory from 01/04/2012 for us to supply all policies with EL cover to the ELTO database. If you have collected the ERN Number(s) from the Policyholder, you can provide it/them and the name(s) of any subsidiary companies (and ERN(s) if collected) with your quotations and/or on cover instructions. Please visit www.allianz.co.uk/broker/documents-and-tools/Useful-tools/eto.html for more information on ELTO and the supply of ELTO Data.

Cover. If cover is required please contact us – no cover attaches in respect of this quotation until confirmed by Allianz. If you wish to discuss any aspect of this quotation please contact us and we will be happy to help. We look forward to receiving your instructions to provide cover.

A) Quotation Terms and Conditions

We have used the information we have received from you on behalf of your client to produce our quotation.

It is subject to:

- Receipt of 3 years confirmed claims experience, prepared by the previous insurer(s) in the Association of British Insurers recommended format. We must receive this prior to, or within 14 days of, inception of cover.
- Satisfactory completion of a Risk Control Survey(s) and the implementation of any Risk Control Survey Risk Improvements within the time scales specified by us. If the policy is issued prior to completion of such Risk Control Survey(s) the terms of the Survey and Risk Improvement – Subjectivity Condition will apply.

We have prepared our quotation on the condition that neither the proposer nor the proposer's director(s) or partner(s) have ever been, either personally or in any business capacity:

- Convicted of or charged (but not yet tried) with any criminal offence other than motor driving offences. Any convictions spent under the terms of the Rehabilitation of Offenders Act 1974 or any subsequent amendments thereto, should not be disclosed.
- Declared bankrupt or entered into an individual voluntary arrangement, or if a company, gone into liquidation, administration, receivership, administrative receivership, or entered into a company voluntary arrangement or creditors scheme of arrangement (IVA).
- A director or partner of a company that went into liquidation, administration, receivership, administrative receivership, or entered into a company voluntary arrangement, or a creditors scheme of arrangement or was dissolved.
- Prosecuted for a breach of any statute relating to health or safety of employees or others.
- Served with a Prohibition Notice under the Health and Safety at Work Act and associated regulations.
- The subject of a recovery action by HM Revenue and Customs.
- The subject of a County Court or High Court judgment.
- A director of a company that has received a County Court or High Court judgment against it.

In respect of the business which is the subject of this quotation, or any other business which the proposer, their partner(s) or director(s) have been involved with, no insurer has ever:-

- Declined to insure or renew any insurance policies
- Cancelled any insurance policies
- Avoided any insurance policies for non-disclosure or misrepresentation of any material fact
- Refused to pay a claim or restricted cover as a result of a breach of any policy term or risk improvement requirements
- Imposed special terms, conditions or risk improvement requirements

If any of the above statements are inaccurate please let us know immediately, so we can determine if the risk is still acceptable to us, or if the terms and conditions need to be changed.

We reserve the right to amend the terms of this quotation should any material facts including claims experience change prior to the inception of cover.

B) Excesses

The following excesses apply:

Property Damage All Risks Section

Escape of Water: £750
Subsidence: £1,500
All Other Damage: £500

Property Owners Liability Section

Third Party Property Damage: £500

For details of other excesses that may apply, please also refer to the Policy Wording and Clauses and Other Clauses sections within this letter.

C) Policy Wording and Clauses

The quotation is based on our standard Property Owners Select policy wording, a copy of which is available via the Internet at www.allianz.co.uk. The policy comprises the following documents:

Section Name	Document Reference
Policy Introduction/General Conditions & Exclusions	SP0012
Property Damage All Risks	FJ0012
Loss of Rent	Not applicable
Property Owners Liability	LP0011
Employers Liability	E0011
Commercial Legal Expenses	ML0018
Terrorism	Not applicable
Computer	NK0010
Engineering Machinery Damage	Not applicable
Directors and Officers	Not applicable

In addition an overview of policy cover is available on the same site – see document reference ACOM774

Clauses available to view via the Internet

The full wording is available via the Internet at www.allianz.co.uk for the following clauses:

Z/1831/1	Cyber and Data Events Exclusion
Z/1832/1	Property Damage Definition Amendments
Z/1833/1	Property Damage Basis of Settlement Adjustments Amendments
Z/1834/1	Specified Illness Extension – Please delete as appropriate
Z/1838/1	Supply Undertakings and Failure of Supply Amendment to Cover
Z/1817/1	War Exclusion
Z/1842/1	Extensions Data Protection Act Amendment *POL
Z/418/2	Public and Products Liability - Terrorism Exclusion
Z/1681/1	Sanctions Clause
Z/1092/2	Flat Roof Maintenance Condition
S/1/1	Illegal Cultivation of Drugs

D) The duty to make a fair presentation of the risk

Important Information

The proposer must make a fair presentation of the risk to us at inception of their policy. This means that the proposer must tell us about all facts and circumstances which may be material to the risks covered by the policy in a clear and accessible manner or give us sufficient information to alert us of the need to make enquiries about such facts or circumstances.

Material facts are those which are likely to influence us in the acceptance of or assessment of the terms or pricing of the policy. If the proposer is in any doubt as to whether a fact is material, they should tell us about it.

If the proposer fails to make a fair presentation of the risk, we may avoid the policy (that is treat it as if it had not existed) and refuse to pay any claims where any failure to make a fair presentation is:

- deliberate or reckless; or
- of such other nature that, if they had told us about a material fact or circumstance, we would not have issued the policy.

In all other cases, if the proposer fails to make a fair presentation of the risk, we will not void the policy but we may instead:

- reduce proportionately the amount paid or payable on any claim, the proportion for which we are liable being calculated by comparing the premium actually charged as a percentage of the premium which we would have charged had a fair presentation been made (e.g. if we would have charged double the premium, we will only pay half the amount of any claims under the policy); and/or
- treat the policy as if it had included such additional terms as we would have imposed had we been told about a material fact or circumstance. Payment of any claim made will be subject to the application of any such additional terms.

For these reasons it is important that all of the facts, statements and information set out in the proposal, presentation of the risk or any other information supplied are complete and accurate. The proposer must also make reasonable enquiries to check with anyone they employ in their business that the facts and statements set out in this form are complete and accurate.

If any of the facts, statements and information set out in the proposal, presentation of the risk or any other information supplied are incomplete or inaccurate, we must be contacted immediately. Failure to do so could invalidate the policy or lead to a claim not being paid or not being paid in full.