

OTHER INTERESTS:

The policy contains an "All Other Interests" clause whereby, subject to the agreement of the Insured, any interest in the property insured is automatically noted in the policy -

- Subrogation Waiver against any tenant, lessee or licensee under unless the claim has been brought about or contributed to by a fraudulent, criminal or malicious act.
- Contracting Purchasers Interest Clause

CLAIMS NOTIFICATION:

All claims or incidents likely to give rise to a claim must be notified immediately to Davies Managed Systems on 0344 856 2178.

Email: wtw@davies-group.com : **Quoting: Quintain Investment Holdings Limited.**

Guidelines for the Management of unoccupied premises

- a) From 1st November to 31st March the central heating system to be kept in full working condition with controls set and maintained at an adequate level to prevent freezing and water pipes storage tanks and cisterns in unheated or exposed parts of the building to be adequately lagged or trace heated to reduce the risk of freezing.
- b) Alternatively turn off the water supply at the mains and drain all water systems except sprinklers with disconnection of the supply to be in such a way as to avoid easy reconnection by intruders.
- c) Wherever possible existing sprinkler protection to be maintained with weekly tests continued.
- d) Gas and electricity mains services to be isolated and disconnected other than to maintain security lighting and heating systems with disconnection in such a way as to avoid easy reconnection by intruders.
- e) Portable heaters should be permanently removed from the properties.
- f) Storm water drainage and valley gutters must be inspected and cleaned as soon as the property becomes unoccupied and annually thereafter.
- g) The contents of silos and hoppers containing combustible material must be emptied and removed from the site.
- h) The building be kept secured by:
 - i. The use of mortice deadlocks conforming to BS3621 or close-shackle padlocks with matching locking bar on all external doors or shutters.
 - ii. The use of window locks – where locks are not fitted windows must be screwed shut.
 - iii. Repairing any broken or defective windows or boarding them externally using 19mm thickness shuttering grade plywood adequately braced and secured against forced entry.
 - iv. Letterboxes must be sealed and accessible windows and rooflights regardless of the level at which they are installed must be secured.
 - v. The integrity of fences gates boundary walls to be maintained and site gates and entry and exit doors must be secured by good quality locks.
 - vi. Existing intruder alarm shall be operational and maintained in efficient working order during the period of unoccupancy with existing central station connections being maintained and existing maintenance contracts continued.
 - vii. The building and external areas immediately surrounding the building be kept free of all unfixed combustible materials.
 - viii. Tanks containing flammable liquid to be drained unless used to fuel any central heating system which is being maintained during the winter period described above.
 - ix. Any additional requirements put forward by the Company be completed within the timescale specified.
 - x. Internal and external inspections undertaken at least weekly to ensure that the building or unoccupied portion is secure and that no damage has occurred such inspections to be recorded in writing or full time 24 hour security to be in operation. Except as otherwise agreed in writing by the Company.

This summary is not intended to provide a full description of policy terms, exceptions, exclusions or conditions. If further information is required, please refer to the Managing Agent.

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(Issued by - Travis Ramsey +441473 223694)

References in this document to Willis Towers Watson shall be construed as follows:

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