

## Property Owners Policy

Policy Number	AWCD00073	Broker	South West Brokers Ltd
The Insured	OCRA Ltd		
Postal Address	Ocean Court, Richmond Walk, PLYMOUTH PL1 4QA		
The Business	Property Owner		
Period of Insurance	25 December 2023	To	24 December 2024
Renewal Date	25 December 2024		
Property Insurance	Property Damage Section	Operative	
	Business Interruption Section	Not Operative	
	Terrorism Section	Not Operative	
	Machinery Breakdown Section	Not Operative	
	Specified Items All Risks Section	Not Operative	
General Liability Insurance	Employers' Liability Section	Operative	
	Public Liability Section	Operative	
Cyber Section		Not Operative	
Professional and Corporate Liability Insurance	Directors and Officers Liability Section	Not Operative	
	Corporate Legal Liability Section	Not Operative	
	Employment Practices Liability Section	Not Operative	
	Professional Indemnity Section	Not Operative	
Commercial Legal Protection Section		Not Operative	
	Total Annual Premium		£15,359.32
	Less LTA Discount 5.00%		£14,591.35
	Including IPT 12%		£16,342.31

Property Owners Policy Wording - Ref No. AWUKCDPO0522

# PROPERTY INSURANCE

## PROPERTY DAMAGE SECTION

Property Insured                                 Perils Operative - 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12  
Excesses   Perils 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 12 - £750  
   Perils 11 - £1,000

Premises     Ocean Court, Richmond Walk, PLYMOUTH, PL1 4QA

	Sum Insured	Declared Value
Buildings	£34,550,136	£27,640,109
Office computer equipment	Nil	
Stock	Nil	
Stock in the open	Nil	
Target Stocks	Nil	

Endorsements to this Premises   None

Endorsements to this Section unless specifically mentioned in the endorsement   otherwise

The following condition is added to the Property Insurance Conditions:

### **AWPD/E01 Electrical Maintenance**

It is a condition precedent to liability for Damage that all electrical circuits are tested at least once every five years by qualified Electrical Engineers and that any defects found are remedied immediately in accordance with the relevant electrical regulations and best practices of the Institution of Engineering and Technology, its certificate confirming the same to be issued to, and retained by, the Insured at all times throughout the Period of Insurance.

The following condition is added to the Property Insurance Conditions:

### **AWPD/F02 Flat Roof**

It is a condition precedent to liability for Damage caused by peril 8 that any flat felted roof portion within the Premises must be inspected at least once every year by a qualified builder or property surveyor and any defects brought to light by that inspection must be repaired immediately. The Insured must keep a copy of the invoice showing that the work has been undertaken.

The following condition is added to the Property Insurance :

### **AWPD/NS1 Non Standard - Increased Excess**

It is noted and agreed that a £2,500 excess applies in respect of Storm

Endorsements to this Section unless specifically mentioned in the endorsement otherwise

The following condition precedent is added to the Property Insurance Conditions:

**AWPD/O01A Combustible Material**

It is a condition precedent to liability under any Property Insurance section that combustible material must not be placed, kept or stored within ten (10) metres of:

- (a) the Buildings at any time or
  - (b) any plant or machinery in the open within the Premises outside normal working hours
- throughout the Period of Insurance.

The Insurer and Insured agree that for the purposes of this condition precedent, the parties contract-out of the Insurance Act 2015, in the manner fully described in the Property Insurance Conditions (Contracting Out - The Insurance Act 2015).

The following condition is added to the Property Insurance Conditions:

**AWPD/P01A Property Maintenance**

It is a condition precedent to liability that

- (1) the Buildings including any guttering downpipes and any flat roof must be inspected at least once every six (6) months by the Insured or its agent to ensure that the Buildings remain in good state of repair and any defect identified by that inspection be rectified immediately; and
- (2) a record of all inspections must be made and retained by the Insured

The following condition is added to the Property Insurance Conditions:

**AWPD/V01 Vacant Parts**

When any part of the Buildings is silent or unoccupied the cover for that part excludes Peril 9 - Burst Pipes

# GENERAL LIABILITY INSURANCE

## EMPLOYERS' LIABILITY SECTION

Limit of Indemnity      £10,000,000      any one occurrence

Endorsements to this Section   None

## PUBLIC LIABILITY SECTION

Limit of Indemnity      £5,000,000      any one occurrence      Third party property damage Excess   £750

Endorsements to this Section   None

Endorsements to General Liability Section

The following exclusion is added to the General Liability Exclusions:

### **AWGL/W01 Work Away Exclusion**

Notwithstanding any other terms of this Policy to the contrary, no General Liability Section will indemnify the Insured in respect of:

any liability arising in connection with any manual work, by the Insured or any Employee, away from the Insured's own premises other than for collection and delivery only.

Allied World Assurance Company (Europe) Dac  
19th Floor, 20 Fenchurch Street  
EC3M 3BY  
UNITED KINGDOM

The liability of an insurer under this contract is several and not joint with other insurers party to this contract. An insurer is liable only for the proportion of liability it has underwritten. An insurer is not jointly liable for the proportion of liability underwritten by any other insurer nor is an insurer otherwise responsible for any liability of any other insurer that may underwrite this contract.

The proportion of liability under this contract underwritten by an insurer (or, in the case of a Lloyd's syndicate, the total of the proportions underwritten by all the members of the syndicate taken together) is shown in this contract.

In the case of a Lloyd's syndicate, each member of the syndicate (rather than the syndicate itself) is an insurer. Each member has underwritten a proportion of the total shown for the syndicate (that total itself being the total of the proportions underwritten by all the members of the syndicate taken together). The liability of each member of the syndicate is several and not joint with other members. A member is liable only for that member's proportion. A member is not jointly liable for any other member's proportion. Nor is any member otherwise responsible for any liability of any other insurer that may underwrite this contract. The business address of each member is Lloyd's, One Lime Street, London EC3M 7HA. The identity of each member of a Lloyd's syndicate and their respective proportion may be obtained by writing to Market Services, Lloyd's, at the above address.

Although reference is made at various points in this clause to "this contract" in the singular, where the circumstances so require this should be read as a reference to contracts in the plural.

## CLAIMS INFORMATION

### ALL SECTIONS

Allied World Assurance Company (Europe) dac  
19th Floor, 20 Fenchurch Street  
London, EC3M 3BY

Professional Indemnity Notifications [SMEProfessionalLines@awac.com](mailto:SMEProfessionalLines@awac.com)

Casualty Notifications [UKCCasualty.Claims@awac.com](mailto:UKCCasualty.Claims@awac.com)

First Party Property Notifications [UKCProperty.Claims@awac.com](mailto:UKCProperty.Claims@awac.com)