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.

**25% Flat Rate Deduction for Our High Net Worth Product**

Our recently launched **Home Plus** product has been well received by our brokers and we are pleased to announce that even better rates are now available.

There is now a **25% flat deduction** in premiums for the product which is aimed at **home owners**. Also known as **High Net Worth**, the product provides comprehensive household insurance for mid to high net properties worth up to **£2.5 million** for buildings and **£500,000** for contents.

Available to our agents, Home Plus allows homeowners to choose the **level of cover** required from:

- Buildings only;
- Household contents, fine art and antiques and valuables; or
- Buildings and household contents, fine art and antiques and valuables

Buildings cover is provided on an all risks basis with additional benefits including **alternative accommodation** for a maximum period of 36 months, cover for damage caused by domestic pets, and locating the **source of a water** leak up to **£20,000** in total.

Household contents, fine art and antiques and valuables are covered whilst in your home or **anywhere** in the world and **jewellery** cover is available up to **£250,000**.

Specific extensions under this section include the cost of retrieving your **personal electronic data** as a result of loss or damage up to **£10,000** for any one claim. **Credit cards** for which you are responsible for the loss are also covered up to **£10,000** for any one claim.

Further extensions include the personal possessions of any student members of your family under the age of 26 who normally reside at home but who are travelling outside of the UK between **university** or **college term years**.

“There has been a great appetite for our High Net Worth product and we would like to thank everyone for their feedback and positive comments. This is a very versatile product as cover can range from the essential Buildings and Contents to more unusual and personalised protection,” said Director Kim O’Donnell.

To find out more about this new product, visit [www.rentguard.co.uk](http://www.rentguard.co.uk) or call 020 8587 1060.
NON-STANDARD PROPERTY? GET AN INSTANT QUOTE WITH US!

At Rentguard, our specialist home insurance product caters for non-standard properties and for customers with unique personal circumstances.

Available at highly competitive rates, our policies can provide cover for homes of ‘non-standard construction’ including wooden houses, properties with metal, glass or 100% flat roofs and those made with cob, stramit, wattle & daub or with mundic problems.

We pride ourselves on providing cover for individuals with adverse personal circumstances, including histories of CCJ’s or bankruptcy, some criminal convictions, previous claims histories, those living in high crime areas and more.

In addition, our policies cover residential properties used for work purposes as well as work-related equipment such as computers, printers, photocopiers and more.

This product is available with generous commission and can cover:

- Non-standard construction
- History of subsidence
- High crime areas
- Listed buildings
- Up to 100% flat roof
- Glass or metal roof
- Wooden houses
- All crime areas
- Renovations
- Properties of any age
- Working from home
- And much more!

It is quick and easy to get a quote on your non-standard property via our online quotation system within the owner occupier menu. Click here to see just how simple it is!

Alternatively, speak to one of our friendly customer service agents now on 0800 783 1626.

TRY OUR IMPROVED SPECIAL RISKS OFFERING

Following feedback from brokers we have made changes to our Ageas Special Risks policy to include improved cover options for those with:

- CCJs
- Convictions
- Bankruptcies
- Previous claims
- Insurance previously declined or terminated
- Unoccupied properties
- History of subsidence on the property
- Building works occurring on the property
- Houses of Multiple Occupation (HMOs)

Furthermore, we can also provide cover if you are letting out your property on websites such as Airbnb and need specialised Host Protection Insurance.

To find out more or to get a personalised quote, call 020 8587 1060 today!
A REMINDER ABOUT OUR COMMERCIAL INSURANCE SOLUTIONS!

Rentguard can now provide commercial package insurance and SME commercial combined insurance under our commercial arm.

**Offices**

Our office package product is available through well-known Lloyd’s syndicate Brit. Aimed towards customers trading from the high street or multi-story office blocks, the package is able to cover many specialist trades, including accountancy, legal advisors, regulated financial services, marketing, IT businesses and estate agents.

Optional covers include buildings up to **£2.5 million** and personal accident (assault) included at **£10,000** as standard. Legal expenses up to **£100,000** and all risks cover in the UK, EU or worldwide for portable computers, phones and video equipment.

**Shops**

We are also developing other products such as shops & restaurants which are due to launch shortly. In the meantime we are able to approach the company markets and Lloyd’s for risks such as Hair & Beauty, Offices & Surgeries, Restaurants & Pubs and more.

Currently the majority of our commercial business is being written through the company markets through BB+ rated markets or higher. Standard commission is 20% but this can be increased as high as 30% depending on the premium.

Your point of contact for these enquiries is Eoghan McLoughlin (Eoghan.Mcloughlin@rentguard.co.uk) who has been with the company a number of years and will be happy to assist with any enquiries regarding this type of risk.

