

PROPERTY INSURANCE

IMPORTANT INFORMATION

FOR BUILDINGS INSURANCE OF FLATS AND MAISONNETTES

It is important that you read the information below. If you not understand please ask.

Should you decide to insure your flat or maisonette individually, it may not be possible to repair damage which also affects other parts of the building if the owners of the other flats or maisonettes within the building have failed to arrange adequate insurance cover.

We suggest that you make enquiries as to whether buildings insurance for your flat or maisonette is included within a flat-owners' policy covering the whole building. Such a policy may be written in the name of, for example, the property-owning company, managing agent, freeholder or residents' association.

If you do need to arrange insurance on an individual policy, you should:

Seek legal advice to:

Ascertain your buildings insurance requirements under the terms of any title deed or lease.

Protect your interest in the event of other parts of the building suffering damage which may not be insured, preventing reinstatement and/or access to your flat or maisonette.

Arrange additional liability insurance, as you may have joint responsibility for lifts and/or employees such as caretakers and cleaners

Seek advice from a chartered surveyor to ensure the sum insured correctly reflects the cost of rebuilding your flat or maisonette and includes an amount for your proportion of any common parts for which you are responsible (for example roof, foundations, stairwells, pipes, paths, walls and fences).