

British Gas Landlord Insurance



Summary of cover
August 2016

Why choose British Gas Landlord Insurance policy?

The British Gas Landlord Insurance offers a range of covers and caters for a variety of customers, from individuals who own one property, to investors who own up to 10 properties. This insurance policy is suitable for owners or landlords of commercial or residential properties.

We offer cover for

- Buildings.
- Rental income.
- Property owners liability.
- Employers' liability.
- Terrorism.
- Landlord's contents.

Someone to help you when you need it

As accidents and incidents don't only happen between 9am and 5pm the Landlord Insurance provides a free 24 hour emergency helpline to ensure there's someone to help you when you need it most. A legal and tax helpline, providing free advice, is also available Monday to Friday between the hours of 9am to 5pm.

Glass replacement service

Broken glass? Not to worry, the Landlord Insurance offers a 24 hour replacement service which can fix windows, doors or partitions. Just call and assistance can be provided.

Inflation protection

The British Gas Landlord Insurance helps to take away the burden of keeping your buildings and landlords contents sums insured in line with inflation – we use recognised independent cost indices to amend your sums insured to reflect inflation.

Experienced claims management

We take on the burden of negotiating with third parties on your behalf, allowing you to concentrate on running your business.

About this document

This document is a summary of the insurance provided by the British Gas Landlord Insurance and, as such, it does not contain the full terms and conditions of your insurance. You can find the full terms and conditions of the product in the policy document. This summary is provided to you for information purposes only and does not form part of your insurance contract. A copy of the full policy wording is available on request.

Summary of cover

Features and benefits

Cover applies to Great Britain, Northern Ireland, the Isle of Man and the Channel Islands and additionally in respect of Public liability to temporary visits abroad.

Buildings

Cover offered

Replacement value of buildings (including debris removal, architects and surveyors fees and allowance for VAT) with an automatic uplift of 50% to cover inflation

Fire, specified causes and Subsidence subject to certain exclusions

Automatic reinstatement of sums insured following a loss (subject to you paying any additional premium that may be required and implementing any risk improvements that we may reasonably require)

Interest of all interested parties (Mortgagees, tenants etc) automatically noted

Damage to landlords fixtures and fittings

Loss of additional metered oil and metered water charges

Cost of alternative residential accommodation

Architects, surveyors, legal and consulting engineers fees

Damage to cables and underground pipes

Automatic cover for newly acquired or newly erected property or property under construction

Cost of clearing, cleaning or repairing drains, gutters or sewers following damage to the property

Eviction of squatters expenses

Standard cover

Up to the buildings sum insured for the property

✓ (Accidental damage is optional)

✓

✓

✓ (Landlords contents is optional)

Up to £10,000 any one period of insurance

20% of the sum insured for the damaged building for a maximum of 24 months from the date of damage

✓

Up to £5,000 per claim

Up to £500,000 or 10% of the total buildings sum insured whichever is the lower

Up to £5,000 per claim

Up to £15,000 per claim

Features and benefits *continued*

Cost of extinguisher refilling and alarm resetting expenses	Up to £5,000 per claim
Breakage of fixed glass and fixed mirrors	✓
Damage to landscape gardens caused by emergency services	Up to £10,000 per claim
Cost of removal of nests	Up to £1,000 per claim
Theft of building fabric	✓
Cost of replacement locks after loss of keys	Up to £1,000 per claim
Cost of sourcing the damage and repairing any tank, apparatus or pipe caused by escape of water and damage to cables, underground pipes and drains providing services to the property	Up to £10,000 any one property in any one period of insurance
Transfer of interest	✓
Cost of unauthorised use of electricity, gas, oil and water	Up to £5,000 per claim
Clean up costs for damage caused by illegal cultivation of drugs	Up to £5,000 in any one period of insurance
Malicious damage and theft by tenants cover	Up to £5,000 in any one period of insurance
Tree felling or lopping cover	Up to £500 per claim and £2,500 in any one period of insurance

Property owners liability

Cover offered

Property owners liability
Legal costs and expenses in connection with manslaughter, corporate manslaughter, corporate homicide or culpable homicide defence
Legal costs in respect of an alleged breach of statutory duty under Health and Safety, Consumer Protection or Food Safety legislation

Standard cover

Flexibility to select between £1million and £10million limit of cover
£1million any one period of insurance
£1million any one period of insurance

Features and benefits *continued*

Legal costs and damages for liability incurred in connection with premises previously owned but now sold

Flexibility to select between £1million and £10million limit of cover

Personal liability whilst anywhere in the world temporarily in connection with the business

Flexibility to select between £1million and £10million limit of cover

Compensation for court attendance

£250 per day for each day that your attendance is required

Features and benefits – Optional covers

Rental income

Cover offered

Loss of rental income and service charges caused by damage at the property

A choice of indemnity periods is available

Additional costs incurred to avoid or reduce the loss of rental income

Loss of rental income resulting from boiler explosion caused by damage at the property

