



Insurance Broking

21 Prince Street

Bristol

BS1 4PH

Tel: 0845 130 2498

Fax: 0845 130 2499

www.theovalgroup.com

Mr J Morris
Azelin Court RTM Company Limited,
Stratone Court Management Limited, Freehold Portfolios
GR Limited & all Lessees & Mort
15 Windsor Road
Swindon
SN3 1JP

05 July 2007

Dear John

ALLIANZ INSURANCE PLC OVAL FLAT AND PROPERTY OWNER INSURANCE
POLICY NUMBER: 58/BB/14804211
OUR REF: 889300

Following our telephone conversation on the 15 June 2007, please find a revised schedule and statement of fact attached, which correctly notes that the risk has not been claim free.

I trust all is in order but should you have any queries, please give me a call.

Yours sincerely

A handwritten signature in black ink, appearing to read "Kathryn Rodd".

Kathryn Rodd Cert CII
SME Account Manager
Email: kathryn.rodd@oval7.theovalgroup.com

Oval Flat Owner Mid Term Adjustment Schedule

Please note that you must advise your insurance adviser of changes to the risk and items to be covered.

Policy No: 58/BB/14804211 Agent: Oval Insurance Broking Limited
 The Insured: Azelin Court RTM Company Limited, Stratone Court Management Limited, Freehold Portfolios GR Limited and all Lessees and Mortgagees
 Postal Address: 15 Windsor Road
 Swindon
 Wiltshire
 SN3 1JP

Adjustment Premium: £ 0.00
 Insurance Premium Tax: £ 0.00
 Total Adjustment Premium: £ 0.00

Effective Date: 08/03/2007
 Renewal Date: 08/03/2008
 Business Description: Property Owner

The Premises Address: Premises 1: 1 - 12 Azelin Court, Swindon, Wiltshire, SN3 4YE
 Premises 2: 13 - 20 Azelin Court, Swindon, Wiltshire, SN3 4YE
 Premises 3: 21 - 28 Azelin Court, Swindon, Wiltshire, SN3 4YE
 Premises 4: 29 - 36 Azelin Court, Swindon, Wiltshire, SN3 4YE

Clauses applicable to the whole policy:

C/143/2 - Risk Improvements Condition

Section 1 Property Damage

Property at Premises 1: 1 - 12 Azelin Court, Swindon, Wiltshire, SN3 4YE

Description	Sum Insured
Buildings Sum insured	£921,380 (£801,200)
Contents of Common Parts	£0 (£0)
All Other Contents Sum Insured	£0 (£0)

Excluded Events 10

Excess:
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Subsidence	£1000
Property Damage Excess	£200

Property at Premises 2: 13 - 20 Azelin Court, Swindon, Wiltshire, SN3 4YE

Description	Sum Insured
Buildings Sum insured	£614,253 (£534,133)
Contents of Common Parts	£0 (£0)
All Other Contents Sum Insured	£0 (£0)

Excluded Events 10

Excess:	
Subsidence	£1000
Property Damage Excess	£200

Property at Premises 3: 21 - 28 Azelin Court, Swindon, Wiltshire, SN3 4YE

Description	Sum Insured
Buildings Sum insured	£614,253 (£534,133)
Contents of Common Parts	£0 (£0)
All Other Contents Sum Insured	£0 (£0)

Excluded Events 10

Excess:	
Subsidence	£1000
Property Damage Excess	£200

Property at Premises 4: 29 - 36 Azelin Court, Swindon, Wiltshire, SN3 4YE

Description	Sum Insured
Buildings Sum insured	£614,253 (£534,133)
Contents of Common Parts	£0 (£0)
All Other Contents Sum Insured	£0 (£0)

Excluded Events 10

Excess:	
Subsidence	£1000
Property Damage Excess	£200

Section 2 Loss of Rent (specified Premise)

Property at Premises 1: 1 - 12 Azelin Court, Swindon, Wiltshire, SN3 4YE	Not Insured
Property at Premises 2: 13 - 20 Azelin Court, Swindon, Wiltshire, SN3 4YE	Not Insured
Property at Premises 3: 21 - 28 Azelin Court, Swindon, Wiltshire, SN3 4YE	Not Insured

