

NEWS BRIEF

Provided by Mark Richard Insurance Brokers

17th June 2020

Coronavirus in the UK

Unoccupancy update for those businesses unable to re-open at present

Since the announcement of the “lock-down” on 25th March 2020, many businesses have had to close their premises to comply with the stay at home rules. The recent partial easing of the lockdown has meant that all retailers and other businesses can re-open, subject to social distancing requirements. This does not apply to all businesses so we urge you to check the Government website for guidance; <https://www.gov.uk/coronavirus>

If you can re-open your premises then please refer to our briefing document #10 on our website; <https://www.markrichard.co.uk/news/> for guidance by sector on how to re-open your business safely. If you do not find your business sector, contact us for specific information.

If you are not re-opening your premises then you need to be aware of the requirements of your insurer for unoccupied properties. Most insurers require that you put in place certain measures to protect your property when it is not in use and to inspect it at regular intervals (generally at least weekly). This varies from one insurer to another and so you must read your particular terms to understand what they require. If you need guidance on this, please contact us.

At the beginning of the lockdown, some insurers relaxed their conditions for properties that **became unoccupied solely due to Government imposed mandatory closure**. Not all insurers have published their position on this, but below are extracts from statements made by some insurers as of 16/06/2020:

Insurer	Unoccupancy period extended Until/to:	Expected review date
Allianz	90 days from 25/3/20	20 th June 2020
Arch	until 01/07/20	26 TH June 2020
Aviva	until 05/08/20	31 st July 2020
Axa	until 15/08/20	7 th August 2020
Ecclesiastical	until 31/08/20	21 st August 2020
Hiscox	120 days from 25/3/20	15 th July 2020
NBS	to 120 days until 31/7/20	15 th July 2020
NIG	an additional to 45 days from 22/6/20	31 st July 2020



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Insurer	Unoccupancy period extended Until/to:	Expected review date
QBE	until 7 days from when Government rules allow premises to re-open	TBA
RSA	to 120 days from 25/3/20	15 TH July 2020
Vasek	Until Government rules allow premises to re-open	TBA
Zurich	Until Government rules allow premises to re-open	TBA

Please note that all of the insurers above have specific guidance on what they expect you to do whilst your premises is closed; partially or completely. Typical requirements include:

- ✓ Carry out a thorough inspection of the Premises on at least a weekly basis and carry out immediately any work necessary to maintain the security of the Premises
- ✓ Ensure all services are disconnected at the mains except electricity where needed to maintain any fire or intruder alarm systems in operation and all water pipes/tanks and heating systems are drained down.
- ✓ Remove all refuse and waste materials from the Premises following such inspection
- ✓ Ensure the Premises are secured against unlawful entry
- ✓ Maintain a written record of such inspections

HOWEVER THIS IS AN INDICATIVE LIST SO PLEASE REFER TO YOUR INSURER'S WEBSITE FOR SPECIFIC INSTRUCTIONS RELATING TO YOUR POLICY .

CONTACT US

Naturally, if you have any doubt then please do not hesitate to contact your Account Executive on the below details. As I'm sure you will appreciate you may not be able to reach us immediately, and your patience would be very much appreciated. That said, one of the best ways of contacting us will be to email your Account Executive.

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Many thanks for your cooperation during this unprecedented time