

Storm Group

Gallagher

Insurance | Risk Management | Consulting

253 Capability Green
Luton
LU1 3LU
Tel: 01582 542330
Fax: 0870 400 9406
www.ajg.com/uk

TO WHOM IT MAY CONCERN

05th December 2024

Dear Sirs

We are the Risk and Insurance Managers for the client below and have pleasure in confirming details of their insurance arrangements as follows:-

Insured Details:

Name(s)	**Storm Holdings Ltd inc Storm Zero Ltd & Storm Group Services Ltd**
Postal Address	**125-127 New London Road, Chelmsford, Essex, CM2 0QT, United Kingdom**
Our Ref	**17532990**
Business Description	**Builders, including Speculative Build Projects, Commercial & Residential Alteration, Refurbishment & New Build including Roofing & Associated Trades**

Employers Liability

Insurer:	Aviva Insurance Limited
Policy number:	100644176CSI
Cover period:	18th December 2024 to 17th December 2025
Indemnity limit:	£10,000,000

Public Liability

Insurer:	Aviva Insurance Limited
Policy number:	100644176CSI
Cover period:	18th December 2024 to 17th December 2025
Indemnity limit:	£5,000,000
Excess:	£500 Excess - Water We will not provide cover for the first amount of £1,000 of Compensation, Costs and Expenses in respect of each and every event of Damage to Property caused by escape of water from any tank, appliance, apparatus or pipe.
Basis of Limit:	The maximum We will pay is The Limit of Indemnity and any Costs and Expenses.

Arthur J. Gallagher Insurance Brokers Limited is authorised and regulated by the Financial Conduct Authority.
Registered Office: Spectrum Building, 7th Floor, 55, Blythswood Street, Glasgow, G2 7AT. Registered in Scotland. Company Number: SC108909.

Products Liability

Insurer:	Aviva Insurance Limited
Policy number:	100644176CSI
Cover period:	18th December 2024 to 17th December 2025
Indemnity limit:	£5,000,000
Basis of Limit:	The maximum We will pay is The Limit of Indemnity and any Costs and Expenses.

Public and Products Liability (Excess Layer)

Insurer:	American International Group UK Limited
Policy number:	0021902263
Cover period:	18th December 2024 to 17th December 2025
Excess layer:	£5,000,000
Primary indemnity limit:	£5,000,000
Basis of Limit:	Any one claim but limited to any one Period of Insurance in respect of the Products Liability

Contractors All Risk

Insurer:	Aviva Insurance Limited
Policy number:	100644176CSI
Cover period:	18th December 2024 to 17th December 2025
Maximum value any one contract (£):	£1,500,000
Maximum item limit hired in (£):	£250,000
Excess:	£1,000 malicious damage
Excess:	£1,000 theft

Professional Indemnity

Insurer:	HCC international Insurance Company PLC
Policy number:	PI18A768503
Cover period:	17th May 2024 to 03rd January 2025
Indemnity limit:	£5,000,000
Excess:	£2,500
Basis of Limit:	any one claim and in total including defence costs

Cover is subject to the full terms, conditions and exclusions of the policy.

This document is issued to you as a matter of information only and the issuance of this document does not: -

i) create any contractual relationship between Arthur J. Gallagher Insurance Brokers Limited and the recipient
ii) make the person or organisation to whom it has been issued an additional assured, nor does it modify in any manner the contract of Insurance between the Assured and the Underwriters.

Any amendments, change or extension of such contract can only be effected by specific endorsement attached thereto with the consent of the Assured and the Underwriters.

We accept no responsibility whatsoever for any inadvertent or negligent act, error or omission on our part in preparing this information or for any loss, damage, expense hereby occasioned to the recipient of this letter

Should the insurance cover be cancelled assigned or changed in any way during the period of insurance neither we nor insurers accept any obligation to notify any recipient.

Yours faithfully

Arthur J. Gallagher Insurance Brokers Limited is authorised and regulated by the Financial Conduct Authority.
Registered Office: Spectrum Building, 7th Floor, 55, Blythswood Street, Glasgow, G2 7AT. Registered in Scotland. Company Number: SC108909.

Natalie

Natalie Pinney
Account Handler
Direct Dial: 01582 542330
Email: Natalie_Pinney@ajg.com

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Certificate of Employers' Liability Insurance (a)

(Where required by regulation 5 of the Employers' Liability (Compulsory Insurance) Regulations 1998, 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)

Policy Number	100644176CSI
Name of Policyholder	Storm Holdings Ltd inc Storm Zero Ltd & Storm Group Services Ltd
Date of Commencement of Insurance	18 December 2025
Date of Expiry of Insurance	17 December 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, Northern Ireland, the Isle of Man, the Island of Jersey, the Island of Guernsey and the Island of Alderney (b)

(2) the minimum amount of cover provided by this Policy is no less than £5million (c)

Signed on behalf of: **Aviva Insurance Limited** (Authorised Insurer)



Jason Storah
CEO, UK & Ireland General Insurance
(Authorised Signatory)

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.

Aviva Insurance Limited. Registered in Scotland, No. 2116. Registered Office: Pitheavlis, Perth PH2 0NH.
Authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority.

Gallagher Excess of Loss

POLICY NUMBER: 0021902263



Gallagher Excess of Loss

Schedule

Policy Number		0021902263
Item 1.	**Insured:**	Storm Holdings Ltd inc Storm Zero Ltd & Storm Group Services Ltd
	Address:	125-127 New London Road Chelmsford Essex CM2 0QT United Kingdom
	Business:	Electrical contractors, air conditioning, plumbing, general builders, roofers flat and tiled
Item 2.	**Period of Insurance:**	**From** 18 December 2025 **To** 17 December 2026 (Both days inclusive)
Item 3.	**Premium:**	[redacted]
	IPT:	[redacted]
	Total Premium:	[redacted] The Total Premium amount shown is the minimum premium chargeable. No premium refund will be due if cover is cancelled.
Item 4.	**Public/Products Liability:**	£5,000,000 any one occurrence but limited to any one Period of Insurance in respect of the Products Liability
	In Excess of:	£5,000,000 any one occurrence but limited to any one Period of Insurance in respect of the Products Liability

