



SCHEDULE OF COVER

Issued under contract reference number: B1370RL0951023

Policy Number: VR8325866

Quote Number: Q1201284

Your Insurance Broker

Thomas Carroll (Brokers) Ltd
Pendragon House
Crescent Road
CAERPHILLY
Mid Glamorgan
CF83 1XX
United Kingdom

PolicyHolder:

Millstone Executive Pension

Address:

Brynna Mill
Brynna
Llanharan
CF72 9QP

Period of Insurance: from 08-Sep-2023 to 07-Sep-2024

Full Annual Premium:

£

781.03

Date of Issue: 15-Sep-2023

Including IPT of:

£

80.47

Effective Date: 08-Sep-2023

Including Administration Charge of:

£

30.00

Policy Information

Total Number of Properties: 1

Total Buildings Sum Insured: £ 212,856

Total Contents Sum Insured:

£

0

This schedule of cover contains details of all the properties insured under this insurance.

A schedule of cover is attached for each property insured containing details of the risk address, type of risk, sums insured, policy excess and any endorsements applicable along with a copy of the statement of fact.

Please ensure that the details contained within this schedule of cover are correct and accurate.

This insurance policy is underwritten by the insurers set out in the accompanying policy wording.



Schedule of Cover

Risk Number:	1
Address of Property Insured:	1A Station Road Llangynwyd Maesteg Mid Glamorgan CF34 9TF
Current No Claims Bonus:	15.00%
Type Of Risk:	12 Month Unoccupied
Total Annual Premium Paid: For this property excluding IPT and admin charges	£ 670.56
Buildings Sum Insured:	£ 212,856 Accidental Damage Cover included
Contents Sum Insured:	£ 0
Loss Of Rent Cover:	£ 53,214
Property Owners Liability:	£ 5,000,000
Home Emergency Cover:	Not Included
Accidents to Domestic Staff:	£ 0
Standard Policy Excess:	£ 500
Escape of Water Excess:	£ 500
Policy Wording Applicable:	Commercial Property Policy Wording for Occupied and Unoccupied Property March 2023

**TO REDUCE OUR CARBON FOOTPRINT, WE NO LONGER SEND OUT HARD COPIES OF OUR POLICY WORDINGS AND IPIDS.
WE WILL CONTINUE TO SEND THEM VIA EMAIL AND HAVE ALSO MADE THEM AVAILABLE ON OUR WEBSITE.
PLEASE VISIT www.vasek.co.uk/policy-wordings TO VIEW AND DOWNLOAD THE BELOW DOCUMENTS:**

Policy Wording - Commercial Property

If you require hard copies to be sent out, please call us on 0115 9505052, email policymanagement@vasek.co.uk, or contact us via LiveChat on www.vasek.co.uk.

This Schedule Of Cover along with the Commercial Property Policy Wording for Occupied and Unoccupied Property March 2023 are to be read as one Insurance Document.

It is imperative that you check the information contained within the attached STATEMENT OF FACT to ensure it is accurate and a true interpretation of the facts.

This insurance policy is underwritten by the insurers set out in the accompanying policy wording.

The following Endorsements apply at all times for the property stated in the Schedule Of Cover and should be read in conjunction with the policy wording

Change of Circumstances Clause (Commercial Property)

It is a condition of this insurance that you must inform us within 14 days if:-

- a) the type of tenant(s), as last disclosed to us, changes at the premises
- b) the premises become unoccupied or owner occupied
- c) the premises are no re-let within 30 days for whatever reason
- d) the premises become illegally occupied
- e) there is a change of use or trade at the premises
- f) the premises are in part or in full to be demolished or you apply for permission to demolish the premises in part or in full
- g) the premises become subject to a Compulsory Purchase Order (CPO)
- h) any works start or are planned at the premises not already advised to and accepted by us

If you fail to comply with any of the above conditions this may entitle us to:

- cancel your policy and refuse to pay any claim, or
- not pay any claim in full, or
- revise the premium and/or change any excess, or
- revise the extent of cover or terms of this insurance.

To enable you to fully comply with this clause you should check the occupancy status of the premises on a regular basis .

Heating Clause (Commercial Property)

In the event that:-

- a) you or your tenant(s) have permanently vacated the residential area of the premises, or
- b) your tenant(s) if students have left the residential area of the premises for more than 24 hours outside of their relevant semester period, or
- c) the commercial area of the premises are unoccupied

there shall be no cover under insured event 3 "Escape of water from any fixed appliance, pipe or tank" or the additional cover "Trace and access" during the period 1st November to 28th February each year unless you have ensured that the following is complied with:-

- i) where the entire premises has the benefit of a gas or oil fired central heating system fitted with automatic controls and a separate thermostat, the system must be set to operate continuously (not timed) for 24 hours each day at not less than 12 degrees Celsius or 54 degrees Fahrenheit
or
- ii) all water supplies to be turned off at the mains and the entire water system be drained of all the water .

If any part of this clause is not complied with, claims relating to insured event 3 "Escape of water from any fixed appliance, pipe or tank" or the additional cover "Trace and access", will be void and not paid.

If any claim is being made then we reserve the right to request from you any bills for any utilities being supplied to the premises for verification by us.

