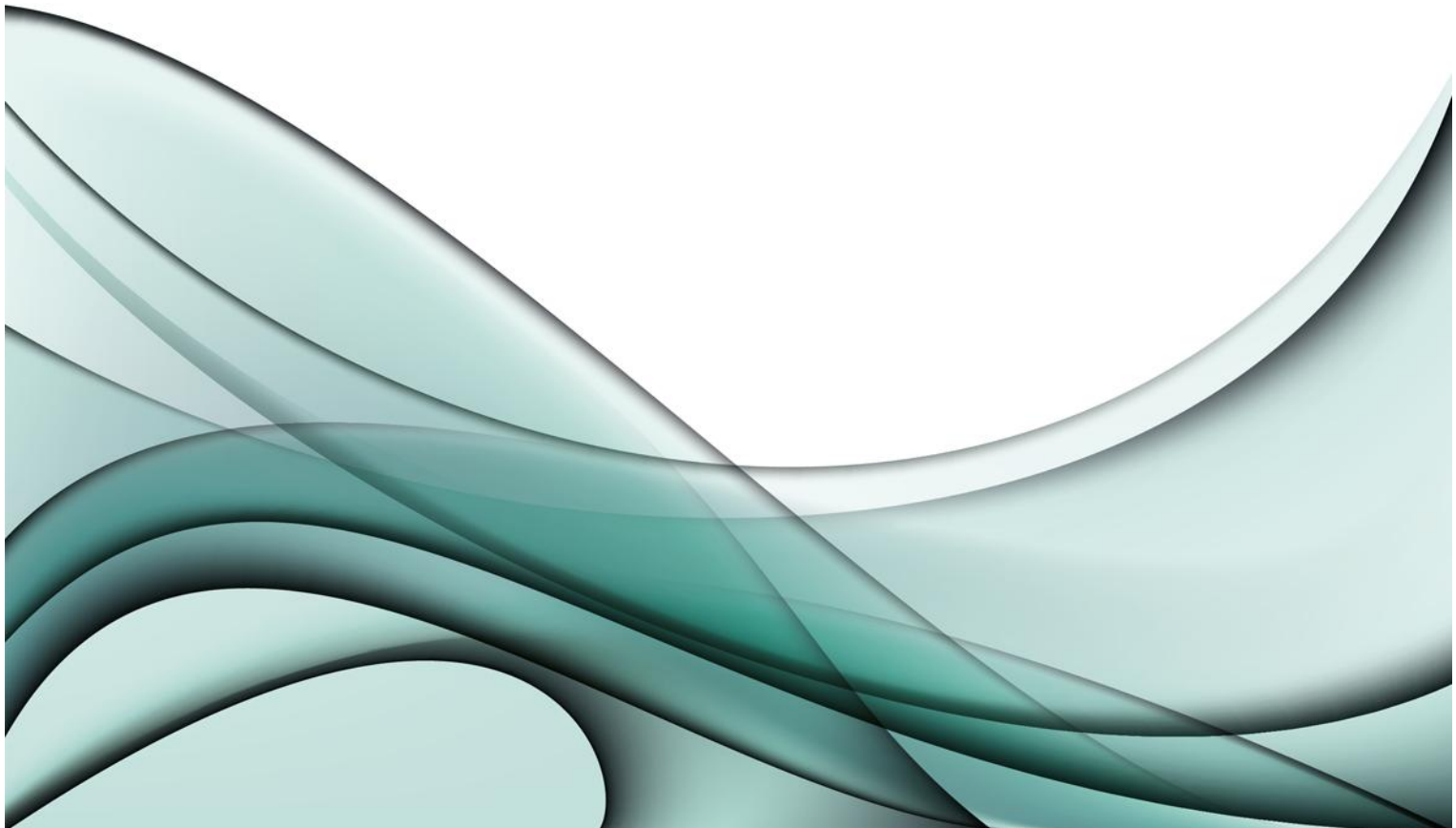


Residential Property Protector Summary of Cover

An insurance policy designed for blocks of flats and residential lets



Why Choose Evolution's Residential Property Protector?

Evolution's Residential Property Protector offers you comprehensive standard cover plus optional extras.

Someone to Help You When You Need It

We realise that accidents and incidents don't only happen between 9 and 5. That's why we have set up a FREE 24 hour Emergency and Legal helpline to ensure there's someone to help you when you need it most.

Glass Replacement Service

Broken glass? Not to worry, our 24 hour replacement service can fix windows, doors or partitions. Just call us and assistance can be provided.

