

04 April 2012

Mr. & Mrs. G & A Walker
Lower Manor Farm
Uttoxeter Road
DRAYCOTT
Stoke on Trent
ST11 9AQ

Our Ref: WALKG&1/JP

Dear Mr & Mrs Walker

Re: Farm Combined Policy no. FAR0015543 with Rural Insurance Group.

I refer to your correspondence in which you query terms contained within your Policy relating to Hollyoaks. I have finally been able to speak with members of Unity Residential Care and have clarified the terms of their rental of the property.

Under the Business category, you are listed as "Dairy, Poultry Farmers, Farm Shop Proprietors and Property Lets". The property lets refers to Hollyoaks in that you let/rent the property to a third party (currently Unity Residential Care) for which you receive an income that comprises part of your business turnover.

The term "long term residential let" means that you let the property in order that persons occupy and reside within it as if it were their home. "Long term" indicates a rental period of a term longer than a short/hold tenancy. Unity Residential Care inform me that the children at Hollyoaks are not fostered, but cared for by professional carers on a daily basis, much as they would be by parents in a "normal" domestic setting. They confirm that they have a long term rental with you for this purpose. The terminology therefore is quite appropriate in the given circumstances.

In respect of the costs in relation to Hollyoaks as a proportionate split in the Premium paid, the Insurer confirms the following costs:

Private Dwelling House (Hollyoaks) £164.38 per annum
Property Owners Liability £48.90 per annum
(Both prices include Insurance Premium Tax at 6%)

I trust that this clarifies the terminology used in respect of this Policy. Should you require any further assistance or clarification, please do not hesitate in contacting me.

Yours sincerely

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