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Property at Premises 4: 29 - 36 Azelin Court, Swindon, Wiltshire, SN3 4YE

Not Insured

Section 2 Loss of Rent (across all Premises)

Sum Insured £0
Maximum Indemnity Period 12 months

Section 3 Property Owners Liability

Limit of Indemnity £5,000,000
Excess:
Third Party Property Damage Excess £200

Section 4 Employers Liability

Not Insured

Section 5 Legal Expenses

Cover:
Basic
Events Insured 1, 2 & 3

Terrorism - Property Damage

Insured

Terrorism - Loss of Rent

Not Insured

Survey Required

Property at Premises 1: 1 - 12 Azelin Court, Swindon, Wiltshire, United Kingdom, SN3 4YE No

Property at Premises 2: 13 - 20 Azelin Court, Swindon, Wiltshire, United Kingdom, SN3 4YE No

Property at Premises 3: 21 - 28 Azelin Court, Swindon, Wiltshire, United Kingdom, SN3 4YE No

Property at Premises 4: 29 - 36 Azelin Court, Swindon, Wiltshire, United Kingdom, SN3 4YE No

Clauses

C/143/2 Risk Improvements Clause

If this Policy has been issued/renewed subject to the Insurer completing a survey:

- the Premises or
- the site of any Contract Works or

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- the site of any work carried out by or on behalf of the Insured away from any premises belonging leased rented or hired to the Insured

It is a condition precedent to liability that the Insured must comply with all risk improvements required by the Insurer within the time scales specified by the Insurer.

The Insurer reserves the right to amend the terms of cover if the Insured does not comply with this condition.

Statement of Fact

This Policy, Schedule and Statement of Fact shall be read together and form the basis of the Insurance Contract.

They have been prepared in accordance with information that we have received from you through your Insurance Advisor.

It is important that you check all the information immediately. If any of the information is incorrect you must contact your Insurance Advisor immediately. Failure to do so could invalidate the policy from inception or result in a claim being repudiated.

We strongly recommend that you keep a record of all information you have provided to your Insurance Advisor.

Policy No:	58/BB/14804211
The Insured:	Azelin Court RTM Company Limited, Stratone Court Management Limited, Freehold Portfolios GR Limited and all Lessees and Mortgagees
Effective Date:	08/03/2007
Insurance Advisor:	Oval Insurance Broking Limited
Business Description:	Property Owner

Basis of Acceptance

Allianz has accepted this risk based on the provision of the following information:

Number of Premises	4
The percentage of Premises Insured that are unoccupied?	0%

Claims Experience

Risk been subject to more than 2 claims or total value of claims exceed £3,000 within past 3 years? No

Risk been claim free for at least 3 years? No

Premise Specific Questions

Address of Premises 1: 1 - 12 Azelin Court, Swindon, Wiltshire, SN3 4YE

Building use:	Residential property block of flats - Block of flats - purpose built
Multi-tenure?	No
(Multi-tenure = a single premise with more than one tenant where the portions occupied by the tenants are not divided by walls/floors of fire-resisting construction.)	
Year Premise Built	1987
The Premise has a current I.E.E. certificate.	No
The Premise has 24 hour security	No
The Premise is regularly inspected for damage and such inspections are recorded	No
The Premise has ATM's	No

The Premise has a sprinkler system	No
Construction of Premises?	Traditional
<i>[Fire-resisting/Non-combustible</i>	- <i>Fire-resisting/Non-combustible, including floors and stairs</i>
<i>Traditional</i>	- <i>Walls constructed of brick, stone, concrete, but allows timber roof frame, floors and stairs</i>
<i>Partly Combustible</i>	- <i>Up to 35% of construction is combustible</i>
<i>Combustible</i>	- <i>Over 35% of the construction is combustible</i>
<i>Combustible Composite Panels</i>	- <i>Combustible Composite Panels anywhere in the Premises</i>
<i>Polystyrene Composite Panels</i>	- <i>Polystyrene Composite panels anywhere in the Premises]</i>
Premise heating method:	Directly fired fixed heating system
What percentage of property is currently unoccupied	0%
Number of flats in block?	12
Floor construction in block?	Concrete
Number of Storeys?	2
Kitchen and/or bathroom facilities are shared	No
The Premise is occupied as Bedsits or is occupied by student or D.S.S. tenants.	No
The Premise is occupied as a hostel and/or used by local government or charitable housing associations	No