	Insurer	**Policy Number**
Primary:	Aviva	tba

Item 5.	**Employers Liability:**	Not Covered
	In Excess of:	Not Covered

		Insurer	Policy Number
	Primary:	Not Applicable	Not Applicable
Item 6.	**Motor Third Party Property Damage:**	Not Covered	
	In Excess of:	Not Covered	

		Insurer	Policy Number
	Primary:	Not Applicable	Not Applicable
Item 7.	**Crisis Containment Management Extension:**	£100,000 any one *Crisis* and in the annual aggregate	

ON BEHALF OF THE INSURER

AIG Underwriting Team - Gallagher XOL Facility
GallagherXOL@aig.com

DATE: 05 December 2025

AIG International Group UK Limited

American International Group UK Limited is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and Prudential Regulation Authority (FRN number 781109). This information can be checked by visiting the FS Register (www.fca.org.uk/register). American International Group UK Limited is registered in England: company number 10737370. Registered address: The AIG Building, 58 Fenchurch Street, London EC3M 4AB.

Professional Risks

SCHEDULE

Policy number:	PI26A768503	**Date of issue:**	05/01/2026
Form:	PI DC AGG 0417		
Date of proposal form:	17/12/2025		
Insured:	Storm Holdings Ltd including subsidiary companies Storm Zero Ltd (previously trading as Storm Group Development Solutions Ltd) & Storm Group Services Ltd (previously Storm Electrical Solutions Ltd)		
Period of insurance:	From: 04/01/2026		
	To: 18/12/2026 both dates inclusive		
Indemnity limit:	GBP 5,000,000 any one claim and in total including defence costs		
Excess:	GBP 2,500 each and every claim does not apply to defence costs		

Additional conditions:

Other Activities:	None
Geographical Limits:	Worldwide excluding USA / Canada
Retroactive Date:	04/01/2018
Jurisdiction:	Worldwide excluding USA / Canada

HCC 008	Bodily Injury Exclusion
HCC 028	Variable Excess Clause , Excess GBP 10,000 inclusive of defence costs and expenses, in respect of Roofing and Cladding work
HCC 032	Premium Payment Clause
HCC 543	Sub-contractor warranty - D&C , Limit of indemnity of at least GBP 1,000,000
HCC 575	Combustibility and Fire Safety Exclusion
HCC 599	Cyber and Data Protection Law Exclusion with write-back - D&C

Th retroactive date in respect of Professional services relating to solar panels is 18/12/2010

Premium:	GBP [redacted]	Plus	12.00% Insurance Premium Tax

TOKIO MARINE HCC

Design & Construct Insurance

PI DC AGG 0417

Tokio Marine HCC
Fitzwilliam House, 10 St. Mary Axe
London EC3A 8BF, United Kingdom
Tel: +44 (0)20 7702 4700

ENDORSEMENT NO: 1

ATTACHING TO AND FORMING PART OF POLICY NO: PI24A768503

In the name of:
Storm Holdings Ltd including subsidiary companies Storm Zero Ltd (previously trading as Storm Group Development Solutions Ltd) & Storm Group Services Ltd (previously Storm Electrical Solutions Ltd)

Period: From 04/01/2024 To 03/01/2025 both days inclusive.

It is hereby understood and agreed that with effect from 17/05/2024, the Indemnity Limit is amended to GBP 5,000,000 any one claim and in total including defence costs.

Additional Premium of GBP 2,531.51 plus tax as applicable

Subject otherwise to the policy terms and conditions

Dated in London 17/05/2024.

Tokio Marine HCC - International Group is a trading name of HCC International Insurance Company plc, which is a member of the Tokio Marine HCC Group of Companies. HCC International Insurance Company plc is authorised by the Prudential Regulation Authority (PRA) and regulated by the UK Financial Conduct Authority (FCA) and Prudential Regulation Authority. Registered in England and Wales No. 01575839 with registered office at 1 Aldgate, London EC3N 1RE.

Gallagher

Insurance | Risk Management | Consulting

253 Capability Green
Luton
LU1 3LU
Tel: 01582 542330
Fax: 0870 400 9406
www.ajg.com/uk

TO WHOM IT MAY CONCERN

23rd May 2024

Dear Sirs

We are the Risk and Insurance Managers for the client below and have pleasure in confirming details of their insurance arrangements as follows:-

Insured Details:

Name(s)	**Storm Holdings Ltd inc Storm Zero Ltd & Storm Group Services Ltd**
Postal Address	**27 Mores Lane, Pilgrims Hatch, Brentwood, Essex, CM14 5RU, United Kingdom**
Our Ref	**17532990**
Business Description	**Electrical contractors, air conditioning, plumbing, general builders, roofers flat and tiled**

Employers Liability

Insurer:	Aviva Insurance Limited
Policy number:	100644176CSI
Cover period:	18th December 2023 to 17th December 2024
Indemnity limit:	£10,000,000

Public Liability

Insurer:	Aviva Insurance Limited
Policy number:	100644176CSI
Cover period:	18th December 2023 to 17th December 2024
Indemnity limit:	£5,000,000
Excess:	£500 Excess - Water We will not provide cover for the first amount of £1,000 of Compensation, Costs and Expenses in respect of each and every event of Damage to Property caused by escape of water from any tank, appliance, apparatus or pipe.
Basis of Limit:	The maximum We will pay is The Limit of Indemnity and any Costs and Expenses.

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Products Liability

Insurer:	Aviva Insurance Limited
Policy number:	100644176CSI
Cover period:	18th December 2023 to 17th December 2024
Indemnity limit:	£5,000,000
Basis of Limit:	The maximum We will pay is The Limit of Indemnity and any Costs and Expenses.

Public and Products Liability (Excess Layer)

Insurer:	American International Group UK Limited
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Excess layer:	£5,000,000
Primary indemnity limit:	£5,000,000
Basis of Limit:	Any one claim but limited to any one Period of Insurance in respect of the Products Liability

Contractors All Risk

Insurer:	Aviva Insurance Limited
Policy number:	100644176CSI
Cover period:	18th December 2023 to 17th December 2024
Maximum value any one contract (£):	£1,500,000
Maximum item limit hired in (£):	£250,000
Excess:	£500 malicious damage
Excess:	£500 theft

Professional Indemnity

Insurer:	HCC international Insurance Company PLC
Policy number:	PI18A768503
Cover period:	17th May 2024 to 03rd January 2025
Indemnity limit:	£4,000,000
Excess:	£2,500
Basis of Limit:	any one claim and in total including defence costs

Cover is subject to the full terms, conditions and exclusions of the policy.

