

Property Owners

RISK APPETITE GUIDE

A guide to our new business risk appetite

Within our Property Owners niche we write mixed portfolios and individual risks from a range of property owners or managers such as landlords, investment groups and managing agents. The following table provides examples of risks within our appetite but is not exhaustive. If you feel that you have a risk we would be interested in writing, please contact one of our underwriters.

Within Appetite

Business parks	Healthcare (including hospitals and surgeries)	Retirement accommodation
Education (including universities and schools)	Retail parks (but not shopping centres)	Residential portfolios.
Modern Residential/Apartment Blocks - minimum €20m building sum insured	Offices	
	Retail trades	

Outside of Appetite

Extensive multi tenure/occupancy	Property developers (where business model is to renovate and sell)	Food sector.
Social Housing/Local Authority	Student accommodation	Unoccupied properties/portfolios
Night clubs and discos	Waste management/Recycling	

Key features

- Free valuations for Ecclesiastical Insurance Customers
- Automatic 25% "Day One" uplift on Property Owners - no automatic cover on Apartment Blocks
- Definition of building to include wind turbines and solar panels (see policy for limits)
- Capital additions (newly acquired property) - €2.6m any one location (€1.3m if unoccupied)
- Emergency services - €30k any one claim
- Damage to buildings by theft - covered up to the building sum insured
- Trace and Access - €32.5k any one claim
- New Property Extension - Fly Tipping €3,250 any one claim/€6,500 any one period of insurance
- Inadvertent omission to insure - €2.6m any one claim - (€650K if unoccupied)
- Loss of Attraction - 10% of the rent receivable sum insured or €320k whichever is the less any one occurrence
- Legal Expenses - Removal of squatters - we will pay the costs and expenses to secure the eviction of squatters from the Insured's premises up to €150,000

Property Owner's

Risk profile – a guide to getting the best terms for your client

The profile below outlines some of the features that we consider identify a good quality risk.

When you submit a new business enquiry to us please supply as much information as you can about the risk and how it fits within this profile. This will help us to provide you with the best terms for your client.

General	Property/Loss of Rent	Liabilities
Confirmed claims experience. Good claims experience is preferable as is evidence of action taken following previous losses.	There is a positive attitude to risk management. For example: <ul style="list-style-type: none">■ there is a policy to control the storage/ disposal of waste■ fire assessments are regularly carried out■ activities of contractors are controlled.■ details of fire alarms Construction details Well maintained buildings. There is a Managing Agent responsible for site management.	Proactive approach to dealing with accidents near misses, incidents and complaints. The risk of slips or trips is regularly assessed.

Getting in touch

Sales Manager Ireland

John Devitt

Tel: +353 1 6190349 or +353 86 7704155

Email: john.devitt@ecclesiastical.com

Sales Support Manager

Irene Fox

Tel: +353 1 6190320

Email: irene.fox@ecclesiastical.com

Business Development Manager

Mark Boylan

Tel: +353 1 6190339 or +353 86 0223092

Email: mark.boylan@ecclesiastical.com

www.ecclesiastical.ie

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