ESSENTIAL PROPERTY OWNERS
New Business Main Schedule

Property Owners Policy Number: 006231793
Terrorism Section Reference:
Date of Issue: 25 July 2016

This replaces all Main Schedules with a prior Date of Issue for the current Period of Insurance.

Reason for Issue: New Business

Agency: DRAYTON REED

Broker: **Agency No:** 10767

Address: 26 NORTH STREET
EMSWORTH
HAMPSHIRE
PO10 7DG

Telephone No: 01243 887770 **Fax No:** 0870 4799430

Email Address: sue@draytonreed.co.uk

If after reading this schedule you have any questions, please contact your agent as noted above.

Issuing Office: Maidstone

Insured: Tidebank UK Limited

Postal Address: 49 North Shore Road
Hayling Island

PO11 0HN

Business Description: Property Owners for the purpose of this insurance

Period of Insurance:
Effective Date: 19 July 2016
Expiry Date: 31 March 2017

Premium Summary:	**Annual Premium**
Property Premium ***excluding*** Insurance Premium Tax	£276.44
Terrorism Premium ***excluding*** Insurance Premium Tax	£0.00
Insurance Premium Tax at 9.50%	£26.26
Total Premium:	£302.70

NIG policies are underwritten by U K Insurance Limited, Registered office: The Wharf, Neville Street, Leeds LS1 4AZ.
Registered in England and Wales No 1179980. U K Insurance Limited is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority.
Calls may be recorded.

Section 1: Buildings, Section 2: Loss of Rent, Section 3: Terrrorism and Section 4: Property Owners Liability

Optional Extensions available under Sections 1 & 2:

Extension:	Operative:
A - Automatic Cover - Newly Acquired/Newly Covered	Yes
B - Inadvertent Omission to Insure	Yes
C - Privity of Contract	Yes
D - Third Party Failure to Insure	Yes

Retroactive Date:

Optional Cover available under Section 2:

Cover:	Operative:	Sum Insured:
B - Additional Increased Cost of Working	No	

Excesses applying to Section 1:

	£
1. A. Fire, B. Explosion, C. Lightning, D. Aircraft	£ NIL
2. Earthquake	£ NIL
3. Riot, civil commotion, strikers, locked-out workers or persons taking part in labour disturbances	£ NIL
4. Malicious persons and acts of vandalism	£300
5. Storm or flood	£300
6. Escape of water or oil from any tank apparatus pipe or appliance	£300
7. Impact	£300
8. Escape of water from any automatic sprinkler system	£300
9. Theft or attempted theft	£300
10. Subsidence or ground heave of the site on which the Buildings stand or landslip	£2,500
11. Accidental breakage of or damage to fixed glass/sanitary ware	£300
12. Any other accident	£300

Excesses applying to Section 2:

	£
Loss of Rent	£ NIL

Excesses applying to Section 3:

	£
Terrorism	As per Section 1 Excesses above

Excesses applying to Section 4:

	£
1. Accidental bodily injury to any person	£ NIL
2. Damage to third party material property	£300
3. Obstruction, trespass, nuisance or interference with any easement of air, light, water or way	£ NIL
4. Wrongful arrest, detention, imprisonment or eviction of any person, malicious prosecution or invasion of the right of privacy	£ NIL
5. Legal liability for damage to any premises (including their fixtures and fittings) leased, rented or hired to the insured	£300

Section 4a: Property Owners Liability Legionellosis

Operative	Indemnity Limit
No	£0

Section 4b: Property Owners Liability Financial Loss

Operative	Indemnity Limit
No	£0

Section 5: Employers Liability

Operative
No

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Section 6: Engineering Breakdown

Operative
Yes

Excesses applying to Section 6:	Amount
Engineering Damage	£500.00

Section 7: Legal Expenses

Operative	Level of Cover
Yes	Gold

Insured Incidents	Operative
Legal Defence and Eviction of Squatters	Yes
Property Damage, Contract Disputes and Rent Recovery	Yes
Repossession, Hotel Expenses and Storage Costs	Yes

Description	
Total Number of Locations	3

Excesses applying to Section 7:	Amount
Legal Expenses	£ NIL

Operative Endorsements to this Policy:

AA02P **Proposal Condition**

It is a condition precedent to the liability of the Company that:

1 the Insured shall forward to the Company a fully completed Proposal Form for this class of business with:
a all questions answered; and
b any relevant additional information requested by a specific question therein included; and

2 the Company will require receipt of the Proposal Form within 30 days of the Company's confirmation of cover.