Spreading Your Cost

You can take up the option to pay your annual premium by monthly direct debit. In addition to helping you to manage your cash flow, premium finance qualifies for Corporation Tax relief and provides an additional off-balance sheet line of credit. Please be aware that there may be a charge associated with this facility. Ask your Insurance Adviser for more details.

Expert Claims Management

We take on the burden of negotiating with third parties on your behalf.

Inflation Protection

We take away the burden of keeping your buildings sums insured in line with inflation - we use recognised independent price indices to amend your sums insured to reflect inflation.

Policy Summary

You must provide a copy of this policy summary to all parties with an interest under the insurance and make them aware that a copy of the policy documentation is available upon request.

This document provides a summary of the insurance cover provided by the Residential Property Protector product and as such, does not contain the full terms and conditions of your insurance. You can find the full terms and conditions of the product in the policy documentation. This summary is provided to you for information purposes only and does not form part of your insurance contract.

Your Residential Property Protector policy is underwritten by Ageas Insurance Limited, whose registered office address is Ageas House, Tollgate, Eastleigh, Hampshire, SO53 3YA. Registered in England and Wales No. 354568.

Type of Insurance Cover

Evolution's Residential Property Protector product offers comprehensive cover for owners and residents of blocks of flats and residential lets, including Buildings, Communal Contents and Employers' and Public Liability.

The maximum amount we will pay is the Sum Insured or Limit shown within your Policy Wording or on the Policy Schedule.

Features and Benefits

Cover applies to Great Britain, Northern Ireland, the Isle of Man and Channel Islands and additionally in respect of Business Liability to temporary visits abroad, excluding offshore.

Buildings			
Cover Offered	Standard Cover	Optional Cover	Policy Ref
Replacement value of buildings, flats or rented private dwelling houses and associated outbuildings and garages (including debris removal, architects and surveyors' fees).	Up to amount nominated by the Insured		Page 10
'All Risks' cover including subsidence being subject to certain exclusions.	Yes		Page 10
Automatic reinstatement of sums insured following a loss.	Yes		Page 15
Damage to cables, drains and underground pipes.	Yes		Page 11
Cover for tracing and making good leaking underground pipes, drains and cables.	£7,500 per Block and £25,000 per Period of Insurance		Page 12
Accidental glass breakage for fixed glass and sanitary ware.	Yes		Page 12
Loss of rent and alternative accommodation expenses as a result of damage covered by the Policy.	20% of Buildings Sum Insured		Page 12

Cover Offered	Standard Cover	Optional Cover	Policy Ref
Damage to landscaped gardens caused by emergency services.	£25,000 per Period of Insurance		Page 12
Replacement of locks and keys following theft.	£2,500 per Block and £25,000 per Period of Insurance		Page 12
Loss of metered water as a result of bursting or leaking pipes.	£5,000		Page 13
Accidental damage to closed circuit television.	£5,000		Page 13
Removal of bees and wasps nests.	£500		Page 13
Tree felling and lopping required as a result of damage covered by the Policy.	£1,000 per claim and £5,000 per Period of Insurance		Page 13
Unauthorised occupation - removal of occupants and public utilities costs.	£5,000 per flat and £25,000 per Period of Insurance		Page 13
Clearance of drains.	£1,000 any one claim		Page 13

Communal Contents			
Cover Offered	Standard Cover	Optional Cover	Policy Ref
Replacement value of communal contents.	£20,000	Increased Sums Insured	Page 16
'All Risks' cover including subsidence being subject to certain exclusions.	Yes		Page 16
Curios and works of art.	£1,000 per item		Page 16
Money, being the property of the Residents Association whilst in transit or in a locked draw or safe.	£1,000		Page 17
Landlords gardening equipment.	£1,500		Page 17
Temporary removal of contents.	20% of the Communal Contents Sum Insured subject to a limit of £5,000		Page 18

Liability			
Cover Offered	Standard Cover	Optional Cover	Policy Ref
Employers' liability.	£10m		Page 22
Public liability.	£5m	£10m	Page 19
Cover for legal costs in respect of prosecutions under the <i>Health and Safety at Work etc Act 1974</i> .	Yes		Page 19
Legal liability incurred under the <i>Defective Premises Act</i> .	Yes		Page 21

Optional Covers Available			
Cover Offered	Standard Cover	Optional Cover	Policy Ref
Terrorism.		Policy Sums Insured	Page 24