Security Clause (Commercial Property)

It is a condition of this insurance that you must ensure that:-

- a) the premises are secured against illegal entry at all times
- b) all door and window openings are professionally and securely boarded up if there are no doors or windows fitted at the premises
- c) all letterboxes are sealed so no materials can enter the premises, but only when the premises are undergoing or due to undergo any refurbishments or structural changes
- d) the premises are inspected at least once every week and accurate records of these inspections are kept, you must also carry out any works necessary to maintain the security at the premises
- e) you keep us informed, at least every three months (in writing), of the progress of any works at the premises and inform us within 14 days if the works at the premises cease or are suspended for whatever reason
- f) you notify us within 14 days if the premises become illegally occupied or becomes occupied by squatters

If you fail to comply with any of the above conditions this insurance will become void and any claim not paid.



Statement of Fact

Please read and check the following information carefully as it is a record of the statements and information given either orally, electronically or in writing by you, your appointed agent or anyone acting on your behalf.

Your attention is drawn to the importance of the accuracy of the information given. If you are satisfied that, to the best of your knowledge and belief, this is a true statement of the facts then please sign and date the declaration at the end of this statement of fact and retain for your records.

If any of the information given appears to be incorrect or missing please contact us, or your appointed agent as soon as practicable so the correct information can be provided and updated. Please note that any corrected or updated information may result in a change to the premium payable and/or the terms set by us or it may result in us being unable to continue this insurance and having to cancel this policy. You will be advised of any resultant changes to the premium payable and/or terms set by us or if we are unable to continue this insurance.

Please note that if you fail to provide correct or missing information this could lead to this insurance becoming invalid and any claim being refused and not paid or being reduced and not paid in full.

Proposer(s)

Home / Correspondence Address	Millstone Executive Pension Brynna Mill Brynna Llanharan CF72 9QP	Occupation	None
		Date of Birth	
		Contact Tel No	07497391322
		Email	

Property To Be Insured

Risk Address	1A Station Road Llangynwyd Maesteg Mid Glamorgan CF34 9TF	Year of Construction	1920
How is the property currently used	12 Month Unoccupied		
Unoccupied Property Questions			
Do you intend to, or have any plans to, or have you applied to demolish the property in part or in full			No
Reason why property is unoccupied	Awaiting Tenants		

Buildings (This amount must also include all outbuildings, garages, domestic oil and gas pipes, domestic fuel tanks, swimming pools, tennis courts, drives, terraces, walls, gates and fences)

Buildings Sum Insured (Full cost of reconstruction in their present form) **£ 212,856**

Contents

Contents Sum Insured (This amount must represent the full cost of replacement as new)

Please state any mortgage company to be named on the policy

About the Property To Be Insured

Are the external walls of the property built entirely of brick, stone or concrete and roofed with slate, tiles, concrete or asphalt (you do not need to tell us about out buildings)?	Yes
Is the property in a good state of repair and will it continue to be maintained in a good state of repair?	Yes
Has the property including its gardens/or land flooded in the last 25 years?	No
Has the property currently or previously suffered from subsidence, heave or landslip within the last 25 years or had a survey/valuation report which mentions these problems?	No
Does the property show signs of internal or external stepped diagonal cracking?	No

Security Details

Is the property divided into bedsits ?

No

(a bedsit is a property divided into separate rooms with cooking facilities in each room and shared bathing facilities)

Type of Property

Industrial Unit

Is the property adequately secured by way of all external doors having their own key locking device and all windows are closed and secured by an internal catch or locking device.

Yes

History

Has any insurer declined to accept, cancelled, refused to continue or agreed to continue only on special terms or with an increased premium any insurance for any person to whom this insurance would apply?

No

Have you or any other person living at the home (except children under the age of 18) ever been convicted of a criminal offence (that is not deemed as spent under the Rehabilitation of Offenders Act 1974, amended March 2014)?

No

Have you or any person seeking the benefit of this insurance sustained any loss or damage during the last five years which would have been covered by this type of insurance had it been in force, whether or not a claim was paid, on this or any other property, or has there been any graffiti, attempted break-ins or malicious attacks at the property to be insured?

No

(Claims which occur on this or any other policy post inception of this risk do not need to be declared here)

This insurance is arranged through another company in the Arthur J. Gallagher group which acts on behalf of one or more insurers. An example may include the underwriting teams within Pen Underwriting Limited.

In arranging an insurance solution for you, we will ensure that our duty to you does not conflict with the duties that an Arthur J. Gallagher group company owes to the insurers that it represents.

General Data Protection Regulation (GDPR)

It is understood by you that any information provided to us regarding you will be processed by us in compliance with the provision of the General Data Protection Regulation (GDPR), for the purpose of providing insurance and handling claims or complaints, if any, which may necessitate providing such information to third parties.

Declaration

To the best of my/our knowledge and belief all the statements and information given either orally, electronically or in writing by me/us, my/our appointed agent or anyone acting on my/our behalf are true and complete.

I/we understand that non-disclosure, misrepresentation, false or misleading information can entitle underwriters to:-

- treat this insurance as if it had never existed and refuse to pay all claims;
- amend the terms of this insurance;
- charge more for this insurance and reduce the amount of any claim in proportion to the premium paid; or
- cancel this insurance in accordance with the cancellation conditions as set out in the policy wording.

Please note: If any of the statements or information given changes during the period of insurance you must notify us or your appointed agent as soon as practicable with details of the changes.

Signature

Date