

# Thames Eyot, Grove & Poulett Lodge, & Eyot Lodge Buildings Insurance Cover (September 2015)

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## **Introduction:**

The development is covered by Buildings & Terrorism Insurance up to a value of £18,966,341. The contents of the communal areas are also covered under this policy up to £20,000. The contents in the flats are NOT covered and individual flat leaseholders and/or residents must arrange their own contents insurance. Some insurance providers such as Santander will also cover repair of internal flat plumbing for an additional charge. and Thames Water have a policy for the internal plumbing in flats. Leaseholders should check their policy or contact their insurance providers for more details.

The AVIVA Buildings insurance provides cover for risks such as:

- subsidence, landslip and heave
- fire
- explosion
- malicious damage
- storm damage
- aircraft damage
- accidental damage
- flood

## **Excess**

The Buildings Insurance has an excess applied to certain claim types. The excess is the amount that will be deducted from the settlement of a claim, and therefore the excess amount has to be reached in order for the insurers to consider a claim. The excess levels are currently:

- Fire, lightning, explosion, aircraft, riot and civil commotion: £0.00
- Subsidence, landslip & heave: £1,000.00
- Water damage: £2,500.00
- All other damage: £250.00

## **In the event of a flood in your flat**

1. The leaseholder is required to check the plumbing in their flat first before Sweetings will investigate the communal plumbing using their own plumber. The leaseholder should employ the services of a professional plumber to check their plumbing. If they are not able to find a professional plumber, it would make sense to use Barry Freed who works on the communal plumbing system for Sweetings. Barry Freed's telephone no is: 07944825656. If the leak is found to be as a result of a leak in the communal plumbing and not the leaseholder's services, Sweetings will be reimburse the leaseholder's plumbing costs (i.e. it will paid for out of the expenditure budget funded by the service charges).

**2. Sweetings has confirmed they are responsible and liable for:**

- The central heating pipes and radiators in the building,
- The main soil pipe (the vertical waste pipe that runs down the building).
- The hot and cold water pipes up until the stop cock.

**3. The leaseholder is responsible and liable for the following inside their flat:**

- The hot and cold water pipes from and including the stop cock onwards,
- The horizontal overflow pipe that comes out from the bathroom and hangs out over the exterior of the building. To avoid building and damages to other flats this should be checked regularly to ensure any drainage from the pipe clears the building exterior.
- The plumbing in your flat (e.g. sink pipes, washing machine pipes, dishwasher pipes, bathroom pipes and drains etc.), up to the point where it reaches the main soil pipe (the vertical waste pipe that runs down the building).
- Sweetings has noted that seals around baths and showers are often the cause of leaks and are the responsibility of the leaseholder to check and maintain.

**Claims scenarios and how/who to claim:**

**1. Leaks caused by internal flat pipes (see point 3 above)**

- a) Should a leak from flat A into flat B occur, the Water Damage excess would apply meaning that the first £2,500.00 would not be covered and the claim must therefore exceed £2,500.00 for the insurers to consider the claim.
- b) The owner of the affected flat, flat B must make a claim against the Buildings Insurance for the damage (over £2,500.00) and will be required to complete a claim form and obtain at least two separate estimates for the repairs. If the claim is large, the insurers may insist that a loss adjuster visit the property to assess the claim.
- c) If the claim is agreed, the insurers will settle the claimed amount minus the policy excess of £2,500.00; e.g.: Flat B claims £4,000.00 for redecoration, and will therefore receive a settlement cheque of £1,500.00. The owner of flat B will then need to make a personal claim against the owner of flat A for the shortfall of £2,500.00.
- d) If a claim does not reach the excess threshold of £2,500.00 a claim cannot be made on the buildings insurance and the leaseholder of flat B would need to make a personal claim against the leaseholder of flat A.
- e) Damage that occurs in Flat A as a result of the leak, or finding the leak, may be partially recoverable as part of the claim made by Flat B (under the 'Trace and Access' clause of the policy. However, the insurer may question the responsibility of the flat owner to maintain their internal plumbing and apparatus. It is recommended that flat owners take out a separate internal plumbing insurance for their plumbing, such as that provided by Thames Water for flats.

**2. Damage caused by building pipes, (see point 2 above).**

If a building pipe is at fault, an insurance claim can be made if the cost is above £2,500. If the cost is below £2,500, this is paid for out of the relevant expenditure budget, which is funded from the service charges.

\*Note: (Responsibility for floor coverings, bathroom and kitchen fittings etc can often be a grey area in insurance between Buildings and Contents. As a rule of thumb anything that can be taken when moving (sofas, televisions, carpet, curtains etc) is covered by Contents Insurance, whereas anything fixed (bathroom & kitchen fittings, wooden flooring etc) is covered by Buildings Insurance – this includes decor and tiling.

