



CERTIFICATE OF INSURANCE

This is to certify that insurance is in force as follows:

Policy Number	LP PPP 1318533	Certificate Number	23491/28113
Insured	Valleyside Management Company Limited		
Risk Address	17-25 & 17a, 18a, 19a, Valleyside, Old Town, Swindon, Wiltshire, SM1 4NB		
Sums Insured & Limits		Premiums	
Building	£ 1,326,442	Premium	983.51
Declared Value	(£ 884,295)	Terrorism Premium	100.00
Employers Liability Limit of Indemnity	£ 10,000,000	Insurance Premium Tax @5%	54.18
Property Owners Liability	£ 10,000,000	Total Due	£ 1,137.69
		Total Premium to Date (Including IPT)	£ 1,137.69
Period of Cover	1 June 2003 to 31 May 2004	Effective Date	1 June 2003

Perils Insured & Excesses

Fire, Lightning, Aircraft, Explosion and Earthquake	£	Nil
Riot, Civil Commotion, Malicious Damage, Storm, Flood, Escape of Water or Oil, Impact, Theft or Attempted Theft, Falling Trees and Branches and Aerials, Accidental Breakage of Glass and Sanitary Ware and Accidental Damage to Underground Services	£	100
Subsidence, Landslip and/or Heave	£	1,000
All Other Damage	£	100

Basis of Settlement Buildings Day One (Non Adjustable) Basis 50% uplift.

Exclusions Professional Fees, Removal of Debris, Interest of Lessees, Mortgagees and Freeholders automatically noted, Non Invalidation including Landlord to Financier, Residential Alternative Accommodation 30%. Please refer to the document titled 'Protecting The Property'

Issued for Associated Insurance Services Limited, PO Box 176 Hoddesdon EN11 0BF
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and the General Insurance Standards Council

Subject to the Terms, Conditions and Exceptions of the Insurer's Policy Document.

Date of Issue: 2 June 2003 - GAC

Property Cover ID - 040346