The Company reserves the right, at its option, to amend terms, premium and conditions of this Policy or withdraw cover under this Policy if the Insured fails to comply with any of the above requirements.

AA10P-1 **Survey and Requirements Condition**

It is a condition precedent to the Company's liability that:

1 if required by the Company, the Company will conduct a survey within 80 days (unless advised otherwise) of either:

a inception;
b prior to or post renewal; or
c the date the Company confirm cover in respect of a mid term alteration.

2 the Insured will:

a supply an appropriate contact name, contact telephone number and email address (where appropriate) to facilitate the survey;
b co-operate fully with the Company during the visit on the agreed date(s); and
c implement any risk improvement requirements set out in a risk improvement report forwarded after survey to the Insured by the Company, within the timescales specified therein.

The Company reserves the right to amend terms, premium and conditions of this Policy or withdraw cover under this Policy if the Insured fails to comply with any of the above. If the Company exercise any of the above options the Company will advise the Insured in writing confirming the action being taken.

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T572P - Low Claims Rebate

The Company agrees to allow a percentage rebate of the premium paid:
a other than in respect of Sections 3, 6 and 7, of this Policy and
b subject to any reduction in premium already returned;

in respect of the Period of Insurance immediately preceding the renewal of this Policy subject to:
a the Loss Ratio being 29% or less; and
b this Policy being renewed for a further Period of Insurance.

The Company will calculate the rebate within three months of the expiry of the relevant Period of Insurance subject to the

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following:

Loss Ratio Percentage of premium paid to be rebated

0 to 14%	10%
15 to 24%	5%
25 to 29%	2.5%

Should any incidents which could result in a claim, under this Policy, be reported or if any claims estimates increase subsequent to the payment of a rebate, the rebate will be recalculated by
the Company, any difference in the rebate will be repaid by the Insured to the Company.

Definitions

Loss Ratio
The total amount of claims paid and outstanding expressed as a percentage of the total of gross premiums paid:
a excluding claims and premiums of Sections 3, 6 and 7 of this Policy and
b subject to any reduction in premium already returned, for the whole of the expired Period of Insurance immediately preceding the renewal of this Policy.

Operative Endorsements to Section 1:

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Cover in respect of Vacant or Disused Locations excludes any Damage arising as a result of the following Perils :

3 Riot, civil commotion, strikers, locked-out workers or persons taking part in labour Disturbances;

4 Malicious persons and acts of vandalism

5 Storm or Flood

6 Escape of water or oil from any tank apparatus pipe or appliance

7 Impact

8 Escape of water from any automatic sprinkler installation

9 Theft or attempted theft;

11 Accidental breakage of or damage to fixed glass or fixed sanitary ware

12 Any other accident.

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ESSENTIAL PROPERTY OWNERS

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The information on this certificate is only valid on the Date of Certificate Issue.