This document is issued to you as a matter of information only and the issuance of this document does not: -

i) create any contractual relationship between Arthur J. Gallagher Insurance Brokers Limited and the recipient
ii) make the person or organisation to whom it has been issued an additional assured, nor does it modify in any manner the contract of Insurance between the Assured and the Underwriters.

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We accept no responsibility whatsoever for any inadvertent or negligent act, error or omission on our part in preparing this information or for any loss, damage, expense hereby occasioned to the recipient of this letter

Should the insurance cover be cancelled assigned or changed in any way during the period of insurance neither we nor insurers accept any obligation to notify any recipient.

Yours faithfully

Arthur J. Gallagher Insurance Brokers Limited is authorised and regulated by the Financial Conduct Authority.
Registered Office: Spectrum Building, 7th Floor, 55, Blythswood Street, Glasgow, G2 7AT. Registered in Scotland. Company Number: SC108909.

Natalie

Natalie Pinney
Account Handler
Direct Dial: 01582 542330
Email: Natalie_Pinney@ajg.com

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Registered Office: Spectrum Building, 7th Floor, 55, Blythswood Street, Glasgow, G2 7AT. Registered in Scotland. Company Number: SC108909.

Schedule for Your Construction Sector Insurance Policy

Produced on 19 December 2023

Your Renewal Schedule

Please keep The Schedule safe with Your policy.

This Schedule outlines your cover. Clauses and Conditions applying to your cover are detailed in the Clauses and Conditions Schedule and should be read and understood in conjunction with your policy wording.

For Property Damage and Business Interruption covers, Your Schedule refers to Risk Locations and Premises. Each Risk Location consists of one or more Premises.

A unique reference number has been applied to each Risk Location, for example **001**. Premises within that Risk Location are identified by the number after the hyphen, for example Premises 2 at this Risk Location appears as 001-**002**.

Policyholder Details

The Policyholder	Storm Holdings Ltd inc Storm Zero Ltd & Storm Group Services Ltd
Contact address	125-127, New London Road Chelmsford, CM2 0QT
The Business	Builders, including speculative build projects, commercial & residential alteration, refurbishment & new build including roofing & associated trades.

Policy Details

Policy number	100644176CSI
Effective date	18 December 2023
Expiry date	17 December 2024
Annual premium (excluding Insurance Premium Tax)	£13,024.61
Insurance Premium Tax	£1,562.96
Total amount due	**£14,587.57**

Insurance Adviser Details

Your Insurance Adviser	ARTHUR J GALLAGHER INSURANCE BROKERS LTD (LUTON) 253 CAPABILITY GREEN LUTON LU1 3LU

Important

If the information in The Schedule is incorrect or incomplete, or if the insurance does not meet Your requirements, please tell Us as soon as possible.

You are reminded of the need to tell Us immediately of any circumstances or changes which We would take into account in Our assessment or acceptance of this insurance as failure to disclose all relevant circumstances may invalidate Your policy, or may result in the policy not operating fully.

Risks situated within the UK and other countries excluding the EEA are underwritten by Aviva Insurance Limited. Registered in Scotland, No. 2116. Registered Office: Pitheavlis, Perth PH2 0NH. Authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority and our firm's reference number is 202153.

Risks situated within the EEA are underwritten by Aviva Insurance Ireland Designated Activity Company. Aviva Insurance Ireland Designated Activity Company, trading as Aviva, is regulated by the Central Bank of Ireland. Our firm's reference number is No. C171485. A private company limited by shares. Registered in Ireland, No. 605769. Registered Office: Cherrywood Business Park, Dublin, Ireland D18 W2P5. Registered UK Branch Address: St Helen's, 1 Undershaft, London EC3P 3DQ. UK Branch authorised by the Prudential Regulation Authority. Subject to regulation by the Financial Conduct Authority (FCA reference No. 827591) and limited regulation by the Prudential Regulation Authority. Details about the extent of our regulation by the Prudential Regulation Authority are available from us on request.

Summary of Cover

The Policyholder	Storm Holdings Ltd inc Storm Zero Ltd & Storm Group Services Ltd
The Business	Builders, including speculative build projects, commercial & residential alteration, refurbishment & new build including roofing & associated trades.

There may be differences in the cover selected between premises, so please check the details carefully.

Sections You have chosen to cover:

Property Damage, Goods In Transit, Business All Risks, Contract Works, Business Interruption, Employers' Liability, Public and Products Liability

Other sections available that You have chosen not to cover:

Money and Assault, Frozen Foods, Machinery, Computer, Plant and Equipment, Renewable Energy, Cyber, Terrorism, Commercial Legal Protection, Commercial Crime, Management Liability, Inspection Service, Group Personal Accident, Business Travel

Conditions

The following conditions apply across all sections of your policy in addition to the conditions contained within your Policy Wording unless otherwise stated

Claims Procedure

If in relation to any claim You have failed to fulfil any of the following conditions, You will lose Your right to indemnity or payment for that claim.

You must

(1) tell Us immediately of any event or occurrence which may result in a claim

(2) notify the police immediately of loss, destruction or damage caused by malicious persons or thieves

(3) at Your expense, provide Us with a written claim containing as much information as possible of the loss, liability, destruction, damage, accident or injury, including the amount of the claim within
   (a) 30 days, or
   (b) seven days in the case of loss, destruction or damage caused by riot, civil commotion, strikers, locked-out workers, persons taking part in labour disturbances or malicious persons
   of You becoming aware of the event or occurrence, or such further time that We may allow

(4) provide Us with all information and help We require in respect of the claim

(5) pass to Us unanswered, immediately, all communications from third parties in relation to any event which may result in a claim under this policy

(6) not admit or repudiate liability, nor offer to settle, compromise, make payment which may result in a claim or pay any claim under this policy without Our written agreement

(7) allow Us to take over and conduct in Your name the defence or settlement of any claim. You will also allow Us to prosecute at Our own expense and for Our own benefit, any claim for indemnity or compensation against any other person and You must give Us all information and assistance required.

