

NON-STANDARD RISKS – The Property

Construction Type

Any property that is not mainly brick or stone with a pitched tile or slate roof is likely to be regarded as non-standard.

This is either because the materials themselves are rarer or more expensive to make or require specialist skills and craftsmanship to repair or replace. Properties with flat felt roofs are a non-standard risk that insurers particularly dislike as they are challenging to maintain.



Subsidence & Landslip

Due to the costs involved in attempting to address the damage caused by subsidence or landslip, insurers want to know if there is any history of either event occurring at the property.

If there is a history of subsidence or landslip, the insurer may refuse to provide cover, exclude cover for subsidence or impose a very high excess.



Listed Buildings

Listed buildings are not necessarily more likely to incur fire or water damage. However, as specialist materials or skills may be required to repair the property, the cost of such events is considerably higher than it might be for a standard building. Therefore, listed buildings are deemed by insurers to be a non-standard risk.

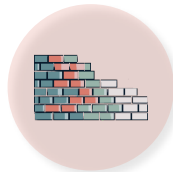


Renovation Works

A house undergoing renovation work can very quickly become a non-standard risk as contractors, scaffolding, heat processes, and lifting equipment will affect the property's risk profile.

Before a homeowner starts any renovation works, they will need to contact their insurer to check if their property will continue to be covered under their existing policy.

Some jobs may be simply too big, too lengthy or too risky for the existing insurer to cover and so the homeowner may need to take out specialist renovation insurance.



Year of Build

Underwriters are often concerned about properties built before 1850; because the internal walls are usually constructed of wattle and daub. This presents a higher fire risk due to the presence of highly flammable wood strips and plaster.



Unoccupied Property

The vast majority of policies allow homes to be unoccupied for 30 days. Insurers will automatically exclude certain aspects of cover after a given period of unoccupancy.

In addition, insurers may add certain warranties (conditions) such as turning off the water and gas at the mains and checking the property at regular intervals.



Postcode (Flooding & Theft Risks)

Flooding is considered the most severe threat, so if a client's home is located within 400 metres of a watercourse or in an area with a history of flooding, insurers will put it down as a non-standard risk.

In addition, you will need an awareness of the postcodes that have a higher rate of burglary/theft, as these will also be deemed a higher or non-standard risk.

