



Bricks&Mortar

An Insurance Solution for Property
Under Professional Management

Provided by

Brett&Randall

A **Brokerbility** Company

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An Insurance Solution for Property Under Professional Management

Bricks&Mortar is fundamentally different to other insurance policies, because it was developed by property managing agents for their property owning clients. It is therefore based on need rather than perception of need by the insurance market.

Brett&Randall undertook some of the initial research to establish what, in terms of insurance, were the major headaches, worries and concerns of property owners. From this a 'wish list' was produced, and based on this **Brett&Randall** developed the **Bricks&Mortar** policy wording and then secured an Insurer to underwrite the policy.

Brett&Randall are part of the **Brokerbilty** Group who have offices in 20 cities throughout the UK.

Bricks&Mortar is an exclusive **Brokerbilty** product underwritten by Norwich Union an AVIVA company, and the UK's largest insurer. Norwich Union offers AA - Stable financial security.

(source Standard & Poors – March 2009)

Policy Features:

Unrestricted cover for Unoccupied Properties

Normally when a property becomes unoccupied the Insurance Company will require a Property Owner, or their agents, to immediately:

Notify them

Carry out an inspection of the property at least every 7 days

Remove all waste from inside and outside the building

Board up doors and windows and seal the letterbox

Disconnect all utilities such as gas, water and electricity

Failure to do any of the above could leave a Property Owner uninsured. At that time an Insurance company is also likely to restrict policy cover to fire, aircraft and explosion only and charge an additional premium.

As part of a portfolio of managed properties and subject to the total value at risk/number of unoccupied properties not exceeding 10% of the portfolio, **Bricks&Mortar** has no unoccupancy warranties or conditions for a period up to 6 months. Furthermore, additional premiums will not be charged and subject to an assessment of risk by your Property Managing Agents there will be no restrictions in cover.

In our research Property Managing Agents told us that many of the requirements imposed upon them by insurers are sensible risk management strategies, but not in all cases and they wanted a degree of flexibility to allocate time, effort and resource to where an assessment of risk indicates it is most needed.

With **Bricks&Mortar** all your agent will be required to do is read and seek guidance from the unoccupied property best practise guide and take appropriate action.

Average free policy

You will not be penalised if your property is under insured. Bricks&Mortar contains no average condition, subject to a RICS valuation at day one, and then at 3 year intervals.

Fixed premium rates

Premium rates can be secured for periods up to 3 years. This offers Property Owners the continuity of Insurer, cover and premium rates.

No policy excess

Most policies have an excess of at least £250, increased to £1,500 in respect of claims for subsidence. Bricks&Mortar has no policy excess other than £1,000 in respect of subsidence.

Detailed premium statements for each tenant

A personalised statement is available for each tenant detailing the premium and sums insured for buildings and rent.

No excluded tenant occupations

Subject to it forming a small part of a balanced portfolio there are no excluded tenant occupations such as DDS or student lets.

Risk management funding

Funding is negotiable with Insurers to assist Property Owners in dealing with insurers' risk management requirements.

Dedicated loss adjustors

The same firm of loss adjustors will deal with all claims.

The services of an 'in house' qualified loss adjustor

The services of a qualified loss adjustor to act on large or potentially complicated claims will be made available.

Unoccupied Properties Best Practice Guide

Bricks&Mortar has no unoccupancy warranties or conditions for a period up to 6 months. Within periods of unoccupancy up to 6 months it is however expected that property managing agents will in the event of a property becoming unoccupied carry out a simple assessment of the risk based upon:

- Knowledge of the property
- Value and Condition
- Situation
- Proximity to other untenanted properties
- Potential period of unoccupancy

Once this simple assessment has been made the property managing agents will be required to advise Brett&Randall and to confirm what, if any, risks controls are to be put in place. The position should then be reviewed again 3 months later. Risk controls could include:

- Regular inspections
- Removal of waste from inside and outside the property
- Boarding up of windows or doors
- Sealing of letter box
- Switching off of utilities
- Disconnection of utilities

This should not be seen as an exhaustive list and should only be used for reference only.

Brett&Randall

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