



Property Owners Renewal Invitation

This Policy is due for renewal on 25/12/2024 and we are pleased to provide Renewal terms for this business.

Renewal Terms & Conditions

Renewal is based on our Property Owners Policy Wording which can be found on our website www.alliedworldinsurance.com/products/uk-commercial-division. The relevant Policy reference is detailed in the Renewal quotation on the next pages. Please read this to ensure it continues to meet your requirements:

1. These terms are subject to no further claims or incidents occurring or being reported prior to renewal date and we have been provided with the most up to date loss information.
2. The Insured must make a fair presentation of the risk to us at inception, renewal or variation to the policy. Any material facts or circumstances must be communicated in a clear and accessible manner. Material facts are those which may influence our acceptance, assessment of risks, or pricing of the policy. If you are in any doubt as to whether a fact is material, you should tell us about it. If you fail to make a fair presentation of the risk it may result in coverage being withdrawn or a claim being rejected or reduced or invalidate the policy
3. Written Line 100 %

We would draw your attention to

Employee Reference Number

As per the ELTO regulations, we are required to submit the ERN's for all risks that we provide Employers Liability Insurance for. If you do not provide us with this information when instructing cover we will be unable to bind cover. ERN's are required for all companies and subsidiary companies.

Sum Insured & Estimates

This Renewal Invitation has been based on the expiring sums insured and estimates. It is essential that these are reviewed to reflect the true position of the Insured for the forthcoming period of insurance. Failure to do so may result in a claim being refused or the amount payable being reduced.

We would also draw to your attention that no automatic index linking or revision has taken place.

Important

This Policy is due for renewal 25/12/2024 and we must have your instructions to renew prior to this date. No extension of cover is provided. Please let us have your instructions as soon as possible.

Chris Beardwell
Underwriter, UK Commercial Division
chris.beardwell@awac.com

Quote 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 2024 To 24 December 2025

Renewal Date 25 December 2025

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 £25,175.00

Including IPT 12% £28,196.00

Property Owners Policy Wording - Ref No. AWUKCDPO0522

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

	Sum Insured	Declared Value
Buildings	£34,730,291	
Office computer equipment	Nil	
Stock	Nil	
Stock in the open	Nil	
Target Stocks	Nil	

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.

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.

Endorsements to this Section unless specifically mentioned in the endorsement otherwise

The following condition is added to the Property Insurance Conditions:

AWPD/NS1 Non Standard - Insurance Act 2015 Opt-In

It is hereby noted the agreement to opt back into the Insurance Act 2015 in respect of this policy.

The following condition is added to the Property Insurance Conditions:

AWPD/NS1 Non Standard - Electric BBQ's on Balconies

The exclusive use of electric BBQ's on balconies is permitted with an increased £50,000 Fire excess. All open fires, naked flames and the use of any other potential ignition sources for BBQ's including gas, coal etc. will continue to be prohibited and losses excluded.

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

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

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/S06 Storage of Flammable Liquids

It is a condition precedent to liability that

- (1) the storage area must be cleared and a space of at least one metre around must be maintained at all times
- (2) smoking is prohibited within the vicinity of the said storage area
- (3) there is fire resistant separation between the said storage area and the production area
- (4) the said storage area is not heated
- (5) the storage items to be marked as highly flammable
- (6) warning notices to be clearly visible around the said storage area

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.