



LET PROPERTY BUILDINGS INSURANCE

Buildings Insurance

Buildings insurance covers cost of repairing or rebuilding the actual structure of the let property; from the walls, the roof and windows, to the flooring, plumbing and electrical wiring.

Cover also includes permanent fixtures such as fitted kitchens and bathrooms. In addition cover is provided for outbuildings like a shed or garage.

Buildings - Standard Perils

As with Household Insurance, Let Property Building Insurance provides cover for standard perils such as:

- Fire, lightning, explosion, smoke or earthquake
- Storm or flood
- Escape of water
- Malicious acts
- Theft or attempted theft
- Subsidence

Buildings - Additional Perils

Some insurers may include other perils within the standard cover subject to certain limits such as:

- Accidental Damage to underground pipes and cables
- Damage by emergency services
- Trace and access
- Loss of metered water, oil or gas
- Loss of keys

Buildings - Sum Insured

Just like a standard household policy, the sum insured for a let property buildings policy, should cover the amount required to rebuild their property completely.

The sum insured is the amount of compensation the landlord would be able to claim in the event of their property's 'total loss'.

The sum insured must reflect the full rebuild cost of the property, including site clearing fees.



LET PROPERTY CONTENTS INSURANCE

Contents Insurance

The contents section of a let property policy is different to that of a standard household policy.

They are usually referred to as the landlords' contents or contents of the common parts for which the landlord is responsible.

Some of the standard contents covered under a standard household policy are excluded in a landlord policy - things such as valuables and clothing.

Contents - Standard Perils

As with Household Insurance, Let Property Contents Insurance provides cover for standard perils such as:

- Fire, lightning, explosion, smoke or earthquake
- Storm or flood
- Escape of water
- Malicious acts
- Theft or attempted theft
- Subsidence

Contents - Additional Perils

Some insurers may include other perils within the standard cover subject to certain limits such as:

- Replacement locks
- Loss of metered water, electricity, gas and heating oil
- Alternative accommodation costs whilst the premises are uninhabitable

Contents - Sum Insured

Whilst landlords are not responsible for insuring their tenants' contents, in some cases they may let the property part/fully furnished and require cover for these items.

This amount chosen should reflect how much it would cost the landlord to replace the contents that they own within the let property as new.

The contents section of a policy will not only cover the cost of replacing or repairing the possessions the landlord leaves in the property, it can also extend to covering damage caused by the tenant.