

RIGHTS OF LIGHT QUESTIONNAIRE



IMPORTANT NOTICE

The terms of any insurance that we arrange are based upon the information provided. When completing this questionnaire, you must ensure it is a full and accurate representation taking into consideration the duty to disclose all 'Material Circumstances' to prospective insurers.

Broadly speaking, 'Material Circumstances' are anything you know of (or should know of following a reasonable search of the business) that would influence the judgement of an insurer in deciding whether to insure the risk and on what terms. The most serious consequence of failing to disclose material information could be the invalidation of your cover. In that instance, it would mean that a claim will be rejected. If you are unsure whether any information should be disclosed or require any guidance, we will be happy to advise you.

PRIVACY NOTICE

The following information is required in order to assess your insurance needs, to approach product providers for quotations and the ongoing administration of your policies.

Our Customer Privacy Notice provides details of how we use and share your information as well as your rights and how to exercise them. You can access it at www.thecleargroup.com/privacy-policy or contact us if you would like us to send you a copy.

Where you provide information relating to another person we assume you have a lawful basis for doing so and request that you draw our privacy notice to their attention.

INFORMATION REQUIRED FOR A QUOTATION

- 1, Full name of the insured and/or interested parties (eg mortgagees):

2. Fully developed value of the site:

3. Limit of Indemnity required and the basis on which this has been calculated:

4. Copy of the Right of Light surveyor's report, including before & after EFZs and Cut Back Analysis:
Enclosed To follow

5. Details of the development gain that can be attributed to the cut-back scheme identified by the Right of Light Report:

6. Confirmation from the Rights of Light surveyor that the revised scheme (if applicable) will cause no injunctable losses:
Yes No

7. Planning details:
 - a) Does the scheme have planning consent? Yes No

- b) If yes please provide a copy of the latest planning permission granted for the development together with approved layout plans and Planning Officer's report: **Enclosed**
- c) If no, when do you expect to submit your application, and has any pre-application consultation been undertaken? If so please provide details:
8. Confirmation of the height, in storeys, of the buildings currently and previously at the property, and surrounding properties:
9. Copies of any letters of objection and comments received by the Planning Authority during the planning process, specifically relating to Rights of Light:
- None Attached To follow**
10. Confirmation that, to date, the adjoining owners have not complained about infringement of their rights:
11. Confirmation that the development will not constitute a Breach of Covenant restricting the type of development that can be undertaken (please refer to your Solicitor): **Yes No**
12. Are there any properties highlighted in the Right of Light report tenanted, and if so is it known for how long they have been tenanted?
13. Is it known if there are any specific Rights of Light that currently exist (under title etc) as opposed to those that could be claimed by prescription? **Yes No**
- If yes, please supply copies of any documentation conferring such rights (refer to your surveyor/solicitor):
Enclosed
14. Please supply a copy of the registered title to the property and to those properties which are identified in the Rights of Light report as suffering a potential injury as a result of the proposed development:
Enclosed
15. Please provide details of the proposed time-scale for completion of the development:
16. Please supply a planning history of the site if available:
Enclosed
17. Have any approaches been made to surrounding owners? If so, please provide details:



18. a) Do you wish/intend to negotiate a release of Rights of Light with specific surrounding property owners?
Yes No

18. b) If yes to 18. a) please provide details:

19. Please provide photographs of the site and adjoining premises, if available:

Enclosed

20. Please provide details of any past disputes with adjoining property owners:

21. a) Do you need to discuss neighbourly matters (party wall, scaffolding, oversail or other matters) with any of the properties identified in the report as affected by Rights of Light?

Yes No

21. b) If so, have any such discussions taken place to date and if so please provide details:

22. Please provide details of any other developments that are planned in the area which could potentially have a Rights of Light impact on properties also affected by your proposed development:

23. Additional Comments:

PLEASE RETURN THE COMPLETED FORM TO:



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