Property Owners Policy Number: 006231793

Terrorism Section Reference:

Certificate Number:

Date of Issue: 25 July 2016

Policy Details:

Insured: Tidebank UK Limited

Agency: DRAYTON REED
Insurance Broker:

Broker Telephone No.: 01243 887770
Broker Email: sue@draytonreed.co.uk
Reason for Issue:
Period of Insurance: From: 19 July 2016
To: 31 March 2017

Renewal Date: 01 April 2017

Property Insured:

Location: Bulwark, Unit 1, Daedalus Park, Lee on the Solent, PO13 9FU
Occupied as: Manufacture hot air turbines (assemble)

Section 1: Buildings
(Indemnity Basis: A - Reinstatement)

Description	Sum Insured	Declared Value	Section 3 Terrorism Operative:
Buildings:	£127,750	£102,200	No
Contents:	£0		
Communal Parts:	£0		

Other Items declared by written assessment

Section 2: Loss of Rent
(Indemnity Period: months)

Description	Sum Insured	
Loss of Rent:		No

Optional Cover available under Section 2:

Cover	Sum Insured
C - Advanced Rent:	£0

Section 4: Property Owners Liability

Indemnity Limit

£5,000,000

Location Premium Breakdown:	Annual Premium
Section 1, 2 and 4 Premium ***excluding*** Insurance Premium Tax	£88.36
Terrorism Premium ***excluding*** Insurance Premium Tax	£0.00
Insurance Premium Tax at 9.50%	£8.39
Total Location Premium:	£96.76

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Excesses applying to Section 1:

	£
1. A. Fire, B. Explosion, C. Lightning, D. Aircraft	£ NIL
2. Earthquake	£ NIL
3. Riot, civil commotion, strikers, locked-out workers or persons taking part in labour disturbances	£ NIL
4. Malicious persons and acts of vandalism	£300
5. Storm or flood	£300
6. Escape of water or oil from any tank apparatus pipe or appliance	£300
7. Impact	£300
8. Escape of water from any automatic sprinkler system	£300
9. Theft or attempted theft	£300
10. Subsidence or ground heave of the site on which the Buildings stand or landslip	£2,500
11. Accidental breakage of or damage to fixed glass/sanitary ware	£300
12. Any other accident	£300

Excesses applying to Section 2:

Loss of Rent £ NIL

Excesses applying to Section 3:

Terrorism As per Section 1 Excesses above

Excesses applying to Section 4:

	£
1. Accidental bodily injury to any person	£ NIL
2. Damage to third party material property	£300
3. Obstruction, trespass, nuisance or interference with any easement of air, light, water or way	£ NIL
4. Wrongful arrest, detention, imprisonment or eviction of any person, malicious prosecution or invasion of the right of privacy	£ NIL
5. Legal liability for damage to any premises (including their fixtures and fittings) leased, rented or hired to the insured	£300

Location Endorsements:

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Property Owners Policy Number: 006231793

Terrorism Section Reference:

Certificate Number:

Date of Issue: 25 July 2016

Policy Details:

Insured: Tidebank UK Limited

Agency: DRAYTON REED
Insurance Broker:
Broker Telephone No.: 01243 887770
Broker Email: sue@draytonreed.co.uk
Reason for Issue:
Period of Insurance: From: 19 July 2016
To: 31 March 2017
Renewal Date: 01 April 2017

Property Insured:

Location: Bulwark, Unit 2, Daedalus Park, Lee on the Solent, PO13 9FU
Occupied as: For Rent

Section 1: Buildings
(Indemnity Basis: A - Reinstatement)

Description	Sum Insured	Declared Value	Section 3 Terrorism Operative:
Buildings:	£131,250	£105,000	No
Contents:	£0		
Communal Parts:	£0		

Other Items declared by written assessment

Section 2: Loss of Rent
(Indemnity Period: months)

Description	Sum Insured	
Loss of Rent:		No

Optional Cover available under Section 2:

Cover	Sum Insured
C - Advanced Rent:	£0

Section 4: Property Owners Liability

Indemnity Limit

£5,000,000

Location Premium Breakdown:	Annual Premium
Section 1, 2 and 4 Premium ***excluding*** Insurance Premium Tax	£117.34
Terrorism Premium ***excluding*** Insurance Premium Tax	£0.00
Insurance Premium Tax at 9.50%	£11.15
Total Location Premium:	£128.49

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Excesses applying to Section 1:

