



Brookland Management Limited

Woodbourne Court Woodbourne Road Sale Cheshire M33 3TT

email brookmanltd@hotmail.com

website <http://bmlimited.org/>

Water Escape Directive

The building insurance policy includes a **£2,500 water escape excess**.

To ensure a fair and consistent approach for all leaseholders, the directors have adopted the following policy.

Claims over £2,500

Where an insurance claim is made and the repair costs exceed the £2,500 excess:

- The leaseholder of the flat from which the escape of water originated will contribute **£1,250**.
- Brookland Management Limited will contribute the remaining **£1,250**

Repairs under £2500

Where repair costs are less than the policy excess and no insurance claim is made, the leaseholder of the flat from which the escape of water originated will arrange and meet the cost of the repairs.

Roof Leaks

Where an insurance claim is accepted for damage caused by a roof leak, Brookland Management Ltd will meet the applicable **£500 roof/storm damage excess**, subject to the terms and conditions of the building insurance policy.

This policy has been adopted in accordance with the Fourth Schedule, Clause XVI of the Lease.

This directive will be reviewed annually by the directors following renewal of the building insurance policy.

Brookland Management Limited

June 2026