Address of Premises 2: 13 - 20 Azelin Court, Swindon, Wiltshire, SN3 4YE

Building use:	Residential property block of flats - Block of flats - purpose built
Multi-tenure?	No
(Multi-tenure = a single premise with more than one tenant where the portions occupied by the tenants are not divided by walls/floors of fire-resisting construction.)	
Year Premise Built	1987
The Premise has a current I.E.E. certificate.	No
The Premise has 24 hour security	No
The Premise is regularly inspected for damage and such inspections are recorded	No
The Premise has ATM's	No
The Premise has a sprinkler system	No
Construction of Premises?	Traditional
<i>[Fire-resisting/Non-combustible</i>	- <i>Fire-resisting/Non-combustible, including floors and stairs</i>
<i>Traditional</i>	- <i>Walls constructed of brick, stone, concrete, but allows timber roof frame, floors and stairs</i>
<i>Partly Combustible</i>	- <i>Up to 35% of construction is combustible</i>
<i>Combustible</i>	- <i>Over 35% of the construction is combustible</i>
<i>Combustible Composite Panels</i>	- <i>Combustible Composite Panels anywhere in the Premises</i>
<i>Polystyrene Composite Panels</i>	- <i>Polystyrene Composite panels anywhere in the Premises]</i>
Premise heating method:	Directly fired fixed heating system
What percentage of property is currently unoccupied	0%
Number of flats in block?	8
Floor construction in block?	Concrete
Number of Storeys?	2
Kitchen and/or bathroom facilities are shared	No

The Premise is occupied as Bedsits or is occupied by student or D.S.S. tenants. No
 The Premise is occupied as a hostel and/or used by local government or charitable housing associations No

Address of Premises 3: 21 - 28 Azelin Court, Swindon, Wiltshire, SN3 4YE

Building use: Residential property block of flats - Block of flats - purpose built
 Multi-tenure? No
 (Multi-tenure = a single premise with more than one tenant where the portions occupied by the tenants are not divided by walls/floors of fire-resisting construction.)
 Year Premise Built 1987
 The Premise has a current I.E.E. certificate. No
 The Premise has 24 hour security No
 The Premise is regularly inspected for damage and such inspections are recorded No
 The Premise has ATM's No
 The Premise has a sprinkler system No
 Construction of Premises? Traditional
 [Fire-resisting/Non-combustible - Fire-resisting/Non-combustible, including floors and stairs
 Traditional - Walls constructed of brick, stone, concrete, but allows timber roof frame, floors and stairs
 Partly Combustible - Up to 35% of construction is combustible
 Combustible - Over 35% of the construction is combustible
 Combustible Composite Panels - Combustible Composite Panels anywhere in the Premises
 Polystyrene Composite Panels - Polystyrene Composite panels anywhere in the Premises]
 Premise heating method: Directly fired fixed heating system
 What percentage of property is currently unoccupied 0%
 Number of flats in block? 8
 Floor construction in block? Concrete
 Number of Storeys? 2
 Kitchen and/or bathroom facilities are shared No
 The Premise is occupied as Bedsits or is occupied by student or D.S.S. tenants. No
 The Premise is occupied as a hostel and/or used by local government or charitable housing associations No

Address of Premises 4: 29 - 36 Azelin Court, Swindon, Wiltshire, SN3 4YE

Building use: Residential property block of flats - Block of flats - purpose built
 Multi-tenure? No
 (Multi-tenure = a single premise with more than one tenant where the portions occupied by the tenants are not divided by walls/floors of fire-resisting construction.)
 Year Premise Built 1987
 The Premise has a current I.E.E. certificate. No
 The Premise has 24 hour security No
 The Premise is regularly inspected for damage and such inspections are recorded No
 The Premise has ATM's No
 The Premise has a sprinkler system No
 Construction of Premises? Traditional

