

Landlords Buildings & Contents Insurance

Policy Summary

Let Insurance Services



keyfacts[®]

This is a Policy Summary only and does not contain the full terms and conditions of the contract. It does not form part of the contract between you and us. Full terms can be found in the Policy Wording, a copy of which is available on request. If you take out a policy with us you will receive a full policy wording as part of your policy documents.

How long does the cover last?

The Policy lasts for 12 months.

What type of cover is provided?

The Policy is a home insurance contract for private individuals who are letting their main home and individuals or businesses that own and let one or more investment properties. The types of cover available are Buildings and Contents.

You can buy Buildings and Contents separately or you can take them out together. With both Sections you have the option to include the additional benefits of Theft, Intentional or Malicious damage by tenants or Theft, Intentional or Malicious damage by tenants together with Accidental Damage that is considered to be insurable.

Contents insurance can be tailored to individual requirements and is available to provide Limited Contents cover for properties let on an unfurnished basis, to cover carpets, curtains and domestic appliances, or General Contents cover for properties that are being let part or fully furnished. Cover is also available, if required, to cover Contents of Common Areas.

One Policy Wording covers all Sections of this Policy.

Who is providing the insurance?

Buildings and Contents Insurance

Allianz Insurance plc.

What happens if I take out cover and then change my mind?

The Policy provides you with a 14-day reflection period to decide whether you wish to continue for the full Policy year.

This is subject to certain terms, including a minimum temporary cover charge of £25. Details are shown in the full Policy Wording which is available on request.

Buildings Section

The Policy covers the structure of the buildings of your property(ies) (including garages and outbuildings) against unexpected loss or damage, for example by storm, fire or someone breaking in and for your legal liability as owner of your property or as employer of any domestic employees you hire at the property.

Full details can be found in the Buildings Section of the Policy – the key exclusions and limitations are set out below.

You will have to pay the first £100 of any claim under this Section (unless you have selected a different amount), except for subsidence which is subject to a £1000 excess and escape of water claims which are subject to a £250 excess. Where subsidence damage results from escape of water, the subsidence excess will apply.

Cover does not include laminate, wood effect or vinyl floor coverings that could be reasonably removed and re-used.

We will not cover you for storm or flood damage to cellars or basements due to a rise in the water table.

We will not cover you for damage caused to pitch fibre pipes as a result of pressure applied to them by weight of soil or other covering materials. In addition we will not cover you for de-lamination (separation of layers) of pitch fibre pipes.

We will not cover you for certain losses or damage if an endorsement to that effect is shown on your Policy Schedule.

Contents Section

The Policy covers your household goods whilst they are within your property(ies), including outbuildings, against unexpected loss or damage, for example by fire or theft. Property in your garden (such as garden furniture) is covered up to £500 and cover for your legal liability is included as owner of the Contents or as employer of any domestic employees you hire at the property.

Full details can be found in the Contents Section of the Policy – the key exclusions and limitations are set out below.

You will have to pay the first £100 of any claim under this Section (unless you have selected a different amount), except for escape of water claims which are subject to a £250 excess.

Cover does not include laminate, wood effect, or vinyl floor coverings that could not reasonably be removed and re-used.

We will not cover you for storm or flood damage in cellars or basements due to a rise in the water table.

We will not cover you for certain losses or damage if an endorsement to that effect is shown on your Policy Schedule.

Buildings and Contents Sections (optional covers) Theft, Malicious Damage, Loss or Intentional Damage by your tenant(s)

If you have selected this optional additional benefit, your Policy will cover your Buildings and/or your Contents against such damage.

Accidental Damage

If you have selected optional Accidental Damage your Policy will cover your buildings and/or your contents for Theft, Malicious Damage, Loss or Intentional Damage by your tenant(s) and any other Accidental Damage that is insurable.

Full details can be found in the Buildings and Contents Section of the Policy Events 17 and 18, Buildings Insurance, and Events 16 and 17, Contents Insurance – the key exclusions and limitations are set out below.

If you select any optional covers you will have to pay the first £100 of any claim on those covers too (unless you have selected a different amount). For any damage caused by your tenant(s) (unless you have selected a higher amount) you have to pay the first £250 of each claim increasing to the first £750 of each claim a) if you have not taken a tenancy deposit, or b) when you have collected a tenancy deposit but it is not held in accordance with any relevant Housing Legislation.

On what basis are claims settled?

We will pay to replace property or belongings lost or destroyed and we will pay to repair damaged items.

We will make a deduction for wear and tear for claims on household linen and carpets over one (1) year old.

We will pay for the damaged items that are part of a set or suite but we will not pay for the other pieces which are not damaged.

This is not a maintenance contract. This means that wear and tear or anything that happens gradually, for example the roof of your property needing to be re-tiled over time, is not covered.

Unoccupancy

The Policy excludes certain losses or damage if no-one is living at the property for more than ninety (90) consecutive days. If this applies to you, for example when the property is vacant between lets you will not be covered for theft, malicious damage or breakage of glass or sanitary fittings.

There are also additional requirements under buildings and contents event 6, water leaking and frozen pipes, if your property is unoccupied for more than thirty (30) consecutive days.

This applies under both the Buildings and/or Contents Sections.

How do I notify a claim?

Please ring our Household Claims Centre on **0845 073 1114**. Calls charged at local rate.

How do I make a complaint?

If you have a complaint about anything other than the sale of the policy please contact our Customer Satisfaction Manager at:

Allianz Insurance Plc
2530 The Quadrant
Aztec West
Bristol BS32 4AW

Alternatively phone 01454 611785.

If we are unable to resolve the problem we will provide you with information about the Financial Ombudsman Service.

Full details of our complaints procedure can be found in the policy documentation. Using our complaints procedure or referral to the Financial Ombudsman Service does not affect your legal rights.

Would I receive compensation if Allianz were unable to meet its liabilities?

In the event that we are unable to meet our liabilities you may be entitled to compensation from the Financial Services Compensation Scheme. Further details are in the Policy documentation.