

Residential Property Owners Insurance

Buildings and Contents Insurance for Landlords

Your Policy Summary of Cover

Policy Summary

Why choose Geo Personal Lines' Residential Property Owners Insurance?

Residential Property Owners is for landlords seeking a more streamlined coverage, with a competitive premium for their let properties.

We offer cover for: -

- All tenant types, including benefit assisted, housing association, students, asylum seekers
- Unoccupied – pending let
- Individual and family lets, shared accommodation, multiple occupancy,
- HMO's and bedsits
- Single risks or multi property portfolios
- Non-standard constructions
- Properties undergoing renovation, where intention is to let
- Blocks of flats (up to 10)
- Listed Properties

About this document

This document is a summary of the insurance provided by the Residential Property Owners insurance, and as such, does not contain the full terms and conditions of the product in the policy booklet.

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 upon request.

Type of insurance and cover

This is a commercial insurance product intended for landlords who own and let their property as an investment for rental income.

This insurance provides cover for Buildings and landlord's contents and can be optionally extended to include property owners and employers' liability at a higher limit.

If you do not let your property and charge a rental income, then this product will not be suitable for your requirements, and you should tell us and your Insurance Broker immediately. Your Insurance Broker will be able to source a policy that is more suitable for your requirements.

Insurer

This policy is underwritten by AXA Insurance UK plc.

Features, Benefits and Exclusions & Limitations

Buildings Standard Cover

Buildings standard cover	Limits
<p>This insurance covers the Buildings for loss or damage directly caused by: Fire, lightning, explosion or earthquake, aircraft and other flying devices or items dropped therefrom, storm, tempest or flood, escape of water from any fixed water or heating installation, escape of oil from fixed domestic oil-fired heating installed and smoke damage resulting from a defect in any fixed domestic heating installation, theft or attempted theft, impact by any vehicle or animal, any persons taking part in a riot, violent disorder, strike, labour disturbance, civil commotion or any persons of malicious intent, Subsidence, Landslip or Heave of the site upon which the Buildings stand, falling radio and television aerials, fixed satellite dishes and their fittings masts, falling trees, telegraph poles or lamp-posts.</p>	<p>Up to the Buildings sum insured</p>
<p>Accidental Damage of fixed glass and double-glazing (including the cost of replacing frames) solar panels, sanitary fixtures and ceramic hobs all forming part of the Buildings.</p>	<p>Up to the Buildings sum insured</p>
<p>The cost of repairing Accidental Damage to domestic oil pipes, underground water-supply pipes, sewers, drains, underground gas pipes, underground electricity and telephone cables for which you are legally responsible.</p>	<p>Up to the Buildings sum insured</p>
<p>Loss of rent which you are unable to recover and additional costs of alternative accommodation necessarily incurred by you in consequence of the Buildings becoming uninhabitable following damage caused by any of the perils covered provided that the insurers' liability is limited to the period the Buildings are uninhabitable, and evidence is provided from an existing rental agreement or previous proven rental pattern.</p>	<p>20% of the sum insured on the Buildings damaged or destroyed</p>
<p>Expenses incurred following damage to the Buildings by any of the perils covered in connection with the removal of debris; any extra cost of reinstatement of the destroyed or damaged Buildings made necessary to comply with Government or Local Authority requirements and Architects' and Surveyors' fees necessarily incurred in the reinstatement of the Buildings.</p>	<p>Up to the Buildings sum insured</p>
<p>Increased metered water charges incurred by you resulting from an escape of water which gives rise to an admitted claim under escape of water from any fixed water or heating installation.</p>	<p>£750 in any period of insurance.</p>
<p>A contracting purchaser until completion of the sale or expiry of this insurance whichever is the sooner.</p>	<p>Up to the Buildings sum insured</p>
<p>Property Owners' Liability.</p>	<p>Up to £2,000,000</p>
Exclusions and limitations	Find full details
	<p>In the policy booklet under Section 1 Buildings cover under "Other than":</p>
<p>Loss or damage: -</p> <ul style="list-style-type: none"> • Any persons taking part in riot, violent disorder strike, labour disturbance, civil commotion, or any persons of malicious intent. • Escape of water or escape of oil, • Theft or attempted theft, • Accidental Damage to fixed glass / sanitary fixtures <p>whilst the Buildings are Unoccupied for 30 days or more.</p>	<p>Causes: 4, 5, 6, 8 Additional Cover – Sub-Section: A</p>
<p>Loss or damage by: - any tenant or person lawfully on the premises.</p>	<p>Cause: 6, 8</p>
<p>Loss or damage due to wear and tear or gradual deterioration.</p>	<p>Cause: 5 Additional Cover – Sub-Section: B</p>

