



UNOCCUPIED PROPERTIES

It has been statistically proven that the majority of significant losses occur whilst a property is unoccupied. In line with most major insurers the following warranty for unoccupied properties applies:

UNOCCUPANCY WARRANTY

It is warranted that whenever the property insured is vacant for a period longer than one month:

- a) the Insured shall notify the Company immediately when they become aware;
 - i) that the building(s) are empty
 - ii) of any loss destruction or damage to the empty building(s) whether such loss destruction or damage is insured or not with all loss destruction or damage rectified immediately
- b) the building(s) are inspected internally at least once during each week by or on behalf of the Insured
- c) all trade refuse and waste materials are removed from the interior of the building(s) and no accumulation of refuse and waste be allowed in the adjoining yards or spaces owned by the Insured
- d) the Insured shall secure the premises against unauthorised intrusion. Insurers usually recommend that "the Insured shall secure the building and put all protective and locking devices and any alarm protection in effective operation with letterboxes sealed to prevent accumulation of mail. Any entry doors must be secured to a minimum of BS3621 mortise deadlock and plate
- e) The gas water and electricity supplies are turned off at the mains (except gas or electricity needed to maintain any fire / intruder alarm or heating system in operation) and any sprinkler system drained and during the months of October to March (inclusive) the water system drained
- f) the Insured shall implement any additional protections the Company may require within the time scale specified by the Company

The Insurance Act is a piece of legislation designed to modernise Britain's insurance industry. The current regulations which govern the contracts between businesses and insurers are over 100 years old. The Insurance Act received Royal Assent on 12th February 2015 and will come in to force on 12th August 2016.

The areas of legislation which are affected by the Act are as follows:

- disclosure and misrepresentation
- proportionate remedies
- warranties
- fraudulent claims.

To read the Insurance Act 2015 in full go to www.legislation.gov.uk.