Subjectivity Condition

The insurance cover provided by Aviva may be subject to You or Us carrying out certain actions. We will clearly state below if the insurance provided by Us is subject to You

(1) providing Us with any additional information requested by the required date(s)

(2) allowing Us access to The Premises, Your Contract Sites, and/or The Business to carry out surveys

(3) completing any actions agreed between You and Us by the required date(s)

(4) allowing Us to complete any actions agreed between You and Us.

Upon completion of these requirements (or if they are not completed by the required dates), We may, at our option

(1) modify the premium

(2) make amendments to the terms and conditions of the insurance cover

(3) require You to make alterations to The Premises for which We have provided an insurance cover by the required date(s)

(4) withdraw any insurance cover provided

(5) leave the terms and conditions of the insurance cover and the premium, unaltered.

We will contact You with our decision and where applicable, specify the date(s) by which any action(s) agreed need to be completed by You and/or any decision by Us will take effect.

Our requirements and decisions will take effect from the date(s) specified unless and until We agree otherwise in writing. If You disagree with Our requirements and/or decisions, We will consider Your comments and where We consider appropriate, will continue to negotiate with You to resolve the matter to Your and Our satisfaction. In the event that the matter cannot be resolved We will withdraw the insurance cover.

The above conditions do not affect Our right to withdraw any insurance cover if We discover information material to Our acceptance of the risk that was not disclosed when requesting the original quotation.

Contact Details for Claims and Help

Do You or Your employees use a Smartphone or Tablet Device?
Why not scan the QR Code and store Our contact details directly to Your device?

Services
As an Aviva customer, You can access additional services to help You keep Your business running smoothly.
For Our joint protection telephone calls may be recorded and/or monitored.

Claims Service: 0800 015 1498
A 24 hour, 365 days a year claims line providing You with emergency assistance whenever it is required. When We know about Your problem, We will start to put the solutions in place.

Legal and Tax Helpline 0345 300 1899

Call this helpline anytime, day or night, for advice on legal or tax matters in the United Kingdom. This service, given in confidence, is included as part of your insurance policy.

Commercial Legal Protection 0345 300 1899

If you have Commercial Legal Protection cover, please call the helpline for legal advice as soon as you are aware of an incident. Please have your policy number to hand.

If You think that You might need to claim please contact the helpline on **0345 300 1899** and obtain a reference number. A claim form is also available to download at www.aviva.co.uk/legalprotection.

Risk Solutions Helpline 0345 366 6666
Call for advice on safety, fire, security and other issues that can affect Your business. Most enquiries can be dealt with over the telephone, but if We can't give you an immediate answer, We will deal with your enquiry within one working day.
This service is available during office hours with an answering service outside these times.

Counselling Service Helpline 0117 934 0105
This is a confidential service available to Your staff to help deal with personal issues such as bereavement, divorce, the threat of violence in the workplace and bullying at work.

Website - https://avivabusinesslaw.farill.io/
This service (provided by DAS Businesslaw and powered by Farillio) is built specifically to help businesses manage a wide range of business and legal issues. You'll get access to:

- a range of regularly updated business and legal guides, document builders, interactive checklists and videos that can help you with the day-to-day running of your business, as well as helping you to manage your exposure to legal risk
- easy to use templates to build legal documents including employee contracts, health and safety policies, dismissal letters
- topics range from branding, crowdfunding, financial and tax planning, to marketing strategy to help build and grow your business
- email alerts on changes in law, legislation and regulation
- unlimited legal advice via the legal advice helpline

To register

1. Visit https://avivabusinesslaw.farill.io/
2. Enter the voucher code DASBAVI100 into the 'First time using Aviva Businesslaw?' box and click 'Validate Voucher'
3. Fill out your name, email address, and create a password
4. Validate your email address by pressing the link in the confirmation email that you receive.

Property Damage

All Risks and Excesses

For details of Your Property Damage cover, please refer to the Property Damage section of Your policy wording.
In addition to the All Risks cover, the following also apply unless stated otherwise at Risk Location, The Premises or Property Insured:
Theft and Subsidence

Excess:

You will pay the first £500 of each and every occurrence , except for:

Subsidence	£1,000

Risk Location 002

Location Address:

125-127, New London Road, Chelmsford, CM2 0QT

The Premises 002-001

Description/Occupation:

Contractors Office

All Risks and Excesses

For details of Your Property Damage cover, please refer to the Property Damage section of Your policy wording.
In addition to the All Risks cover, the following also apply unless stated otherwise at Property Insured:
Theft and Subsidence

Excess:

You will pay the first £500 of each and every occurrence , except for:

Subsidence	£1,000

The Premises 002-002

Description/Occupation:

Contractors Office

All Risks and Excesses

For details of Your Property Damage cover, please refer to the Property Damage section of Your policy wording.
In addition to the All Risks cover, the following also apply unless stated otherwise at Property Insured:
Theft and Subsidence

Excess:

You will pay the first £500 of each and every occurrence , except for:

Subsidence	£1,000

Property Insured:

Item	Property Insured	Sum Insured	Basis of Cover	Basis of Claim Settlement
1	Tenants Improvements	£50,157	Full Value	Reinstatement
2	Machinery, Plant, Furniture, Fixtures, Fittings & All Other Contents	£15,000	Full Value	Reinstatement
3	Computers	£5,444	Full Value	Reinstatement
4	Deeds & Documents	£11,848	Full Value	Reinstatement

Total Sum Insured for all Property at this Premises £82,449

Index Linking:
Applies to all the Property Insured detailed above

Goods in Transit

Cover

Method of Transit	Limit
Maximum Limit per conveyance, excluding private cars	£50,000
Maximum Limit per conveyance by private cars	£5,000
Maximum Limit Any One Occurrence	£100,000
Tools Limit Any One Occurrence	£6,500

The Excesses

Theft or attempted theft from Unattended Vehicle for each and every Occurrence	£500
All other losses, including Your driver Personal Effects, for each and every Occurrence	£100

Endorsements applying to Goods in Transit (subject otherwise to the terms and conditions shown in Your policy).

