

Handy hints for Buildings Insurance

Buildings insurance covers the cost of rebuilding your home if it is damaged or destroyed. This includes the roof, walls, ceilings, floors, doors and windows.

Buildings insurance covers the cost of repairing damage to the structure of a property. Garages, sheds and fences are also covered, as well as the cost of replacing items such as pipes, cables and drains.

Buildings insurance usually covers loss or damage caused by:

- Fire, explosion, storms, floods and earthquakes
- Theft, attempted theft and vandalism
- Frozen or burst pipes
- Fallen trees, lampposts, aerials or satellite dishes
- Subsidence
- Vehicle or aircraft collisions



It is important to note that exclusions vary from one policy to the next but generally, buildings insurance policies will not cover general wear and tear.

Typically, it isn't the responsibility of a flat owner to take out buildings cover. When living in a leasehold flat, the lease will normally require the landlord to take out adequate insurance for the building and the common parts, and will give him the right to recover the cost of the premium through the service charges. This policy will not normally cover the possessions of individual leaseholders, for which contents insurance should be taken out. Block of flats insurance (also called block insurance) is designed for a range of property types, including houses converted into flats and large purpose built blocks. GH Property Management Services Limited can arrange a buildings insurance policy on behalf of the freeholder, leaseholder or management company to ensure the property is covered.

Upon purchasing a leasehold flat, your solicitor will be able to advise you on whether or not you need to take out buildings insurance.



Having valid buildings insurance is usually a condition of your mortgage! Therefore, not having a policy in place could put your mortgage and your home at risk.

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