

# Commercial legal expenses insurance.

## Property owners brochure

### Legal Expenses insurance is an issue that you should be advising your clients about.

As society becomes more litigious and combative your clients need insurance protection against the legal costs to deal with disputes that are more of a probability than a possibility in business today.

Property Owners are not exposed to the same risks as a commercial client and your insurance advice will reflect this. This is just as true with legal expenses as with other types of insurance.

Property owners are likely to face some or all of the following risks each requiring the services of professional lawyers and advisers to resolve or avoid a problem. The cost of advice to avoid the problem and the costs of lawyers to resolve a dispute can be costly. Good professional advisers can and do charge significant fees, which even to the owner of a significant property portfolio may be impossible to budget for.

These problems may arise:

- when letting a property and the tenant does not leave even when the landlord has complied with all the contractual and statutory notice provisions;
- when a tenant refuses to comply with their repair obligations particularly when the tenancy comes to an end and they have left the property;
- when having repairs or renovation work done to the property and the builder fails to deliver a service in accordance with the contract;
- when it is alleged that the landlord has failed to maintain certain appliances in accordance with the relevant health and safety legislation;
- when the landlord makes their tax return and HM Revenue & Customs undertake a full in-depth enquiry.

Abbey Legal Protection has been a leader in the provision of commercial legal expenses insurance since 1992. Using that experience Abbey has designed a package of legal expenses covers specifically designed to

work for you and your property owning clients. This product:

- is easy to administer with quotes and policy documentation all delivered by the Abbey Underwriting team;
- provides added value to your client relationship;
- allows you to more actively compete for new business;
- can deliver a meaningful additional income stream;
- is supported by a professional, knowledgeable and helpful team of underwriters and account executives.

Abbey Legal Protection's Property Owners legal expenses policies will provide your client with policies:

- that are competitively priced;
- that deliver a package of legal expenses covers relevant to property owners;
- supported by fully professional, experienced and qualified telephone legal advice;
- that provide real protection against the legal costs of a dispute.

Abbey Legal Protection's Property Owners legal expenses policies have the following features and benefits:

- 24 hour telephone legal advice - to provide customers with legal advice and information without having to pay a solicitor.
- Telephone legal advice provided by qualified solicitors and barristers.
- Telephone Tax advice provided by experienced tax professionals.
- Legal Expenses Insurance cover for:
  - Property Disputes Cover - provides indemnity for legal expenses from disputes with the tenant over; obtaining possession of the property, the use or maintenance of the property, dilapidations and, nuisance if the property is residential.
  - Repair and Renovation Cover - provides indemnity for legal expenses to pursue or defend disputes relating to the repair or renovation of the property
  - Health & Safety Prosecution Cover - provides indemnity for legal expenses to defend prosecutions brought under health and safety legislation
  - Tax Protection Cover - provides indemnity for professional expenses representing the insured at a revenue enquiry

**AbbeyLegal** 

Legal Protection Insurance

#### Abbey Legal Protection

20 Fenchurch Street, London EC3M 3AZ Tel: 0345 350 1099

underwriters@abbeylegal.com

[www.abbeylegal.com](http://www.abbeylegal.com)

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