Buildings awaiting sale

Loss of rental income resulting from damage to property at managing agents' premises or denial of access to your property as a result of damage to property within 5 miles of your property

Loss of rental income following damage to public utility suppliers premises

Increases in rent covered automatically until next renewal

Automatic reinstatement of sums insured following a loss (subject to you paying any additional premium that may be required and implementing any risk improvements that we may reasonably require)

Transfer of interest

Standard cover

Up to the rental income sum insured for the property

12, 24 and 36 months

Up to the rental income sum insured for the property

Up to the rental income sum insured for the property

✓

✓

✓

Up to a maximum of 200% of the rental income sum insured

✓

✓

Features and benefits – Optional covers *continued*

Employers' liability

Cover offered	Standard cover
Limit of indemnity A – all incidents except any arising from terrorism	£10million
Limit of indemnity B – all incidents arising from terrorism	£5million
Legal costs and expenses in connection with manslaughter, corporate manslaughter, corporate homicide or culpable homicide defence	£1million any one period of insurance
Legal costs in respect of an alleged breach of statutory duty under Health and Safety	£1million any one period of insurance
Compensation for court attendance	£250 per day for each day that your attendance is required

Terrorism

Cover offered	Standard cover
Damage caused by terrorism	Sums insured under the individual sections

Landlord's contents

Cover offered	Standard cover
Landlord contents at the property	Up to £50,000 per property
Theft from outbuildings cover	Up to £2,500 per claim
Malicious damage and theft by tenants cover	Up to £5,000 in any one period of insurance
Specified causes subject to certain exclusions	✓ (Accidental damage is optional)

Significant or unusual exclusions, conditions and limits

Exclusion, condition or limit	Applicable section(s)
You must tell us about any changes that may affect our assessment of the risk including all changes in tenancy	All
You must disclose all information relevant to this insurance and not make any statement which is incorrect	All
Maintenance and reasonable precautions conditions apply	All
Terrorism exclusion (some cover available as an option)	Buildings, Rental income and Landlord's contents
Illegal activities exclusion	Buildings, Rental income and Landlord's contents
Acts of fraud and intentional acts by you or employees exclusion	Buildings, Rental income and Landlord's contents
Damage to moveable property in the open, walls, fences, posts, hedges and gates caused by wind, rain, hail, sleet, snow, flood and theft exclusion	Buildings, Rental income and Landlord's contents
Special terms apply to empty buildings – you must tell us immediately if any premises become unoccupied	Buildings and Rental income
Inspection of flat roof condition	Buildings
Individual flats condition – we will only be responsible for our proportionate share of any claim where your property is an individual flat	Buildings
Fines and penalties imposed exclusion	Property owners liability and Employers' liability
Foreign manual work exclusion	Property owners liability
Managing agents professional risk exclusion	Property owners liability

Standard excesses

Section	Standard excess
Buildings and Landlords contents	
(a) Fire, lightning, explosion, aircraft, or earthquake	No excess
(b) Damage caused by Flood	minimum excess £200
(c) Malicious damage and theft by tenants	£500
(d) All other insured damage (where an excess applies)	minimum excess £100
Subsidence	minimum excess £1,000
Property owners liability	
Property damage	£200

Policy duration

This is an annually-renewable policy.

Sum insured

Correct values at risk must be advised to us. If the Sums insured you request are not adequate this will result in the amount we pay in the event of a claim being reduced. You should review your sums insured and levels of cover regularly to ensure these remain adequate.

Law applicable

You and we can choose the law which applies to this policy. We propose that the Law of England and Wales apply. Unless we and you agree otherwise, the Law of England and Wales will apply to this policy.

Policy administration fees condition

We may charge you an administration fee if we

- make any changes to your policy on your behalf
- agree to cancel your policy, or
- are requested to print and re-send your policy documents to you.

We will not make a charge without informing you.

Making a complaint

If you have a complaint about your policy you should contact the agent or AXA office where it was bought.

If your complaint relates to a claim on your policy please contact the department dealing with your claim.

If we have given you our final response and you are still not satisfied you may be eligible to refer your case to the Financial Ombudsman Service (FOS).

If applicable, you will receive details of how to do this at the appropriate stage of the complaints process.

Financial Services Compensation Scheme (FSCS)

We are covered by the Financial Services Compensation Scheme (FSCS). You may be entitled to compensation from the scheme in the unlikely event we cannot meet our obligations to you. This depends on the type of insurance, size of the business and the circumstances of the claim.

Further information about the compensation scheme arrangements is available from the FSCS (www.fscs.org.uk).

This document is available in other formats.

If you would like a Braille, large print or audio version, please contact your insurance adviser.

www.axa.co.uk