Business All Risks

Item	Description	Sum Insured	Excess	Situation
1	Portable electronic and photographic equipment including portable computer equipment, digital and non digital cameras, mobile telephones, television, DVD and audio equipment designed to be carried by hand, excluding portable hand tools, portable office equipment, specialist trade equipment and all personal effects.	£7,500	£100	Worldwide

Basis of Claim Settlement – Reinstatement unless otherwise stated.

Situation is defined as follows:

The Premises
Any premises owned, hired or leased by You
United Kingdom
Anywhere in the United Kingdom including Transit
European Union
Anywhere in the United Kingdom including Transit and whilst temporarily removed anywhere within the European Economic Community for up to 90 days
Worldwide
Anywhere in the United Kingdom including Transit and whilst temporarily removed anywhere in the world for up to 90 days.

Endorsements applying to Business All Risks (subject otherwise to the terms and conditions shown in Your policy).

Contract works

Business Description	Builders, including speculative build projects, commercial & residential alteration, refurbishment & new build including roofing & associated trades.
Estimated Turnover	£6,000,000
Trade Activities	**Turnover**
Builders - Alteration and Repair (Commercial)	£6,000,000
Maximum Contract Price	£1,500,000

The Property Insured			Sum Insured
(1)	Works		£1,500,000
	Excess	£500	
	except for		
	Theft or malicious persons	£1,000	
(2)	Your Plant		£20,000
	Excess	£500	
	except for		
	Theft or malicious persons	£1,000	
(3)	Hired in Plant & Continuing Hire Charges		£250,000
	Annual Hiring Charges	£50,000	
	Excess	£500	
	except for		
	Theft or malicious persons	£1,000	
(4)	Employees' tools		Not Insured

Endorsements applying to your Contract Works (subject otherwise to the terms and conditions shown in Your policy).

Timber Frame Construction

We will not provide cover for Damage to Property Insured where Timber Frame Construction is utilised

(1) on more than 2 floor levels including and above ground level, or

(2) where the Estimated Original Contract Price exceeds £1,000,000

unless otherwise stated in The Schedule.

For the purposes of this Endorsement the following definition applies.

Timber Frame Construction

A method of timber construction that commonly utilises platform building techniques where the structural frame is made from wood.

Business Interruption

The Business:

Builders, including speculative build projects,
commercial & residential alteration, refurbishment & new build including roofing & associated trades.

All Risks and Excesses

For details of Your Business Interruption cover, please refer to the Business Interruption section of Your policy wording.

In addition to the All Risks cover, the following also apply unless stated otherwise at Risk Location, The Premises or individual Cover(s):

Theft and Subsidence

Excess:

You will pay the first £0 of each and every occurrence

Cover:

The following apply only to the Risks notified to and accepted by Us

Item	Description	Estimated Amount/Sum Insured	Maximum Indemnity Period
1	Increased Cost of Working	£25,780	12 months

Index Linking:

Applies to the Cover detailed above

Risk Location 002

Risk Location Address:

125-127, New London Road, Chelmsford, CM2 0QT

The Premises 002-001

Description/Occupation:

Contractors Office

The Premises 002-002

Description/Occupation:

Contractors Office

Additional Covers applying

The following Additional Covers are applicable and are displayed in full in Your Policy wording with the information below explaining any values relating to each of them:

Action by Police, Government or Other Competent Authority	Maximum payable any one claim	£50,000
	Maximum payable in the aggregate any one Period of Insurance	£50,000
	Distance (Miles)	1
	Consecutive hours	72 hours
	Maximum Indemnity Period	3 month(s)
Full Failure of Electricity, Gas and/or Water Supply	Maximum payable any one claim	£100,000
	Maximum payable in total in respect of all claims in the Period of Insurance	£300,000
	Maximum payable any one claim for failure resulting from accidental means other than Damage. However, if the maximum payable any one claim stated above is lower, that limit will apply	£50,000
	Maximum payable in total in any one Period of Insurance for failure resulting from accidental means other than Damage	£100,000
	Maximum Indemnity Period	12 month(s)
	Consecutive hours	4 hours

Employers' Liability

The operation of any limit of indemnity is stated in The Schedule or the relevant Clause, Condition, Section or Endorsement of Your policy.

Limit of Indemnity: £10,000,000

Terrorism Limit of Indemnity: £5,000,000

War Limit of Indemnity: £5,000,000

An Employers' Liability certificate is attached. It is recommended that You retain a copy of each Employers' Liability certificate issued to You.

Description of Activities		
Painters and decorators up to 10 metre height	£37,300	Wages
Electrical contractors	£40,000	Wages
Clerical	£115,000	Wages

Builders - erection, alteration, maintenance and repair up to 10 metres height	£193,000	Wages

Index Linking: Applies to the Wages, as detailed above.

Endorsements applying to Employers' Liability (subject otherwise to the terms and conditions shown in Your policy).

Aerial Erection / Repair Exception

We will not provide cover for work on external aerials.

Erection, Alteration, Maintenance or Repair of Buildings Business Definition

We will not provide cover for work other than

(1) the erection, alteration, maintenance or repair of buildings below 10 metres in height

(2) partial or total demolition of structures not exceeding 4 metres in height.

We will provide cover for any

(a) partial or total demolition

(b) road and footpath construction

(c) laying pipes and drains

(d) piling work

only if included within the contract of (1) above.

We will not provide cover for the use of explosives.

General Builders Business Definition

We will not provide cover for work other than

(1) the erection, alteration, maintenance or repair of buildings or structures

(2) partial or total demolition of structures not exceeding 4 metres in height.

We will provide cover for

(a) partial or total demolition

(b) road and footpath construction

(c) laying pipes and drains

(d) piling work

only if included within the contract of (1) above.

We will not provide cover for

(1) water diversion or the use of explosives

(2) the construction of or work on towers, steeples, chimney shafts, blast furnaces, viaducts, bridges, docks, tunnels, dams or reservoirs.

Height Limit

We will not provide cover for work at a height where the drop exceeds 10 metres.