Exclusions and limitations (cont)	Find full details (cont)
Loss or damage caused by faulty workmanship.	Cause: 5, 9
Loss or damage to radio and television aerials, satellite dishes, their fittings and masts unless having fallen.	Cause: 10
Loss or damage caused by trees through lopping, topping and / or felling.	Cause: 11
<p>Loss or damage:</p> <ul style="list-style-type: none"> • to fixed domestic fuel-oil tanks, swimming pools, tennis courts, drives, patios and terraces, walls, gates and fences unless the main Building is also affected at the same time by the same peril. • for which compensation has been provided or would have been but for the existence of this insurance under any contract or legislation or guarantee. • whilst the Buildings are undergoing any structural repairs, alterations or extensions. • caused by coastal erosion. • defective plans or the use of defective materials. • to solid floors unless the walls are damaged at the same time by the same event. <p>Normal settlement, shrinkage, or expansion.</p>	Cause: 9
<p>Pollution or Contamination</p> <p>We will not cover you for any loss, destruction or damage caused by pollution or contamination unless the damage is caused by</p> <ol style="list-style-type: none"> 1. pollution or contamination which itself results from causes 1 to 8 and 10 to 11, provided the peril is covered by this section. 2. any cause 1 to 8 and 10 to 11, provided the peril is covered by this section, which itself results from pollution or contamination. 	Exclusions applicable to Section 1

Contents Standard Cover

Contents standard cover	Limits
<p>This insurance covers the Contents for loss or damage directly caused by:</p> <p>Fire, explosion, lightning, earthquake, aircraft, and other flying devices or items dropped therefrom, Storm, tempest or Flood, Escape of water from and appliance damage to fixed water tanks, apparatus or pipes, Escape of oil from fixed domestic oil-fired heating installation and smoke damage resulting from a defect in any fixed domestic heating installation, Theft or attempted theft, Impact by any vehicle or animal, any persons taking part in riot, violent disorder strike, labour disturbance, civil commotion, or any persons of malicious intent, Subsidence, Landslip or Heave of the site upon which the Buildings stand, falling radio and television aerials, fixed satellite dishes and their fittings and masts, falling trees, telegraph poles or lamp-posts.</p>	Up to the Contents sum insured
Landlords' contents in out buildings inc. garages.	Up to 3% of the Contents sum insured or £500 (whichever is greater)
Costs of alternative accommodation necessarily incurred by you, if the Buildings are rendered uninhabitable by any of the perils covered.	Any amount in excess of 10% of the sum insured of the Contents of the Buildings damaged or destroyed.
Accidental loss of domestic heating fuel or metered water.	Up to £750
Loss or damage to Contents in the open but on land belonging to the Property.	Up to £250 for any one incident
Exclusions and limitations	Find full details
	In the policy booklet under Section 2 Landlords Contents cover under "Other than":
<p>Loss or damage: -</p> <ul style="list-style-type: none"> • Escape of water or escape of oil. • Theft or attempted theft. • Any persons taking part in riot, violent disorder strike, labour disturbance, civil commotion, or any persons of malicious intent. <p>whilst the Building is unoccupied for 30 days or more.</p>	Causes: 4, 5, 6 and 8
Loss or damage by: - any tenant or person lawfully on the premises.	Cause 6, 8
Loss or damage due to wear and tear or gradual deterioration.	Cause 5
Loss or damage caused by faulty workmanship.	Cause: 5, 9
Loss or damage caused by trees through lopping, topping and / or felling.	Cause: 11
<p>Loss or damage:</p> <ul style="list-style-type: none"> • for which compensation has been provided or would have been but for the existence of this insurance under any contract or legislation or guarantee. • whilst the Buildings are undergoing any structural repairs, alterations or extensions. • caused by coastal erosion. • arising from faulty workmanship, defective plans, or the use of defective materials. • to solid floors unless the walls are damaged at the same time by the same event. 	Cause: 9

Exclusions and limitations (cont)	Find full details (cont)
<p>Loss or damage involving:</p> <ul style="list-style-type: none"> a) Motor vehicles (other than domestic gardening implements), caravans, trailers or watercraft and accessories attached thereto. b) Animals. c) Any part of the Buildings. d) Any property specifically insured against the perils covered hereby under any other insurance. e) Wearing apparel. f) Pedal cycles. 	<p>Exclusions applicable to Section 2</p>
<p>Pollution or Contamination</p> <p>We will not cover You for any loss, destruction or damage caused by pollution or contamination unless the Damage is caused by</p> <ul style="list-style-type: none"> 1. Pollution or contamination which itself results from causes 1 to 8 and 10 to 11 provided that peril is covered by this section. 2. Any cause 1 to 8 and 10 to 11 provided that peril is covered by this section, which itself results from pollution or contamination. 	<p>Exclusions applicable to Section 2</p>

