

Leaseholder Disclosure Document

It has become necessary to provide you with this document, along with a copy of the policy summary. Together, these documents outline the key aspects of the insurance arranged by your freeholder/managing agent to cover the property. It is not the full policy wording, and you cannot make changes to the policy itself, but these are intended to give you a clearer picture of the cover and its associated costs. As the insurance broker arranging the cover, we supply these documents to your freeholder (the policyholder), who is required to pass them on to you. If you have any questions, these should initially be directed to the freeholder of your property. Please note, this policy does not cover your personal possessions or contents.

Summary of the cover:

Name of insurer:	Axa Insurance UK Plc authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and Prudential Regulation Authority
Risk Address	Windsor Drive Development, Windsor Drive, High Wycombe, HP13 6BL
Premises Specific Terms, conditions or exclusion	None
Sum insured:	£32,718,870 Buildings and £97,858 Contents
Excesses:	£1,500 Subsidence Excess £1,000 Escape of Water Excess £650 All Other Damages Excess
Term of policy:	12-month policy from 23/06/2026 – 23/06/2027
Summary of exclusions, features and benefits:	Please refer to the Policy Summary document sent alongside this document.

Pricing Information

Total premium = £20,832.50 (includes £2,232.05 of Insurance Premium Tax)

There is no Value Added Tax associated to the premium directly.

Remuneration Information

Commission received by Alan Boswell Insurance Brokers Ltd	= £3,906.09
Commission received by third party introducer/managing agent	= Nil
Commission received by freeholder	= Nil
Total commission	= £3,906.09

There is the potential for Alan Boswell Insurance Brokers Ltd to be paid additional earnings from the insurer if our whole account reaches pre-determined targets. These usually involve reaching growth and profit targets set by the insurer. The total additional earnings are typically capped at 2% of the pre-tax premium. The additional earnings are not a factor for Alan Boswell Insurance Brokers Ltd in where the cover is placed.

Placement and shopping around information

Alan Boswell Insurance Brokers Ltd have approached various insurers and have considered the merits of each. We are recommending Axa Insurance UK Plc, as we are confident the features, price and conditions are consistent with the interests of both the policyholder and you as the leaseholder.