Woodworking Machinery Exception

We will not provide cover for the use of powered woodworking machinery other than lathes, fret saws, boring or sanding machines, portable hand tools or portable cross-cut, mitre and bench saws.

Public and Products Liability

The operation of any limit of indemnity or excess is stated in The Schedule or the relevant Clause, Condition, Section or Endorsement of Your policy.

Limit of Indemnity: £5,000,000

Terrorism Limit of Indemnity: £5,000,000

Description of Activities

Builders - erection, alteration, maintenance and repair up to 10 metres height - own employees	£193,000	Wages
Builders - erection, alteration, maintenance and repair over 10 metres height - bona fide sub contractors	£2,000,000	Payments to Contractors
Electrical contractors	£40,000	Wages
Painters and decorators - labour only sub contractors	£37,300	Payments to Contractors

Index Linking: Applies to all the Activity Descriptions monetary amounts detailed above.

Endorsements applying to Public and Products Liability (subject otherwise to the terms and conditions shown in Your policy).

Excess

We will not provide cover for the first amount of £500 of Compensation, Costs and Expenses in respect of each and every event of Damage to Property.

Excess - Water

We will not provide cover for the first amount of £1,000 of Compensation, Costs and Expenses in respect of each and every event of Damage to Property caused by escape of water from any tank, appliance, apparatus or pipe.

General Builders Business Definition

We will provide cover to The Insured for

(1) (a) partial or total demolition
(b) road and footpath construction
(c) laying pipes, drains and sewers
(d) piling work
only if this forms part of a contract undertaken by The Insured for the erection, alteration, maintenance or repair of buildings or structures

(2) partial or total demolition of structures not exceeding 4 metres in height.

We will not provide cover for

(1) water diversion or the use of explosives

(2) the construction of or work on towers, steeples, chimney shafts, blast furnaces, viaducts, bridges, docks, tunnels, dams or reservoirs.

Plumbing (Higher Risk) Condition and Excess

The Definition of Plumbing under this Section is

(1) design
(2) installation
(3) alteration
(4) repair
(5) testing
(6) maintenance
(7) servicing

of services supplying water for domestic use (being the system of pipes, fittings and connected appliances installed to supply any building, whether domestic or not, with water for drinking, culinary, domestic laundry, ablutionary, cleaning and sanitary purposes)

If in relation to any claim for Damage to Property arising from Plumbing You have failed to fulfil the following condition, We will not pay that claim.

You must ensure that You comply with BS6700:2006+A1:2009 or any amending standard.

We will not provide cover for the first 10% or £2,500, whichever is the greater, of Compensation, Costs and Expenses (subject to a maximum amount of £25,000) in respect of each and every event of Damage to Property arising from Plumbing.

Use of Heat

ß If in relation to any claim You have failed to fulfil any of the following conditions, We will not pay that claim.
You must ensure that the following precautions are taken each time any electric, oxy-acetylene or similar welding
or cutting equipment, cutting or grinding equipment using abrasive disks or wheels, blow lamp, blow torch, hot air
gun or hot air stripper, asphalt, bitumen, tar or pitch heater are used away from premises which You own, hire or
rent.
(1) Before starting work
(a) where You and any other person(s) for whom You are responsible are working at a site, a responsible person must be appointed for fire safety to ensure the following precautions are taken
(b) fire safety checks to identify material that might be liable to catch fire must be carried out before work commences including the areas under floors or decks or above ceilings (including false or suspended ceilings) and behind walls, screens, bulkheads or partitions and such checks must be repeated regularly while work is in progress and immediate steps taken to extinguish smouldering or flames detected
(c) at the point of application of heat, including, if there is a risk of ignition directly or by conduction, combustible materials including under floors or decks or above ceilings (including false or suspended ceilings) and behind walls, screens, bulkheads or partitions must be removed. If impracticable, combustible materials within
(i) the immediate vicinity when using any blow lamp, blow torch, hot air gun or hot air stripper
and/or
(ii) 10 metres when using any electric, oxy-acetylene or similar welding or cutting equipment, cutting

or grinding equipment using abrasive disks or wheels or any asphalt, bitumen, tar or pitch heater must be covered and protected by overlapping sheets or screens of non-combustible material
(d) all gaps or holes through which sparks or flames could pass must be covered by non-combustible material.
(2) While work is in progress
(a) a sufficient number of portable fire extinguishers in full working order and suitable for dealing with the type of fire risk expected must be kept available at the point of application of heat and used immediately smoke, smouldering or flames are detected
(b) heat equipment
(i) must not be lit until immediately before use or left unattended while lit, switched on or hot
(ii) must be extinguished immediately after use
(c) cylinders
(i) must not be changed while the equipment is hot
(ii) not in use must be kept at least 15 metres from the burner
(d) paraffin or petrol powered equipment must be filled/refilled in the open and must not be filled/refilled while hot
(e) Asphalt, bitumen, tar or pitch must only be heated in the open and in a container designed for that purpose, placed on a non-combustible surface at ground level.
(3) After finishing work
(a) hot waste materials and welding rods must be removed and safely disposed of
(b) a final fire safety check must be carried out between 30 and 60 minutes after work has finished and immediate steps taken to extinguish smouldering or flames detected.

We will not provide cover for the first amount of £1,000 of Compensation, Costs and Expenses in respect of each and every event of Damage to Property arising from use of
(1) electric, oxy-acetylene or similar welding or cutting equipment
(2) cutting and grinding equipment using abrasive disks or wheels
(3) blow lamp, blow torch, hot air gun or hot air stripper
(4) asphalt, bitumen, tar or pitch heater
(5) thermal lance.
You will reimburse any such amount paid by Us.

Clauses and Conditions Schedule

Introduction

The Clauses and Conditions included in this Schedule apply to the covers you have selected. This document should be read in conjunction with your cover Schedules.

Clauses

Property Damage

Clauses applying to all Property Damage Risks on cover (subject otherwise to the terms and conditions shown in Your Policy).

