

# COMMERCIAL PROPERTY

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# ISLANDS BY NUMBERS



**83,500**  
ACTIVE POLICIES



**96%**  
CLAIMS PAID



**170,515**  
CALLS TAKEN (12 MONTHS)



**7512**  
CLIENTS THROUGH OUR DOORS



**97%**  
RENEWAL RATE



**£42,000**  
SPONSORSHIPS IN CI

**1978**

The Islands Insurance Brokers Ltd  
Guernsey & Alderney is established

**1987**

NFU Mutual acquisition of the Group (consisting of MJ  
Touzel Insurance Brokers Ltd (Jersey) and Islands Insurance  
Brokers Ltd Guernsey & Alderney)

**2016**

Group rebrands as Islands

**148**  
STAFF

**3**  
OFFICES

**NFU Mutual**  
DELEGATED AUTHORITY

# COMMERCIAL PROPERTY

## INTRODUCTION

Owning a property which attracts rental income, or which you use as a business premises, is a high value investment. It is important to have the relevant insurance to ensure you are adequately covered.

Whether your tenanted property is in the Channel Islands or the UK, Islands will ensure you enjoy the appropriate insurance for your needs.



## COVER AND BENEFITS

**Buildings** - Whether you rent or own, don't just consider the bricks and mortar, but also outbuildings, driveways, walls etc and insure for its full rebuilding costs (incl professional and removal fees).

**Employers Liability** - Employing a handyman or caretaker makes it a legal requirement to ensure staff are adequately covered for daily work.

**Loss of Rent / Alternative Accommodation** - Protect your income or re-home your tenant(s) should your property become uninhabitable following an insured event such as fire, flood or storm damage.

**Property Owners Liability** - Cover for third party injury and property damage following an incident at your premises.

**Engineering Insurance & Inspection** - If the property has a lift it has to be inspected annually to comply with Health and Safety regulations. Cover for sudden and unforeseen damage is also available.

**Contents (Landlords and Communal)** - Cover that protects you whether you occupy or lease the premises furnished or unfurnished, or alternatively if you just require contents to cover the communal areas.

**Trace and Access** - Coverage to trace the source of leaks as standard.

### WHAT COMMERCIAL PROPERTY INSURERS THINK ABOUT RIGHT NOW

#### 1. RISK TIME RISK PREVENTION



**78%** EXPECT SMART BUILDING TECH WILL POSITIVELY IMPACT RISK MITIGATION

**83%** expect insurers to influence its adoption and usage

#### 2. INCREASE IN EXTREME WEATHER



THE FLOODS OF 2015 / 2016 RESULTED IN...

**20,000** CLAIMS INCL

**5000** BUSINESS CLAIMS

AMOUNTING TO

**£1.3 BN** IN DAMAGES PAID OUT...

...AND UNLIKE HOME INSURERS, THERE IS NO FLOOD RE FOR COMMERCIAL PROPERTY INSURERS

#### CONTACT US

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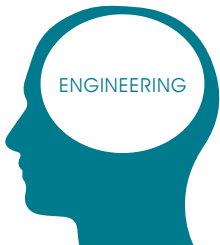
## CONSIDER THESE EXTRA COVER AREAS WHERE YOUR BUSINESS MIGHT BE AT RISK



- Does your bank require terrorism cover as part of a finance agreement?
- Is the property in the UK? Zone A | B? Other Larger city?



- Do you bank online?
- Do you purchase online?
- Do you handle clients' personal data?
- Do you manage payroll online?
- Do you rely on a computer system to operate efficiently?
- Do you have ANY internet presence?



- Is there a goods / passenger lift?
- Are there hydraulic / motorised car parking spaces?
- Are there motorised / electric gates or barriers?



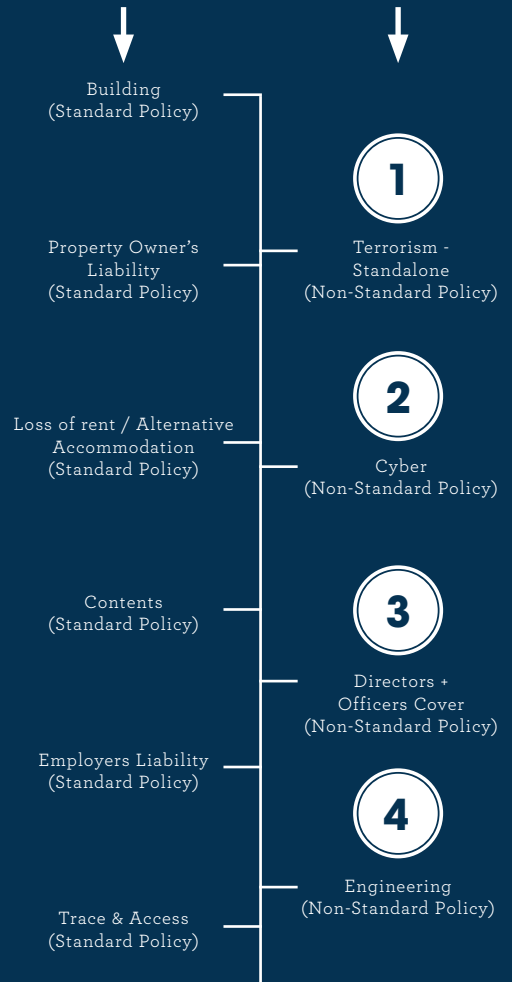
- Do you have Health & Safety responsibility?
- Do you have responsibility to for managing the property on behalf of residents?
- Do you arrange insurance on behalf of the block?

NOTE: This list is a guide, and you still need to consult your policy document for the complete list of cover and exclusions. This list serves as a guide to shape your thinking about your risk.

### THE RISK LINE

STANDARD POLICY COVER SHOULD INCLUDE:

EXTRA COVER YOU SHOULD REALLY CONSIDER



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## A DAY IN THE LIFE OF THE LANDLORD

Research conducted by AXA indicated that landlords don't do enough to protect themselves and their assets.



**1 IN 4**

Tenants pay their rent late every month

**1 IN 3**

Landlords never conduct an inspection



**10%**

Say that the police have been called round to the property



**15%**

Of all tenants are guilty of excessive noise levels

**ACCIDENTAL LANDLORDS MAY NOT HAVE PURCHASED THEIR PROPERTIES WITH THE INTENTION OF RENTING THEM OUT AND AS SUCH ARE NOT AWARE OF THE RISKS OR LEGALITIES UNTIL IT'S TOO LATE**

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