



## Your updated policy schedule

### Property Investors Protection Plan

#### What you need to do next

- Please read this updated policy schedule carefully to check the details are correct and that the level of cover meets your needs.
- The schedule and policy wording should be read together as they show the cover we are providing to you.
- If the details are incorrect or the cover does not meet your needs please contact your insurance adviser.
- If any of the information is incorrect we may change the terms and conditions, premium or withdraw cover.
- Please keep this schedule safely with your policy wording.

#### Your details

**The insured** Sweet Briar Court Management Ltd  
**Client address** 15 Windsor Road  
 Swindon GB  
 Wiltshire  
 SN3 1JP

**Business description** Property owners

Business description is your business activity or trade.

#### Your premium

Premium	-£331.56
Insurance Premium Tax (IPT) at the current rate	-£39.79
<b>Total amount to be refunded</b>	<b>£371.35</b>

#### Premium details

This amount is the additional or return premium for changes made.

#### Your period of insurance

**Date changes start from** 08 July 2025  
**Date this policy expires** 05 July 2026  
**Renewal date** 06 July 2026

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## Your cover summary

premises			premium excluding IPT
11, 15-35 (odds), 25-35 (odds), 49-71	Property cover	✓ covered	(£464.43)
	Terrorism cover	✗ not covered	
cover			premium excluding IPT
Public liability		✓ covered	£132.87
Employers liability		✓ covered	£0.00

## Property cover

Please refer to the property insured section(s) of the schedule for details on the cover in place for buildings and or rental income.

## Not covered

Sections that show not covered have not been included in your policy. If you would like to change your insurance cover, please contact your insurance adviser.

## Property insured

### Premises 1

11, 15-35 (odds), 25-35 (odds), 49-71 (odds) & 75-85 (odds) Farriers Close  
Swindon  
Wiltshire  
SN1 2QU

Description			sum insured
Buildings cover	✓ covered	DA	£7,167,953 (£5,309,595)
Contents			£27,300
cover		indemnity period	sum insured
Rental income	✓ covered	36 months	£54,000
cover			
Terrorism Cover	✗ not covered	<i>This section is not included in your policy</i>	

☛ The amount shown in brackets is your **declared value**. This is the value you declared in accordance with the Day One Average clause (DA). A full explanation of this can be found in your policy wording.

### Special clauses that apply to this premises

number	title
1	Subsidence

☛ For the full wording of the **special clauses** please check your policy wording.

### Endorsements that apply to this premises

These endorsements only apply to this premises. For other endorsements please look at each of the premises covered, as well as the overall policy endorsements.

☛ An **endorsement** is a change to your policy terms and conditions.

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**Property insured** continued

**640 - Subsidence excess exclusion**

Under Special clause 1 Subsidence, ground heave and landslip **we** will not cover **you** for the first £2500 of each and every loss in respect of Section 1 - Buildings at this premises.

**X21 - Excess exclusion**

Under Section 1 - Buildings What is not covered the Excess exclusion is deleted and replaced with the following

Excess exclusion

**We** will not cover **you** for the amount shown below for each and every loss at each **premises** after the application of all the other terms and conditions of the **policy** including any condition of average:

1. **damage** by fire, lightning, explosion, aircraft, riot, civil commotion, strikers, locked out workers, persons taking part in labour disturbances or earthquake £650
2. **damage** by **flood** £650
3. **damage** by escape of water from any tank apparatus or pipe £750
4. all other **damage** £650

**Public liability**

Provides **Public liability** cover for your activities as a property owner as detailed within the policy wording and schedule.

cover		limit of indemnity
Public liability	✓ <b>covered</b>	£10,000,000

**Employers liability**

cover		estimate	limit of indemnity
Employers liability	✓ <b>covered</b>	£10,000	£10,000,000

An **endorsement** is a change to your policy terms and conditions.

**Endorsements that apply to this policy**

None





redefining / standards

## Certificate of Employers' Liability Insurance (a)

(Where required by regulation 5 of the Employers' Liability (Compulsory Insurance) Regulations 1998, as amended by the Employers' Liability (Compulsory Insurance) (Amendment) Regulations 2008, (the Regulations), one or more copies of this certificate must be displayed at each place of business at which the policyholder employs persons covered by the policy. This requirement will be satisfied if the certificate is made available in electronic form and each relevant employee has reasonable access to it in that form)

**Policy number**

**BH PPP 7140034**

**1. Name of policyholder**

**Sweet Briar Court Management Ltd**

**2. Date of commencement of insurance policy**

**08 July 2025**

**3. Date of expiry of insurance policy**

**05 July 2026**

We hereby certify that subject to paragraph 2:-

1. the policy to which this certificate relates satisfies the requirements of the relevant law applicable in Great Britain **(b)** Northern Ireland, the Isle of Man, the Island of Guernsey, the Island of Jersey and the Island of Alderney; and
2. (a) the minimum amount of cover provided by this policy is no less than £5 million **(c)**.

Signed on behalf of AXA Insurance UK plc

(Authorised Insurer)

Tara Foley  
CEO AXA UK & Ireland

### Notes

- (a)** Where the employer is a company to which regulation 3(2) of the Regulations applies, the certificate shall state in a prominent place, either that the policy covers the holding company and all its subsidiaries, or that the policy covers the holding company and all its subsidiaries except any specifically excluded by name, or that the policy covers the holding company and only the named subsidiaries.
- (b)** Specify applicable law as provided for in regulation 4(6) of the Regulations.
- (c)** See regulation 3(1) of the Regulations and delete whichever of paragraphs 2(a) or 2(b) does not apply. Where 2(b) is applicable, specify the amount of cover provided by the relevant policy.