The following clauses are applicable and are displayed in full in Your Policy wording:

Automatic Reinstatement, Change in Temperature, Contract Sale Price, Customers Goods, Description of Property, Drains, Glass, Hire Agreement, Machinery Re-erection Costs, Munitions of War, Non Invalidation, Professional Fees, Services, Subrogation, Transfer of Interest, Workmen

The following clauses are applicable and are displayed in full in Your Policy wording with the information below explaining any values relating to each of them:

All Other Contents	Documents, manuscripts, business books, plans and designs	£250,000
	Models, moulds, patterns, dies, tools, templates, drawings and jigs	£100,000
	Data Storage Materials	£25,000
	Any one person's property in total for any one claim - Pedal cycles, tools and other personal items	£1,000
	Any one item - Rare books, antiques, paintings or other works of art	£2,500
	Any one claim - Rare books, antiques, paintings or other works of art	£10,000
	Any one claim - Wines, spirits, cigarettes and tobacco	£1,000
Capital Additions	Maximum payable	10%
	Maximum payable	£500,000
Changing Locks	Maximum payable any one Period of Insurance	£25,000
Damage to Grounds	Any one claim	£25,000
Debris Removal	Maximum any one claim	£25,000
Energy Efficiency	Maximum payable any one claim	10%
	Maximum payable any one claim	£10,000
	Maximum payable in total in respect of all claims in the Period of Insurance	£10,000
Exhibition Sites	Maximum payable any one claim	£25,000
	Number of days	7 day(s)
Falling Trees	Maximum payable	£2,500

Fire and Security Equipment	Maximum any one claim	£25,000
Homeworkers	Any one claim and in any one Period of Insurance per Director, Partner or Employee	£5,000
Incompatibility of Software Programs	Any one cause	£25,000
Insect Nest Removal	Any one claim	£2,500
Lamps, Signs and Nameplates	Any one item	£1,000
Metered Services	Any one claim	£25,000
Seasonal Increase	Increase	25%
	Increase	£500,000
	Months applicable	November, December, January
Temporary Removal	Any one claim	10%
	Any one claim	£250,000
	Consecutive days	90 day(s)
Temporary Repair Costs	Maximum payable any one claim	£20,000
Theft Damage to Buildings	Any one Period of Insurance	£25,000
	Excess	£1,000
Theft of Computers and Audio Visual Equipment	Any one claim	£100,000
Trace and Access	Any one claim	£25,000
Trade Samples	Any one item	£500
	Any one claim	£10,000

Business All Risks

Clauses applying to Business All Risks (subject otherwise to the terms and conditions shown in Your Policy).

The following clauses are applicable and are displayed in full in Your Policy wording:

Automatic Reinstatement

Contract Works

Clauses applying to all Contract Works Risks on cover (subject otherwise to the terms and conditions shown in Your Policy).

The following clauses are applicable and are displayed in full in Your Policy wording:

Additional Interests, Automatic Reinstatement, Consecutive Damage, Damage to Security Devices, Dwellings, European Union and Public Authorities, Expediting Expenses, Free Issue Materials, Immobilised Plant, Indemnity to Sub-Contractors, Locating and Tracking Devices, Marine 50/50 Clause, Munitions of War, Professional Fees, Taken Into Use

The following clauses are applicable and are displayed in full in Your Policy wording with the information below explaining any values relating to each of them:

Composite Policyholder	Composite Policyholder Definition	Paragon Development Finance Limited
Damage to Grounds	Any one loss	£25,000
Debris Removal	Percentage of Estimated Original Contract Price	25%
Incidental Hiring of Plant	Any one loss	£25,000
Loss of Keys	Any one loss	£5,000
	Excess	£100
Loss Payee	Claim payment excess amount	£100,000
	Lender	
Off-Site Storage	Materials not included in an interim certificate – maximum payable any one loss	£250,000
Redrawing Plans or Documents	Any one loss	£50,000

Show Properties	Contents of any one show property	£35,000
Speculative Building	Number of days	180
Temporary Repairs	Any one loss	£25,000

Business Interruption

Clauses applying to all Business Interruption Risks on cover (subject otherwise to the terms and conditions shown in Your Policy).

The following clauses are applicable and are displayed in full in Your Policy wording with the information below explaining any values relating to each of them:

Essential Personnel	Maximum payable any one loss	£50,000
Lottery Winners	Number of days	14 day(s)
	Amount won exceeds	£100,000
	Maximum Indemnity Period	1 month(s)
	Maximum payable any one loss	£50,000
Prevention of Access	Distance (miles)	1
	Maximum payable any one Period of Insurance	£50,000
	Consecutive hours	72 hours
	Maximum Indemnity Period	3 month(s)
Public Relations Expenses	Maximum payable any one loss	£10,000
	Maximum payable any one Period of Insurance	£10,000
Specified Disease, Food Poisoning, Vermin Pests and Defective Sanitation, Murder or Suicide	Maximum payable any one Period of Insurance	£25,000
	Maximum Indemnity Period	3 month(s)
	Consecutive Hours	72 hours
Unspecified Customers	Maximum payable any one Period of Insurance	£100,000
	Maximum Indemnity Period	12 month(s)
Unspecified Suppliers	Maximum payable any one Period of Insurance	£100,000
	Maximum Indemnity Period	12 month(s)
Workplace Recovery Office Facilities	Maximum payable any one Period of Insurance	£50,000

Employers' Liability

Clauses applying to all Employers' Liability Risks on cover (subject otherwise to the terms and conditions shown in Your Policy).

The following clauses are applicable and are displayed in full in Your Policy wording:

Additional Activities, Contractual Liability, Cross Liabilities, Corporate Manslaughter and Corporate Homicide Act 2007, Health and Safety Legislation, Our Right of Recovery, Unsatisfied Court Judgements

The following clauses are applicable and are displayed in full in Your Policy wording with the information below explaining any values relating to each of them:

Payment for Court Attendance	Limit per day (You/director/partner)	£500
	Limit per day (Employee)	£500

Public and Products Liability

Clauses applying to all Public and Products Liability Risks on cover (subject otherwise to the terms and conditions shown in Your Policy).

