

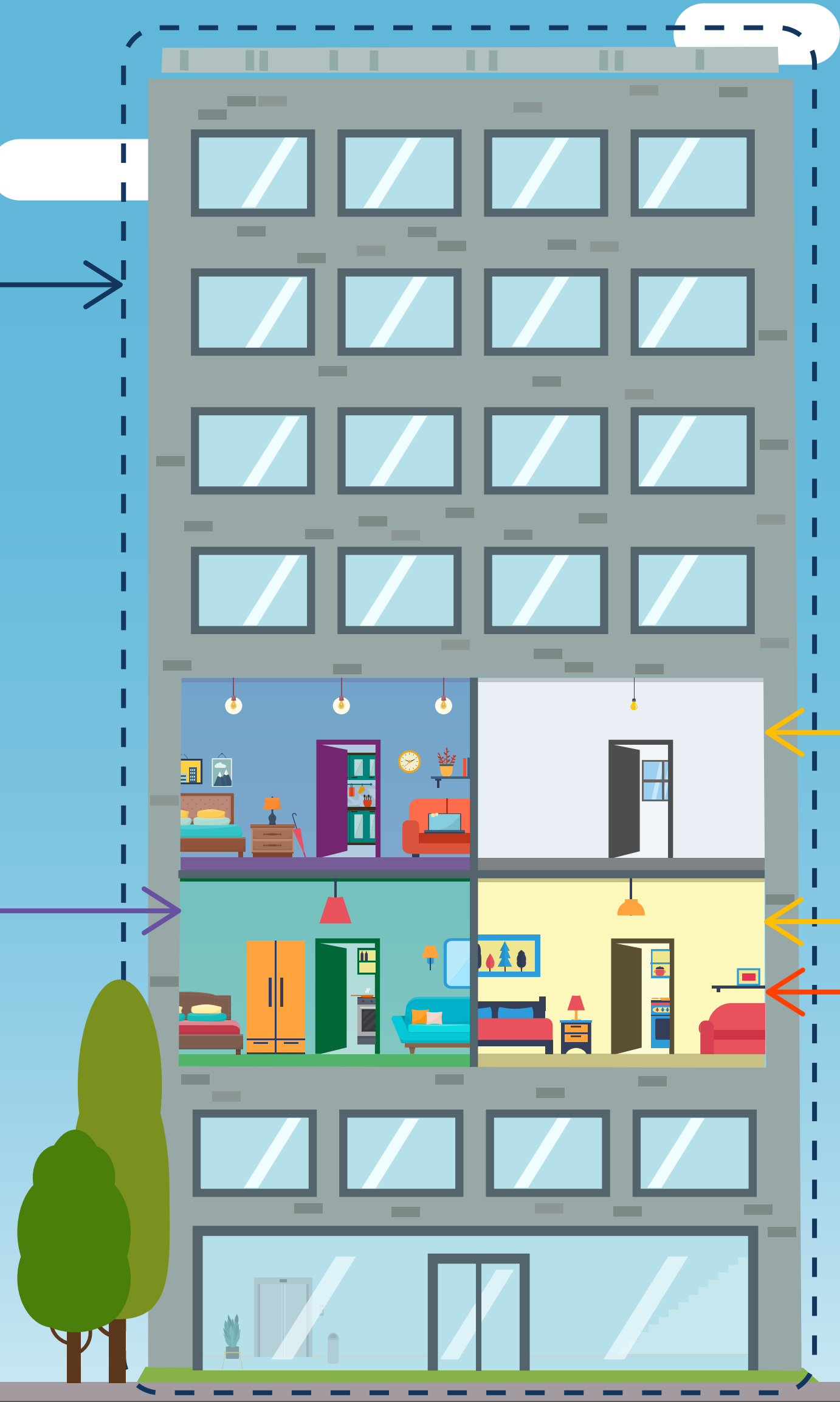
Who is responsible for buildings insurance for a block of flats?

I'm a freeholder...

The freeholder of a block of flats is usually responsible for arranging buildings insurance. This buildings insurance covers the structure of the building, including common areas and exterior walls. The freeholder could be an individual, a company, two or more joint freeholders or, in some cases, a group of leaseholders who each also hold a "share of freehold" and are therefore responsible for arranging the buildings insurance collectively.

I'm a leaseholder...

If you're a leaseholder of an individual flat within a block you usually won't be responsible for arranging buildings insurance. However, if your ownership also includes a "share of freehold" you will have a joint responsibility to arrange buildings insurance, along with the other freeholders. As a leaseholder you will usually contribute towards the cost of buildings insurance through your service charge. You will also need to arrange your own contents insurance to cover your personal belongings.



I'm a landlord...

If you're a landlord who owns the leasehold for one or more flats in a block you won't usually be responsible for arranging buildings insurance unless you also have "share of freehold". As a landlord, it's advisable to have other relevant insurance in place to protect your investment including: Landlord's Contents Insurance, Landlord Liability Insurance, Rent Guarantee Insurance, Legal Expenses Insurance and - if your flat is empty for a while - Unoccupied Property Insurance.

I'm a tenant...

As a tenant, you're not usually responsible for arranging building insurance for the flat you rent. However, as it's likely that your landlord will be paying a share of this insurance cost through their service charge, you may be indirectly contributing to the cost of it through your rent, as landlords usually incorporate their service charge costs into the rent they charge you. You will need to arrange your own Contents Insurance to protect your personal possessions.