



Insurance

# Property Owners

in partnership with COEUS Insurance Management Ltd



Our Property Owners product has been developed for residential and commercial properties owned or managed by the policyholder. It is suitable for single and multi-location portfolios.

## Why MS Amlin?

- Solution led approach with appetite across a wide range of trades and industries
- Direct access to experienced and empowered underwriters
- Many years experience in this sector

### Residential risk appetite:

- Unoccupied
- Purpose built blocks of flats
- Private Dwellings
- Buy-to-let
- Students
- DSS
- Professionally managed Residential Associations

### Commercial risk appetite:

- Offices
- Retail (with or without flats above)
- Retail warehouses
- Low to medium hazard industrial risks
- High hazard warehouse risks
- High hazard manufacturing

### Declined trades:

- Abattoirs
- Food processing / preparation
- Commercial Mills
- Laundries
- Tyre warehouse
- Waste
- Recycling
- Upholsters
- Quarries
- Nightclubs
- Foam Manufacturing / wholesale

## Key benefits

1. Minimum premiums from £200 plus IPT
2. Competitive offering on 1,000 trades
3. Multi-location discounts
4. Legal Expenses included as standard
5. Malicious Damage & Theft by tenants included as standard
6. Property Owners Liability £10 million
7. Employers Liability £10 million
8. Illegal cultivation of drugs included as standard

# Significant features and policy limits

## Property damage

- Additional cost of alternative accommodation and loss of rent for residential premises. 33% of the residential building sum insured in total in the period of insurance.
- Trace and Access £50,000 any one loss.
- Theft damage to the fixed fabric of the building.
- Additional metered oil, gas or water charges £10,000 any one loss.
- Fly tipping £10,000 any one loss. £1,000 excess.
- Clean up costs and remedial work expenses following the illegal cultivation of drugs at the premises £50,000 any one loss.
- Landscaping £25,000 any one loss. £1,000 excess.
- Removal of vermin £5,000 any one loss.
- Removal of wasps, bees and hornets nests £5,000 for any one loss.
- Replacement locks (including digital locks) £10,000 any one loss.
- Waiver of subrogation against any tenant, lessee or managing agent for damage applicable to the premises unless the damage arises out of a criminal or malicious act of the tenant, lessee or managing agent.
- Gardening equipment £5,000 any one loss.
- Contents of common parts £25,000 any one loss.
- Inflation provision

## Business interruption

- Loss of rent following damage to the premises of the managing agent. £20,000 any one loss.
- Prevention of access.
- Professional accountants and legal fees.
- Public utilities.
- Rent of residential property

## Property owners' liability

- Sudden and accidental pollution.
- Personal liability overseas.
- Leased premises. £250 excess.
- Indemnity to principals, directors and employees.
- Libel and slander GBP250,000 in total in the period of insurance.
- Terrorism GBP5,000,000.
- Contractual liability.
- Defective Premises.
- Data Protection Act civil costs.

## Employers' liability

- Contractual liability.
- Indemnity to principal.
- Compensation for court attendance – up to GBP250 per day (director/ partner) or GBP100 per day (employee).
- Injury to partner or proprietor.
- Solicitors fees.
- Unsatisfied court judgements.

## Prosecution defence costs

- Costs and expenses in respect of criminal proceedings brought against you under any applicable legislation.
- Applicable legislation being:
  - a) Health and Safety at Work etc. Act 1974 including the Control of Substances Hazardous to Health Regulations 2002 concerning the risk from exposure to legionella;
  - b) Management of Health and Safety at Work Regulations 1999;
  - c) Corporate Manslaughter and Corporate Homicide Act 2007;
  - d) Health and Safety Inquiries (Procedure) Regulations 1975;
  - e) Protection from Harassment Act 1997, or similar legislation in force in the territorial limits; and
  - f) Part II of the Consumer Protection Act 1987 and Part II of the Food Safety Act 1990.
- Prosecution costs awarded against you.
- Costs and expenses for legal representation at any inquiry under an applicable legislation.
- Covers appeals against improvement and prohibition notices incurred with our consent.

## Legal expenses

- Limit of Indemnity (per claim) GBP100,000
- Limit of Indemnity (in total in the period of insurance) GBP1,000,000 in respect of employment compensation awards
- Employment restrictive covenants
- Employment compensation awards
- Employment disputes
- Compliance and regulation
- Legal defence
- Property disputes
- Loss of earnings
- Tax protection
- Employees' extra protection
- Crisis communication
- Contract and debt recovery
- Statutory licence appeals

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## This product is available exclusively through our partnership with Coeus Insurance

With over 50 years combined experience, Coeus Insurance are proficient in designing bespoke insurance programmes that enhance policy coverage and also reduces insurance costs.

Coeus Insurance hold the prestigious Chartered Insurance Broker designation awarded by the Chartered Insurance Institute (CII). This is the industry's gold standard for firms of insurance brokers. When you use a Chartered firm you are dealing with proven professionals demonstrating a commitment to delivering the highest professional level of knowledge, advice

and ethical practice. Only 4% of the UK's premier insurance broking firms qualify for Chartered status.

Coeus Insurance Management Ltd are totally independent with the added benefit of being aligned with Marsh McLennan Companies (one of the largest insurance brokers worldwide) through their exclusive Marsh Pro Broker membership. This enables them to access exclusive facilities and expertise when required in addition to drawing down on their wealth of resources and influence with Insurers on a global scale.



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