



Gallagher

Insurance | Risk Management | Consulting



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 the leaseholder.

Insurance Company Requirements

Insurance Policy Details	
Gallagher Reference	21582282
Principal Policyholder	Torus62 (Torus)
Policies on Cover	Terrorism Property Stock
Building Address(es)	Risk Address – As declared to Gallagher
Period of Cover	From: 28th November 2025 to 27th November 2026
Attached Documents	Pen Leasehold Summary of cover Pen Disclosure Multi Occupancy Building Insurance Glossary

Pricing Information

We have provided you an estimate of the Policy premium for the Residential Leasehold portfolio on cover. We have been unable to calculate the exact cost of the premium paid by leaseholder(s), as this estimate includes the cost of insurance cover for non-residential leaseholder properties.

Total Sum insured	Number of Units	Estimate of total Residential Leaseholder portfolio premium (£)	Estimate of total Residential Leaseholder portfolio premium per unit (£)
Property Stock £726,816,190	3,406	£684,854.91	£201.07
Terrorism £726,816,190	3,406	£5,073.58	£1.49

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

Remuneration

Arthur J. Gallagher Insurance Broker 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: Housing

- Direct Earnings:** Income that we earn as a broker, for our insurance placement activity, which is included within your policy premium;
- 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
Property Stock Amount (£)	£15,286.92	£8,217.70	£0.00
Terrorism Amount (£)	£226.50	£173.32	
Total Retained Earnings	£23,904.44		
Third Party Name (if applicable)			

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 7 market(s) 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 leaseholders in the policy, including you, and that our duty to our policyholder and leaseholders does not conflict with the duties that an Arthur J. Gallagher Holdings (UK) Limited company owes to the insurers that it represents.		✓