



Multi-Occupancy Building Insurance Declaration

Important Information for Leaseholders

The Financial Conduct Authority (FCA) has made changes to their rules for leaseholder disclosure requirements for multi-occupancy buildings insurance. This document includes the information we, as an intermediary (Insurance Broker), are required to share with you as a leaseholder.

Insurance Company Requirements

Insurance Policy Details	
Gallagher Reference	114
Principal Policyholder	Aviva Investors Ground Rent GP Limited Aviva Investors Ground Rent Holdco Limited
Policies on Cover	Buildings & Terrorism
Building Address(es)	Flats 1-41 (excl 13) Lincoln Court, Wallis Square, FARNBOROUGH GU14 7GU
Period of Cover	1 st May 2026 to 30 th April 2027 (both days inclusive)
Attached Documents	Insurer Documents: Policy Summary Block of Flats (BOF) & Certificate Policy Summary Block of Flats (BOF) Terrorism & Certificate

Pricing Information

The attached document(s) provide pricing information for the Policy, including the total premium and insurance premium tax. The Policy may be for multiple Buildings, so we also include the Premium and Tax for (in the case of a flat) your whole Building level or (in the case of a dwelling that is not a flat) at your dwelling level.

Building Address(es)	Total Policy Premium (£)
Flats 1-41 (excl 13) Lincoln Court, Wallis Square, FARNBOROUGH GU14 7GU	£9,674.51

All figures include 12% insurance premium tax (IPT).

Remuneration

- Arthur J. Gallagher (UK) Limited has provided remuneration information, as required by the FCA, which has been broken down into separate categories to reflect how we may receive income:
- 1. **Direct Earnings:** Income that we earn as a broker, for our insurance placement activity, which is included within your policy premium;
 - 2. **Indirect Earnings:** Additional remuneration from insurers for services we provide to them. These arrangements are governed by contractual arrangements and are subject to separate oversight and governance.

Fees paid to third parties: We may occasionally pay part of our direct earnings to a third party involved in the transaction.

Remuneration	Direct Earnings	Indirect Earnings	Fees Paid to Third Parties
Amount (£)	£866.29	£407.91	£430.23
Total Retained Earnings	£1,704.43		
Third Party Name (if applicable)	Aviva Investors Ground Rent		

Where we have used more than one UK Gallagher Group company in the insurance placement we have enclosed a copy of their remuneration disclosure document.

Placement & Shopping Around

Below shows the number of quotes obtained and why we have made our recommendation.

The number of policy quotes	We have obtained quotes from four markets including your current insurer, if this is applicable.
Why we have recommended this insurance cover	The insurance contract has been taken out based on our recommendation as the insurance cover provided is consistent with the interests of both the policyholder and you the leaseholder. In making our recommendation appropriate consideration was given to the level and cost of cover and the terms and conditions of the contract.

Conflicts of Interest

Where we have a conflict of interest we have indicated below:

Remuneration	Yes	No
We arrange insurance for our policyholder through another company wholly owned by the Arthur J. Gallagher Holdings (UK) Limited, which acts on behalf of one or more insurers.	☐	☒
We also act as an agent of the insurer under a delegated underwriting authority and/or delegated claims settlement authority. When acting as agent of the insurer, the insurance solution we arrange meets the demands and needs of our policyholder and the constituent stakeholders in the policy, including you, and that our duty to our policyholder and stakeholders does not conflict with the duties that an Arthur J. Gallagher Holdings (UK) Limited company owes to the insurers that it represents.	☐	☒