

Insurance solutions for Property Professionals



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PROPERTY

INSURANCE

FACILITY

Oasis Property Insurance Services Ltd

Registered Office: Town Gate, 38 London Street, Basingstoke, Hampshire RG21 7NY

Registered in England No. 05603058

Authorised and regulated by the Financial Services Authority in respect of insurance mediation activities only



PROPERTY INSURANCE FACILITY

For Owners/Managers of All Commercial/Residential Units

Oasis can take over an existing facility or put in place an entirely new arrangement. We are a privately owned and truly independent insurance broker.

In either case, and in accordance with your requirements, we would look to provide a complete management package for your entire portfolio including:

- arranging appropriate cover
- apportionment and invoicing of premiums
- insurance related correspondence with tenants
- ongoing day-to-day administration
- notification and settlement of claims
- attending meetings with managers and/or leaseholders
- updating regulatory requirements
- carrying out and arranging inspections in accordance with the RICS safety codes
- issuing and updating guidance documents.

Offering such an extensive range of services allows us to obtain and provide clients with the most beneficial terms.

We understand that the administration of buildings and other insurances is time-consuming, but once other matters such as handling insurance claims and preparing reinstatement cost and fire risk assessments are included, it can put a substantial strain on resources, both in terms of time and cost.

The Directors and key personnel within Oasis Property Insurance Services Ltd have many years of relevant experience and are highly proficient in putting together innovative schemes. We have direct facilities with over 30 insurers including all of the major property providers. We are fully authorised and regulated by the Financial Services Authority in the United Kingdom under reference number 443943.

We also have key personnel who are members of the RICS and fully qualified to carry out inspections in accordance with their Code of Practice. Our intention is to assist Owners and Managers of property to comply with the insurance requirements within the Code published by the R.I.C.S whilst reducing workload and improving profitability.



SHARED INSURANCE RESPONSIBILITIES

As business partners we have, along with our clients, the following shared responsibilities:

- to provide clear details of the risks against which the property is insured.
- include alternative accommodation cover for flats and (if appropriate) employers' liability, legal fees, fidelity, engineering, public liability and communal contents.
- periodically review the extent of cover and the level of premiums.
- in selecting an insurance company, have regard to personal experience of that company's handling of claims and general terms as well as the premium charged.
- advise Leaseholders/Tenants to insure their personal possessions and contents, any special decorations and fittings and to take out personal third-party liability insurance.
- have sufficient insurance information to enable a claim to be made and ensure prompt return of any claim forms and estimates.
- claims must be notified promptly and specialist advice made available if required. Claimants must be kept informed on progress.
- if appropriate, recovery of the Excess should be actively pursued from the Insurer or a negligent third party.
- provide a written summary of current insurance cover when requested in writing by a Leaseholder and also declare upon written request any insurance commission receivable.
- Allow a Leaseholder, within six months of receiving the summary, to inspect the insurance documents giving evidence of premiums due.



THE OASIS INSURANCE COMMITMENT

Oasis Property Insurance Services Ltd look to assist Owners/Managers in the following ways

- guarantee absolute confidentiality and security of data at all times
- utilising our Long Term Partnership approach we have a track record of establishing lasting relationships with a number of quality clients
- provide experienced account handlers, hand picked for each major client, including the personal involvement of Directors – available 24-7
- we adopt a consistent approach and accurate delivery within agreed timescales
- we have access to specialist policies established solely for the property market
- overseas properties are easily accommodated
- premiums will always remain competitive for new additions and renewals.
- low cost cover available for all fixed plant & equipment within insured premises
- we can provide a full insurance review of your business and offer low cost quotations for any necessary commercial or personal insurances.
- we can match or improve upon existing facilities, so policy cover is not prejudiced
- we will negotiate management commission rebates and profit shares
- we can offer a variety of premium payment facilities
- in some cases we can provide blanket 'average' cover when regular valuations are carried out
- we will provide a 24 hour helpline for claims and will take on full responsibility for notification, negotiation and settlement.



ADDITIONAL SERVICES

There are a number of additional services which Oasis can offer. These may be chargeable, but can be included within the initial remuneration structure when fixing the level of the management rebate.

- obtain claims estimates from local repairers
- carry out and update Fire Risk Assessments
- 'Smoke-free' compliance works.
- Insurance reinstatement cost assessments
- Health & Safety risk assessments
- arrange Electrical and Asbestos Inspections (via specialist contractors) as and when required