The following clauses are applicable and are displayed in full in Your Policy wording:

Additional Activities, Buildings Temporarily Occupied, Consumer Protection Act 1987 and Food Safety Act 1990, Contractual Liability, Corporate Manslaughter and Corporate Homicide Act 2007, Cross Liabilities, Defective Premises, Employees' and Visitors' Personal Belongings, Financial Loss, Health and Safety Legislation, Motor Contingent Liability, Overseas Personal Liability

The following clauses are applicable and are displayed in full in Your Policy wording with the information below explaining any values relating to each of them:

Building Contracts Liability and Damage	Maximum payable any one contract	£2,000,000
	Excess	£500
Data Protection Act 1998	Maximum payable any one Period of Insurance	£1,000,000
Hired or Rented Premises	Excess	£250
Libel and Slander (In House Publications)	Maximum payable any one Period of Insurance	£25,000
Payment for Court Attendance	Limit per day (You/director/partner)	£500
	Limit per day (Employee)	£500

Action You Must Take

The following Conditions apply in addition to any Conditions stated in Your policy wording.

The following Condition applies to all Sections

Reasonable Precautions and Maintenance of Property

You must

(1) maintain all premises and equipment, including fire extinguishing and security equipment, in a continuous satisfactory state of repair and in full working order in accordance with the manufacturers instructions and servicing requirements.

(2) take all reasonable precautions to prevent loss, destruction or damage to the property insured and accident or injury to any person or loss, destruction or damage to their property.

(3) conduct The Business in a lawful manner, complying with all legal requirements and safety regulations.

(4) keep a record of purchases and sales.

Property Damage

The following Conditions apply to the Property Damage Section

Change of Occupancy

You must tell Us immediately if

(a) any building at The Premises becomes Unoccupied

(b) if the buildings are to be occupied by contractors for renovation, alteration or conversion purposes

(c) any Unoccupied building at The Premises becomes occupied or used.

Protections

If in relation to any claim for Damage caused by theft or attempted theft, You have failed to fulfil the following condition, We will not pay that claim.

Whenever The Premises are closed for business or left unattended, You must ensure that all security devices provided to protect The Premises are properly fitted and put into full operation.

The following Condition applies to all Risks declared to and accepted by Aviva

Unoccupied Premises

If in relation to any claim for Damage while The Premises are Unoccupied, You have failed to fulfil any of the following conditions, We will not pay that claim.

You must

(1) carry out internal and external inspections of the buildings at least every 7 day(s) days, maintaining a log of such inspections and, as soon as possible, repair, or arrange to repair, any damage or defects found including the removal of graffiti

(2) remove all waste, unfixed combustible materials and gas bottles, either within or outside the buildings, from The Premises

(3) securely lock and close all external doors, and windows, and secure and seal all letter boxes and openings

(4) wherever possible, turn off all sources of power, fuel and water at the mains, chain and padlock the isolation valves, drain all water and fuel supply tanks, apparatus and pipes

However, where the buildings are protected by an

(a) Intruder Alarm, CCTV or Fire Detection System or sprinkler installation, You must provide sufficient power, heat or water supplies for their effective operation.

(b) security patrols, You must provide sufficient power for safe and effective internal inspection

(5) tell Us immediately if any building at The Premises becomes Unoccupied, if the buildings are to be occupied by contractors for renovation, alteration or conversion purposes or if the buildings are to become occupied or used.

Where The Premises are empty, vacant or disused but are tenanted, (1), (2), (3) and (4) above apply to the extent that they may be reasonably and practically implemented without frustrating or invalidating the lease, unless We agree otherwise in writing.

Goods in Transit

The following Conditions apply to the Goods in Transit Section

Reasonable Care

If in relation to any claim for Damage under the Goods in Transit Section, You have failed to comply with any of the following conditions, We will not pay that claim.

You must

(1) only employ reliable and competent drivers, and

(2) take all reasonable measures to

(a) prevent Damage

(b) secure loads properly

(c) maintain any Vehicle in accordance with current law and ensure that it is suitable for the purpose for which it is to be used

(3) in the event of a claim, when requested by Us allow Us access to examine any Vehicle which You operate or premises from which You operate.

Business All Risks

The following Condition apply to the Business All Risks Section

Portable Computer Equipment

If in relation to any claim for Damage by theft or attempted theft of Portable Computer Equipment You have failed to fulfil any of the following conditions, We will not pay that claim.

You must ensure that where Portable Computer Equipment is

(a) left in any Unattended Vehicle, it is concealed from view in a storage compartment, and the vehicle is securely locked and all security devices set in operation and, between the hours of 9.00pm and 6.00am, the vehicle is kept either in a locked building of substantial construction or guarded security park

(b) in transit by air it is carried as hand luggage unless instructed otherwise by airline staff

(c) in transit by ship or ferry it is stored in a securely locked cabin or road vehicle aboard such vessel or kept with You

(d) in transit by railway or underground it is carried as hand luggage and kept with You.

The maximum We will pay for any one or all claims arising out of one cause is

(a) £2,500 in respect of theft or attempted theft from an Unattended Vehicle

(b) £10,000 in respect of any other theft or attempted theft

(c) £50,000 in respect of any other Damage.

The following definition applies to this condition

Portable Computer Equipment
Personal computers, small microcomputers and similar equipment used by You for processing, communicating and storing electronic data and which are designed to be carried by hand.

Contract Works

The following Conditions apply to the Contract Works Section

Cessation of Work

If, for whatever reason, construction work at the Contract Site is suspended or stopped, You must notify Us within 30 days of the suspension or stoppage.

We may at Our option

(1) modify Your premium

(2) amend the terms and conditions of this Section

(3) require You to make alterations to the Contract Site and/or the Works

(4) exercise Our right to cancel Your policy under Policy Condition Cancellation.

If, in the event of any claim for Damage, You have failed to advise Us that construction work at the Contract Site has been suspended or stopped, and the suspension or stoppage has been in excess of 30 days, We may at Our option, avoid the claim.

Public and Products Liability

The following Condition applies to the Public and Products Liability Section

Sub-Contractors Insurances

If in relation to any claim You have failed to fulfil any of the following conditions, We will not pay that claim.

You must ensure, that in connection with any work undertaken by any bona-fide sub-contractors, You obtain evidence they have current policies providing indemnity for Public and Products Liabilities that

(1) have a Limit of Indemnity of at least £2,000,000

(2) cover the work to be undertaken

(3) are effective for the duration of the contract

(4) provide an indemnity to You as principal

and that You keep a written record of their insurer and policy number.