

Real Estate Select



Supported by a dedicated team of London Market Real Estate underwriters and specialist claims handlers, Real Estate Select offers tailored covers and services, including a range of extensions. Suitable for your medium to large clients with portfolios of properties, larger premises and bespoke risks and schemes traded via the London Market.

For Intermediary Use

This document should be used for intermediary reference only, as it does not detail the conditions, limitations or exclusions of the cover. Please see the policy wording or proposition brochure for further details.

Cover Features and Enhancements

The following features of cover apply if the relevant section is purchased:

Property Damage

The following covers will automatically be added FREE if the relevant section is purchased:

- **Eviction of squatters** – £5,000 limit, any one claim
- **Archaeological discovery** – £50,000 limit, any one claim
- **Concern for welfare and emergency services covers** – £10,000 limit, any one claim
- **Property damage caused by illegal cultivation of drugs**
- **Residential property alternative accommodation** – up to 30% of the building declared value
- **Japanese knotweed removal** – £2,500 in the aggregate
- **Environmental protection** – 10% of building sum insured or £25,000 for the use of green and sustainable rebuild material
- **Fly-tipping** – £10,000 limit, £25,000 in the aggregate
- **Exhibitions and models** – £25,000 limit in the aggregate
- **Average free** – we will waive the average condition if a professional valuation has been undertaken within the last three years. Proof of valuation will be required at point of claim.

Loss of Rent

We offer loss of income or rent protection following an insured event, including FREE indemnity to managing agent and book debts.

Property Owners Liability

Legal liabilities cover for personal injury or property damage suffered by third parties arising from ownership of the property.

- **Legionella** – £5,000,000 limit of indemnity
- **Corporate Manslaughter** – £5,000,000 limit of indemnity
- **Asbestos** – £5,000,000 limit of indemnity
- **Terrorism** – £5,000,000 limit of indemnity
- **FREE environmental clean-up costs** – £1,000,000 limit.

This is all available alongside our other existing cover options including Employers Liability and Commercial Legal Expenses.

Additional covers

Available at cost:

Machinery Damage – for machinery such as boilers, lift and escalators that service a property, covers damage caused by breakdown, explosion and collapse for machinery. £1,000,000 limit, and own surrounding property £2,000,000 limit.

Computer – All Risks cover, including theft and breakdown for computers and auxiliary equipment and includes e-risks cover as standard. Covers reinstatement of data from other records and additional expenditure, losses following a virus or hacking, as well as seek and destroy cover.

Directors & Officers – cover for company directors, officers and managers to protect them from claims that may arise from the decisions and actions taken within the scope of their regular duties. Bespoke residential association D&O wording is also available.

Excess of Loss – layers of cover across multiple classes of business up to £50,000,000, available on a short-term or annual basis for most trades and professions.

Risks we are focusing on

The following property and tenant occupations are examples of the risks we are focusing on:

- portfolios operating an effective planned maintenance, health and safety and environmental risk control programme
- purpose-built or suitably converted properties in a good state of repair
- purpose-built offices/professional trades
- purpose-built out of town retail
- shopping centres
- hotels
- medical/health centres
- modern stadia
- high street retail (including residential above).

Additional services

Allianz Legal Services* provides free or discounted legal and business tax advice via a range of services:

- **CLICK Legal** – Allianz Legal Online is designed to remove the legal worry of running a business. Our website provides:
- **A free legal health check** – to identify the legal risks within a policyholder's legal documentation

- **Over 140 legal templates** – policyholders can prepare complex, legally binding contracts and policies and store them online. Includes assured shorthold tenancy agreements, schedule for rent arrears and health and safety compliance reviews.

- **TALK Legal** – we have a range of telephone advice lines to help policyholders with legal and tax issues:

- **Allianz Lawphone** – provides policyholders with free legal advice, 24/7/365, for any legal problem such as property disputes and real estate litigation.
- **Discounted legal services** – our partner solicitors, DWF, offer a 15% discount on undisputed debt recovery services, solicitor employment support, uninsured legal action and crisis communication services.
- **Free business tax advice** – provided by Market Tax.

For more information on how to access Allianz Legal Services, visit allianz.co.uk/legalservices.

Allianz Engineering Inspection Services

We offer a range of machinery inspection services in line with regulatory requirements, including electrical and mechanical inspections, lift and crane, and power and pressure plant inspections.

Allianz Special Engineering Services

For machinery not subject to regulatory inspections, we can provide specialist one-off inspections and advice, alongside bespoke consultation, for pressure and lifting plant, energy, environment, electrical installations and more.

Self-service risk management

Free risk management support – guidance to help your clients manage risks to their business, employees and customers.

Visit allianz.co.uk/riskmanagement.



To make a claim:

Property: **0344 412 9988**

Casualty: **0344 893 9500**

(9am-5pm Monday to Friday)

or email

newpropertyclaims@allianz.co.uk

(new claims)

propertyclaims@allianz.co.uk

(existing claims)

casualty1@allianz.co.uk

* Allianz Legal Services is only available to policyholders with Allianz Legal Expenses cover in place.