	£
1. A. Fire, B. Explosion, C. Lightning, D. Aircraft	£ NIL
2. Earthquake	£ NIL
3. Riot, civil commotion, strikers, locked-out workers or persons taking part in labour disturbances	£ NIL
4. Malicious persons and acts of vandalism	£300
5. Storm or flood	£300
6. Escape of water or oil from any tank apparatus pipe or appliance	£300
7. Impact	£300
8. Escape of water from any automatic sprinkler system	£300
9. Theft or attempted theft	£300
10. Subsidence or ground heave of the site on which the Buildings stand or landslip	£2,500
11. Accidental breakage of or damage to fixed glass/sanitary ware	£300
12. Any other accident	£300

Excesses applying to Section 2:

Loss of Rent £ NIL

Excesses applying to Section 3:

Terrorism As per Section 1 Excesses above

Excesses applying to Section 4:

	£
1. Accidental bodily injury to any person	£ NIL
2. Damage to third party material property	£300
3. Obstruction, trespass, nuisance or interference with any easement of air, light, water or way	£ NIL
4. Wrongful arrest, detention, imprisonment or eviction of any person, malicious prosecution or invasion of the right of privacy	£ NIL
5. Legal liability for damage to any premises (including their fixtures and fittings) leased, rented or hired to the insured	£300

Location Endorsements:

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Date of Issue: 25 July 2016

Policy Details:

Insured: Tidebank UK Limited

Agency: DRAYTON REED
Insurance Broker:
Broker Telephone No.: 01243 887770
Broker Email: sue@draytonreed.co.uk
Reason for Issue:
Period of Insurance: From: 19 July 2016
To: 31 March 2017
Renewal Date: 01 April 2017

Property Insured:

Location: Bulwark, Unit 3, Daedalus Park, Lee on the Solent, PO13 9FU
Occupied as: Management, training & motivation company

Section 1: Buildings
(Indemnity Basis: A - Reinstatement)

Description	Sum Insured	Declared Value	Section 3 Terrorism Operative:
Buildings:	£127,750	£102,200	No
Contents:	£0		
Communal Parts:	£0		

Other Items declared by written assessment

Section 2: Loss of Rent
(Indemnity Period: months)

Description	Sum Insured	
Loss of Rent:		No

Optional Cover available under Section 2:

Cover	Sum Insured
C - Advanced Rent:	£0

Section 4: Property Owners Liability

Indemnity Limit

£5,000,000

Location Premium Breakdown:	Annual Premium
Section 1, 2 and 4 Premium ***excluding*** Insurance Premium Tax	£70.74
Terrorism Premium ***excluding*** Insurance Premium Tax	£0.00
Insurance Premium Tax at 9.50%	£6.72
Total Location Premium:	£77.46

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Excesses applying to Section 1:

	£
1. A. Fire, B. Explosion, C. Lightning, D. Aircraft	£ NIL
2. Earthquake	£ NIL
3. Riot, civil commotion, strikers, locked-out workers or persons taking part in labour disturbances	£ NIL
4. Malicious persons and acts of vandalism	£300
5. Storm or flood	£300
6. Escape of water or oil from any tank apparatus pipe or appliance	£300
7. Impact	£300
8. Escape of water from any automatic sprinkler system	£300
9. Theft or attempted theft	£300
10. Subsidence or ground heave of the site on which the Buildings stand or landslip	£2,500
11. Accidental breakage of or damage to fixed glass/sanitary ware	£300
12. Any other accident	£300

Excesses applying to Section 2:

Loss of Rent £ NIL

Excesses applying to Section 3:

Terrorism As per Section 1 Excesses above

Excesses applying to Section 4:

	£
1. Accidental bodily injury to any person	£ NIL
2. Damage to third party material property	£300
3. Obstruction, trespass, nuisance or interference with any easement of air, light, water or way	£ NIL
4. Wrongful arrest, detention, imprisonment or eviction of any person, malicious prosecution or invasion of the right of privacy	£ NIL
5. Legal liability for damage to any premises (including their fixtures and fittings) leased, rented or hired to the insured	£300

Location Endorsements:

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