Significant or Unusual Exclusions or Limitations

General – Buildings and Contents

Exclusions and limitations	Find full details
Collapse.	<p>In the policy booklet under General Exclusions</p>
Collusion.	
Contractors.	
Cyber and data.	
Date recognition.	
Disease.	
Faulty or defective workmanship.	
Fraud and dishonesty.	
Illegal activities.	
Loss in value.	
<p>Miscellaneous Damage – Notwithstanding any provision to the contrary within your Policy, except for any cover provided under Section 3 Legal liability to the Public, We will not cover you for damage caused by or consisting of:</p> <ol style="list-style-type: none"> 1. Corrosion, rust, wet or dry rot, shrinkage, evaporation, loss of weight, dampness, dryness, marring, scratching, vermin, or insects 2. Change in temperature, colour, flavour, texture, or finish. 3. Joint leakage, failure of welds, cracking, fracturing, collapse or overheating of boilers, economisers, superheaters, pressure vessels or any range of steam and feed piping connected to them. 4. Mechanical or electrical breakdown or derangement for the particular machine, apparatus or equipment where the breakdown or derangement originates. <p>Other than for damage caused by perils 1 to 8 and 10 - 11 (Sections 1 Buildings and Sections 2 Contents, as applicable).</p>	
Radioactivity – except for any cover provided under Legal Liability to the Public.	
Sonic bangs.	

Duration

This is an annual 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 covers 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.

Your Cancellation Rights

You can cancel this policy at any time by contacting the insurance agent who arranged the policy for you.

Making a Complaint

If your complaint relates to:

- How your Policy was sold to you, please contact your Broker.
- Section 1 Buildings or Section 2 Contents or Section 3 Legal Liability to the Public, – Please contact Davies Group (acting on behalf of Geo Personal Lines)

Should you remain dissatisfied after our final written response, you can approach the Financial Ombudsman Service.

Referral to the Financial Ombudsman will not affect your right to take legal action.

Full details of addresses and contact numbers can be found within the policy booklet.

Data Protection

GEO PERSONAL LINES

Geo Personal Lines is the Data Controller. Geo Personal Lines is part of The Ardonagh Group of companies, and we may share your information within The Ardonagh Group (see <http://www.ardonagh.com/> for details). We will use your personal information to:

Assess and provide the products or services that you have requested

Communicate with you in relation to servicing and administering your product

Develop new products and services

Undertake statistical analysis to help us improve our services and products

Contact you about products that are closely related to those you already hold with us

Provide additional assistance for these products or services

Notify you of important changes to products and functionality changes to our websites

Only where you have provided us with consent to do so, we may also from time to time use your information to provide you with details of offers relating to additional products and services from The Ardonagh Group.

We follow strict security procedures in the storage and disclosure of your personal information in line with industry practices.

Further information is contained in our Fair Processing Notice, full details of which can be found here

<https://www.geounderwriting.com/privacy-notice/> This explains who we are, the types of information we hold, how we use it, who we share it with, how long we keep it for and informs you of certain rights you have regarding your personal information. If you are unable to access this website, details can be obtained by contacting the address or telephone number indicated in any recent correspondence or emails you have received from us.

You can also contact us for general data protection queries via email to MGA.DataProtection@geounderwriting.com or in writing to The MGA Data Protection Officer, The Ardonagh Group, 2 Minster Court, Mincing Lane, London, EC3R 7PD

Financial Services Compensation Scheme

Geo Personal Lines and the insurers of this Policy are covered by the Financial Services Compensation Scheme (FSCS). If we are unable to meet Our obligations, you may be entitled to compensation from the scheme, depending on the type of insurance and the circumstances of the claim.

Further information is available from the FSCS at www.fscs.org.uk.



geo/**PERSONAL LINES**

Geo Personal Lines is a trading style of Midas Underwriting Limited
Midas Underwriting Ltd. Registered Office: Quay Point, Lakeside Boulevard, Doncaster, South Yorkshire, DN4 5PL
Registration No. 4040230. Authorised and regulated by the Financial Conduct Authority.
FCA Register No 303525.

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