<i>[Fire-resisting/Non-combustible Traditional</i>	-	<i>Fire-resisting/Non-combustible, including floors and stairs Walls constructed of brick, stone, concrete, but allows timber roof frame, floors and stairs</i>
<i>Partly Combustible</i>	-	<i>Up to 35% of construction is combustible</i>
<i>Combustible</i>	-	<i>Over 35% of the construction is combustible</i>
<i>Combustible Composite Panels</i>	-	<i>Combustible Composite Panels anywhere in the Premises</i>
<i>Polystyrene Composite Panels</i>	-	<i>Polystyrene Composite panels anywhere in the Premises]</i>

Premise heating method:	Directly fired fixed heating system
What percentage of property is currently unoccupied	0%
Number of flats in block?	8
Floor construction in block?	Concrete
Number of Storeys?	2
Kitchen and/or bathroom facilities are shared	No
The Premise is occupied as Bedsits or is occupied by student or D.S.S. tenants.	No
The Premise is occupied as a hostel and/or used by local government or charitable housing associations	No

General Acceptance

This insurance contract is based on neither you nor your director(s) or partner(s) having:-

- been convicted of or charged (but not yet tried) with a criminal offence other than (road traffic) motor offences
- received an official caution for a criminal offence within the last three years other than a (road traffic) motoring offence
- been declared bankrupt and/or are or have been subject of any winding up order, insolvent liquidation or administration or have made any composition or arrangement with creditors
- been a director or partner of a company which has gone into insolvency, liquidation, receivership or administration
- ever been prosecuted for failure to comply with any Health & Safety or Welfare or Environmental Protection legislation.

In respect of the business which is the subject of this Insurance contract, or any other business which you, your partners or directors have been involved with, no insurer has ever:-

- declined, cancelled or refused any proposal of insurance
- cancelled or declined to renew any insurance
- imposed special terms or conditions.

Where subsidence is covered all properties are:

- free from any sign of damage by subsidence and have no history of damage
- free from any cracks to external walls

Where you are required to do so under Health and Safety legislation you must:

- have and will continue to have a nominated person responsible for Health and Safety
- have and will continue to have an induction and on-going training programme which is reviewed and recorded
- have and will continue to have a Health and Safety Policy in place
- undertake Risk Assessments in order to identify hazards.

If any of the above statements are inaccurate you must contact your Insurance Advisor immediately.

Material Fact Requirement

Material facts are those facts which are likely to influence us in the acceptance or assessment of this proposal and it is essential that you disclose them. If you are in doubt whether a fact is material, you should disclose it, since failure to do so could invalidate your policy, or result in a claim being repudiated.

If at any time anything shall occur materially affecting the risk(s) insured you must as soon as possible give notice in writing to us.

DATA PROTECTION ACT

We may use the personal and business details you have given us or which are supplied by third parties including any details of directors, officers, partners and employees to provide you with a quotation; deal with your policy; to search credit reference agencies who may keep a record of the search; to share with other insurance organisations to help offset risks, to help administer your policy and to handle claims and prevent fraud; to support the development of our business by including your details in customer surveys, and for market research and compliance business reviews which may be carried out by third parties acting on our behalf. You must ensure that your directors, officers, partners and employees consent to our using their details in this way or you must notify us of any objections.

We may need to collect data relating to Insured Persons, which under the Data Protection Act is defined as sensitive (such as medical history of Insured Persons) for the purpose of evaluating the risk or administering claims which may occur. You must ensure that you have explicit verbal or written consent from the Insured Persons to such information being processed by us and that this fact is made known to the Insured Persons.

We may share your details with other companies within the Allianz group of companies or pass them to third parties so that we may tell you by telephone, email or post of products and services which we think may be of interest to you. If you do not want to know about these products please write to: Customer Satisfaction Manager, Allianz Insurance plc, 57 Ladymead, Guildford, Surrey, GU1 1DB to let us know. Your details will not be kept for longer than is necessary.

Under the Data Protection Act 1998 individuals are entitled to a copy of all the personal information Allianz Insurance plc holds about them. Please contact the Customer Satisfaction Manager at the address above.

Personal details may be transferred to countries outside the EEA. They will at all times be held securely and handled with the utmost care in accordance with all principles of English law.