Excesses

Policy Excesses	Amount
Subsidence minimum excess (optional cover).	As detailed in the Schedule
Public Liability - property damage.	£100
Buildings and Contents wholly Concrete Floored Properties	
i) Malicious Damage, Storm, Flood, Escape of Water, Theft or Accidental Damage.	As detailed in the Schedule
ii) All other losses except Subsidence.	As detailed in the Schedule
Buildings and Contents Timber Floored Properties	
iii) Malicious Damage, Storm, Flood, Escape of Water, Theft or Accidental Damage.	As detailed in the Schedule
iv) All other insured damage.	As detailed in the Schedule

Significant or Unusual Exclusions and Limitations

Significant or Unusual Exclusions and Limitations	Applies To
All the property must be maintained in a good state of repair and reasonable precautions must be taken to avoid any loss.	Buildings & Communal Contents
Special terms apply to empty buildings - you must advise Evolution immediately any premises becomes unoccupied.	Buildings & Communal Contents
Date Recognition Exclusion.	All covers except Employers Liability

Significant or Unusual Exclusions and Limitations	Applies To
Computer or data processing equipment, operator error, virus or hacking.	Buildings and Communal Contents
Terrorism Exclusion (some cover available as an optional extra).	All covers
Subsidence damage to property except garages where main building is not damaged at the same time.	Buildings
Diminution in market value.	Buildings and Communal Contents
Theft or Malicious Damage by the Insured (or member of their family) or any resident or Employee.	Buildings & Communal Contents
Theft of gardening equipment not involving forcible and violent entry.	Communal Contents
Property in the open, valuables, gold, silver, furs and jewellery.	Communal Contents
Gradually operating causes e.g. rust, rot, corrosion and gradual pollution.	Buildings & Communal Contents and Public Liability
Fines and penalties imposed.	Liability covers
Liability assumed by agreement.	Public Liability
Liability for which compulsory motor insurance is required.	Employers' and Public Liability
Damage to property in your custody.	Public Liability
Mining, processing, manufacturing, removing, disposing of, distributing or storing of asbestos or products made entirely or mainly of asbestos.	Liability covers

Policy Duration

This is an annually renewable Policy.

Sums Insured

The Sum Insured next to each item must be adequate to reinstate the item(s) that has suffered loss, destruction or damage. If the Sum Insured is inadequate, this will result in the amount that we pay you in the event of a claim being reduced in accordance with the provisions specified in the Policy Wording.

Law Applicable

You and we are free to choose the law applicable to this Policy. As we are based in England, we propose to apply the laws of England and Wales and by purchasing this policy you have agreed to this.

Your Cancellation Rights

You may cancel this Policy at any time by providing prior written notice to your Insurance Adviser or to us, provided that during the current Period of Insurance there have been

- a) no claims made under the Policy for which we have made a payment
- b) no claim made under the Policy which is still under consideration
- c) no incident likely to give rise to a claim but is yet to be reported to us.

We will retain an amount of premium in proportion to the time you have been on cover and refund the balance to you.

If a claim has been submitted or there has been any incident likely to give rise to a claim during the current Period of Insurance no refund for the unexpired portion of the premium will be given.

Claim Notification

In the event that you need to make a claim under your Policy, you should contact your Insurance Adviser or alternatively, you can contact our dedicated claims handlers, Robins Claims Solutions, by phoning 0844 770 5150.

Making Yourself Heard

We are dedicated to providing the highest possible level of customer satisfaction in all areas of our business. If, for any reason, you feel that we have fallen below those standards we want to know so that we can continue to improve our service.

All complaints will be handled promptly and a policy of open communication will be adopted. Any enquiry or complaint should in the first instance be directed through your broker to the Chief Executive Officer at Evolution.

If you are not happy with the final decision, you may be able to pass your complaint to the Financial Ombudsman Service. The Ombudsman will only consider complaints if;

- we have provided you with written confirmation that our internal complaints procedure has been exhausted; and
- your business has a turnover of less than £1,000,000.

Referral to the Financial Ombudsman will not affect your right to take legal action.

Full details of addresses and contact numbers can be found within the Policy Wording.

Financial Services Compensation Scheme (FSCS)

Ageas Insurance Limited and Evolution Underwriting are covered by the FSCS, which is triggered when an authorised firm goes out of business. In this unlikely event you may be entitled to compensation from the scheme. Compensation under the scheme for:

- Compulsory insurance is covered in full.
- Non compulsory insurance is protected in full for the first £2,000 and 90% of any amount above the threshold.

Full details are available at www.fscs.org.uk

Prudential Regulation Authority and Financial Conduct Authority

Ageas Insurance Limited is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority.

Evolution Underwriting Limited is authorised and regulated by the Financial Conduct Authority.

You can check the Financial Services Register (www.fsa.gov.uk/register/home.do), which includes a register of all regulated firms.