**HAVE YOU READ THE LATEST ISSUE OF PROPERTY FOCUS MAGAZINE?**

Issue 7 of Property Focus is here and this time, it's all about Leeds! We explore investment opportunities in the city as well as places to visit, culture and history.

Our free online magazine also features the latest news, gossip and statistics from the property market – perfect for property professionals and enthusiasts alike!

You can download or read online for free by clicking here.

There’s also a chance to win a **£50 Amazon gift card** if you can answer the following question:

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

Email your answer to propertyfocusmag@gmail.com or tweet it to @rentguard for a chance to win!

One lucky winner will be chosen on **31st March** – good luck!
UK tenants with private landlords could face potential rent increases of up to 30% as a result of tax changes, new analysis has found.

Many critics believe that the recent tax changes, in particular the 3% stamp duty surcharge for those with second properties, are having a negative effect on the supply of rental properties, and are not the neutral non-discriminatory system that the government has suggested.

Re-think needed

Professor of financial economics at Imperial College London, David Miles, says that the planned tax changes should be scrapped.

“Stamp duty is now being levied at a higher rate on properties bought to be rented. Most properties bought by private buy to let investors will pay an extra 3% in tax. And starting from April 2017 the rate at which interest on mortgages used to acquire buy to let properties can be offset against tax on rental income will be reduced,” says Miles.

He says that it is difficult to understand why the Government would want to deter provision of private rented accommodation from smaller landlords and that the changes will not make it easier for first time buyers as planned.

Raising Rents

Research suggests that landlords would need to raise rents between 20% and 30% to offset the impact of the Government tax rises.

“The effects of the tax changes are clearly large. Generally rents would need to rise between 20% and 30% to offset them, more often than not rents need to rise by closer to 30%,” Miles explained.

Separate research by the lender Paragon Mortgages also found that around a quarter of buy-to-let landlords are passing on increased costs to their tenants as a result of the cap on tax relief being phased in from April this year.

Levels of awareness about the implications of the tax relief changes are rising, with 58% of landlords saying that they have increased rent, or plan to in the near future, the company’s latest Private Rented Sector Trends report, based on interviews with more than 200 experienced landlords, found.

The Residential Landlords Association (RLA) has also found that the majority of landlords will be negatively impacted by the tax changes and has called for the Government to use the extra revenue it will receive from its stamp duty levy to halt the implementation of the mortgage interest relief changes.
Planned new Energy Efficiency Regulations could leave nearly 17% of properties in the private rented sector un-rentable by 2018.

48% of renters would avoid a property entirely if they knew that it had poor broadband speeds at peak-time.

73% of tenants spend their own money on improving their rental homes, with 23% having spent more than £500.

Just four London boroughs offer an average house price below £400,000.

Residential property prices in England could average close to £1 million by 2037 if they continue to rise at the same pace as they have over the last 20 years.

Buy to let borrowing was at its highest monthly level in November 2016, since the stamp duty changes, at £3.2 billion.
How long have you worked at Rentguard?
It will be 3 years in April.

What is the thing you enjoy most about your role?
I still seem to learn something new almost every day!

What is the most challenging part?
Keeping up with the multi changing facets of the business.

What's your favourite drink?
Sangria!

What is your favourite food?
And why?
Any type of sea food because I find it exquisite.

Who would play you in the Hollywood movie of your life and why?
I asked my colleagues this one and the most popular answer that I got was Sofia Vergara because she is feisty and knows what she wants!

Favourite book?
Underground to Canada by Barbara Smucker.

Favourite holiday destination?
The beautiful Island that is known as the Pearl of the Atlantic, Madeira.

Favourite football team?
I don’t really like football but am always behind my country (Portugal) when they are playing!

How do you like to spend your spare time?
Spending time with friends and family, traveling and going to the gym.

YOU CAN CONTACT OUR CUSTOMER SERVICES TEAM ON: info@rentguard.co.uk

30 SECONDS WITH...
MARIA GONCALVES – CUSTOMER SERVICE EXECUTIVE

We use Trustpilot to collect customer feedback to enable us to continuously improve the service we provide.

Customers who purchase insurance will automatically receive an email from Trustpilot inviting them to rate us.

Our Trust Score is currently 8.6 out of 10 and you can read some of our fantastic reviews below!

“Been with them many years now. Always excellent service, I have no worries about recommending them.”

“Used this provider for referencing and rent guarantee insurance. Very affordable, great online dashboard and regular updates on the referencing process. Highly recommended.”

Brokers and letting agents who wish to review our services can do so by clicking here!

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

We welcome feedback and suggestions from our clients.

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