Welcome to Rentguard News, here you’ll find the low-down on all the latest goings-on at Rentguard, including any changes to policy, personnel or industry legislation, as well as information on new products, rates, promotions and upcoming events.

VISIT RENTGUARD & THE ICE ANGELS AT BIBA!

Rentguard will once again be exhibiting at this year’s BIBA Exhibition, which takes place at Manchester Central on May 10 & 11.

Insurance brokers from across a wide range of sectors will be gathering during the two day event, giving them a chance to build trading relationships, as well as sourcing new business.

Meet our team at stand E87 to discuss how we can help you. As always, our Ice Angels will be on hand to provide delicious ice creams made using liquid nitrogen – so come and join us for a refreshing treat!

Click here to register as a visitor for the event.

OUR NEW CANCELLATION POLICY EXPLAINED

As of May 1st, our cancellation policy across most products will be updated.

Customers will still have a 14 day grace period to decide if the insurance product meets their needs. If they decide to cancel the policy within the 14 day cooling off period, and no claims have been made, we will issue a refund, charging only for time on cover, as we have done previously.

Cancellations made after the 14 day period will be subject to a cancellation fee of up to £35 plus a pro-rata premium for time on cover, instead of 15% of the premium previously charged.

For example, if a customer pays £200 for a policy and cancels it half way through the term, they will be entitled to a refund of £100 for the unexpired portion of the policy less the cancellation fee of £35, meaning that the total refund in this situation would be £65.

Administration fees charged at the start of the policy are non-refundable if cancelled after the 14 day cooling off period. For further information, please contact our friendly customer service team on 020 8587 1060.

A REMINDER OF WHAT WE CAN OFFER YOU

Our portfolio of products includes:

- Residential Landlord Insurance
- Owner Occupier Insurance
- Commercial Property Insurance
- Rent & Legal Protection
- Tenants Contents Insurance
- Tenant Liability Insurance
- Tenant Referencing
- Non-Standard Property
We are pleased to announce the winner of our Property Focus Magazine competition as Michael Taylor from Bambers Insurance!

Michael has won an Amazon gift card worth £50 in our prize draw as a result of answering the following question correctly:

*Which popular sweet was invented by accident by a Leeds scientist?*

The correct answer was *Jelly Tots*.

Congratulations!

In this issue of Property Focus, we took a closer look at Leeds, while also rounding up the latest property news, views and figures as well as looking ahead to what 2017 might hold in store for the UK property market.

You can download or read online for free by clicking on the link below.

**Read the latest issue now!**

Rentguard can provide great value Tenant Liability Insurance underwritten by leading UK insurer Ageas.

The policy covers the insured’s deposit against accidental damage to their landlord’s property including fixtures and fittings as well as the cost of repair following damage to fixed water pipes and tanks.

Cover is available for residential tenants living in a wide range of accommodation types, including houses, flats, bedsits and shared accommodation. Alternative accommodation is available if the property is uninhabitable as a result of loss or damage. Tenants liability to the public is also covered up to £2,000,000. Our Tenants Liability product is also available with optional **Tenants Contents Insurance**.

Tenants Liability provides the tenant with peace of mind that they are covered towards the cost of repair or replacement and can often be a mandatory part of a tenancy agreement.

Our policies are available at highly competitive rates. For further information, please call 020 8587 1060.
A growing number of young people are giving up on the idea of ever owning their own home, due to the widening gap between income and house prices, according to a new report.

Almost half (48%) of young Brits think that it is now harder than ever to buy their first property, while a quarter of 18-34 year olds think that the only way that they will manage to become a home owner is by inheriting a lump sum.

The survey by Halifax into attitudes towards home ownership found that one in five believe that it is a thing of the past, supporting the idea that more people may be accepting the idea of renting long-term and abandoning the idea of ever owning property.

80% of those questioned felt that a lack of affordable property is keeping home ownership out of reach, and as a result 14% envisage that they will be renting forever.

Unsurprisingly, saving towards the required deposit remains the stumbling block for many, with more than half (52%) of young people seeing them as unrealistic.

The average age of those buying their first home in the UK has now crept up to 30 years-old.

The average deposit amount put down by a first-time buyer is £32,321, rising to an eye-watering £100,445 in London.

The smallest average deposit needed was found to be in Northern Ireland at £16,695 – less than half of the £47,472 needed in the South East.

Martin Ellis, Halifax housing economist, says: “Even with the highest number of first-time buyers in the last decade in 2016, many young people still feel they are running financial gauntlet – saving for a deposit, finding an affordable property in the right area and managing to fund living in the meantime.”
Cleaning is the most common cause of disputes between landlords and tenants at 57%, followed by damage to the property (51%) and redecoration (32%)

(Tenant Deposit Scheme)

The best annual buy to let rental yields for the second half of 2016 were found in Northern England with a yield of 7%

(BM Solutions)

Some 31.4% of properties on the market in the UK do not have access to a garden

(HouseSimple)

Home buyers with smaller deposits are making up a greater share of the property market and now make up more than a fifth of all new mortgage approvals

(e.surv)

70% of approximately 2 million landlords in England were unaware of the tax changes that came in to effect from April 1st

(Tenant Referencing UK)

Home ownership has fallen to its lowest level for more than 30 years with only 38% of people in the 25-34 age group owning their own home

(Nationwide)
30 SECONDS WITH...
JACK VLASTO – SALES MANAGER

I enjoy all aspects of my role - I always enjoy finding a solution.

What is the most challenging part?
Achieving sales targets.

Where did you work before Rentguard?
I worked for an investment company.

What is your favourite food?
And why?
Steak – it always hits the spot.

What’s your favourite drink?
Coffee.

Favourite book?
Flashman by George MacDonald Fraser.

Who would play you in the Hollywood movie of your life and why?
Absolutely no idea, but I am open to auditions.

Favourite holiday destination?
Italy as there are many fascinating places to visit and great food. The sun helps too!

Favourite football team?
Ipswich Town FC.

How do you like to spend your spare time?
Going out with friends, live music and playing squash.

YOU CAN CONTACT JACK ON: jack@rentguard.co.uk

RENTGUARD
UNTIL NEXT TIME
Rentguard remains focused on providing a quality service to its business partners, their clients and customers.

In order to reinforce our commitment to excellence and further meet your needs, we welcome feedback and suggestions from our clients.

Please email info@rentguard.co.uk with your views.
Rentguard

DID YOU KNOW?
You can follow us on twitter: @Rentuard.

WE’RE HERE FOR YOU!
Remember - our quoteline team are here from 8.30am to 6pm Monday to Friday and until 5pm on Saturdays too, for any last minute quotes you may have.

So, if you need a quick quote on virtually any type of property and are scratching your head wondering ‘who can I call at this hour?’ then give Rentguard a ring on 0800 033 4111!

DON’T FORGET!
As of 1st June IPT will be increasing to 12%, renewal invitations issued from May will take into account this increase.

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