

LANDLORD INSURANCE

Protect your investment





STEVE COX

- Joined ABG in 1992
- 8 people in the company at the time
- Now a Business Account Manager
- Manages portfolio landlords across the country
- Supports landlord associations nationwide



ABOUT US

Established in 1982

Over 450 staff across seven branches

Insurance Broker of the Year 2025

Best Landlord Insurance Provider for last 5 years

Platinum Service Award – Feefo

Over 100k properties insured



AGENDA

- York RLA renewal.
- Issues facing landlords.
- Disclosure.
- Our policy covers & service.
- Optional extras.



YORK RLA RENEWAL

- PRICE FREEZE FOR 10th CONSECUTIVE YEAR!!!
- RSA have rebranded to Intact Insurance. No other changes.
- Scheme is for York RLA members only.



ISSUES FACING LANDLORDS

UNOCCUPIED PROPERTIES

UNDERSTAND UNOCCUPANCY RULES

- Average length of a tenancy is under a year
- Cover could be limited to 90 days unoccupancy
- May exclude theft or accidental damage.
- Some insurers won't change cover but will increase premiums.



ISSUES FACING LANDLORDS

UNOCCUPIED PROPERTIES

MALICIOUS DAMAGE

- Malicious damage by a tenant is surprisingly common.
- Malicious Damage cover not always included
- 'Lifestyle' type damage is not classed as malicious.
- Manufacture of drugs covers you in the event that a tenant damages your property through drug production.
- Failure to insure against this could destroy your investment.



ISSUES FACING LANDLORDS

UNOCCUPIED
PROPERTIES

MALICIOUS
DAMAGE

LOSS OF RENT

- Does your insurance cover the loss of income while the property is uninhabitable, in the event of a claim?
- Consider cover for the cost of alternative accommodation for your tenants.



ISSUES FACING LANDLORDS

UNOCCUPIED PROPERTIES

MALICIOUS DAMAGE

LOSS OF RENT

SUB-LETTING

- Insurers normally accept sub-lets if there is an (AST) in place.
- If the *tenant* sublets the property, claims could be declined.
- Check on the property regularly.
- If you are aware of subletting, inform your insurer/broker as you may need a different type of insurance.
- Ultimately *you* are responsible.



ISSUES FACING LANDLORDS

UNOCCUPIED
PROPERTIES

MALICIOUS
DAMAGE

LOSS OF RENT

SUB-LETTING

SHORT-TERM
LETS

- Short-term lets / serviced accommodation is not covered within a standard landlord insurance policy as no AST in place.
- Holiday Let Insurance or Serviced Accommodation Insurance may be more appropriate.



ISSUES FACING LANDLORDS

UNOCCUPIED
PROPERTIES

MALICIOUS
DAMAGE

LOSS OF RENT

SUB-LETTING

SHORT-TERM
LETS

UNDER
INSURANCE

- Ensure your rebuild costs are up to date
- Remember – rebuild value NOT market value
- Average clause may apply
- <http://calculator.bcis.co.uk>



PROPERTY OWNER'S LIABILITY

You have a duty of care and potential liability if someone is injured in or around your property.

Examples include:

- Tenant trips on a loose tile, section of worn carpet or uneven step.
- Roof tile falling from a roof and hitting a passer-by on the head.

£1m per property is not enough. HMO's and smaller blocks of flats should consider £5m minimum; larger blocks will require £10m.





DISCLOSURE

- Insurers set rates based on information supplied
- Non-disclosure is a reason to void a claim or policy



DISCLOSURE

MAIN RATING FACTORS

- Address including postcode
- Construction – walls, roof, floors, age, cladding
- Property type
- Previous claims experience for last 5 years
- Tenant type
- Personal information
- Unoccupancy
- Any works being undertaken

OUR POLICY COVERS

- ✓ Buildings & Contents
- ✓ Malicious Damage by tenant
- ✓ Carpets, curtains & white goods (buildings)
- ✓ 90 days FULL POLICY COVER between lets
- ✓ Loss of Rent or Alternative Accommodation
- ✓ All types of tenants can be accommodated
- ✓ Accidental Damage
- ✓ £5M property owner's liability
- ✓ £10M employer's liability
- ✓ Extend or add Home Emergency / Legal / Rent Guarantee / Excess Protection



OPTIONAL EXTRAS

LEGAL EXPENSES

HELP WITH LEGAL DISPUTES RELATING TO YOUR PROPERTY

- Cover for £100,000 of legal expenses
- General property disputes relating to tenancies
- Repair and renovation disputes
- Health and safety prosecutions
- Cover for HMOs and student lets
- Recovery of unpaid rent by a tenant
- Tax investigation cover
- 24/7 assistance and advice
- From £60 including IPT per property / per annum.



OPTIONAL EXTRAS

LEGAL EXPENSES

PROTECTION FOR YOUR RENTAL INCOME

- Rental income cover up to £2500
- Legal expense helpline 24/7
- Up to 15 months' cover
- Full landlord legal expenses up to £100,000
- Cover for HMOs and student lets
- Nil excess
- From £195 including IPT per property / per annum

RENT GUARANTEE



OPTIONAL EXTRAS

LEGAL EXPENSES

RENT GUARANTEE

HOME EMERGENCY

SWIFT AND EFFECTIVE ASSISTANCE

- Boiler breakdown cover
- Cover for complete failure of electricity or gas supply
- Cover for the infestation of vermin
- Up to £250 for alternative accommodation
- Burst pipes and drainage
- 24/7 emergency helpline
- Unlimited number of claims (up to £500 per claim)
- UK-based call centre
- £155 including IPT per property / per annum



OPTIONAL EXTRAS

LEGAL
EXPENSES

RENT
GUARANTEE

HOME
EMERGENCY

EXCESS
PROTECTION

COVER YOUR POLICY EXCESS IN THE EVENT OF A CLAIM

- Available from £20 a year
- Maximum cover limit of £3,000
- Use on multiple claims
- High cover limits
- UK-based advisers



PRICE BEATER





THANK YOU

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