

# Pro's and con's of a portfolio with a common renewal date

## PRO'S

One common renewal date instead of various dates throughout the year

One insurer / one product - ease of administration

Enhanced policy coverage as one insurer and therefore increased cover is available over and above the standard offerings

Preferential rating structure creates more competitive premiums

Improved claims service / one claims team who understand the make up of the portfolio

Improved insurer service and increased leverage

Potential access to risk management funds & staff training

Premiums can be adjusted per location / flexible premium levels agreed with client

Large losses can be accommodated within the portfolio without a huge effect on premiums

## CON'S

Pro-rata premiums in first period to create one common renewal date (could create increased premiums out of an annual service charge budget)

One insurer - if a client doesn't like insurer or insurer doesn't like the risk could be an issue

Properties with subsidence history to remain outside portfolio with current insurer

Only works if all properties agree to portfolio arrangement otherwise leverage and economies of scale don't work

## About Clear

Clear is a Chartered Broker and proud to be a Top 30 Independent Insurance Broker in the UK.

Our considerable experience in the property sector gives us the capacity to design bespoke and exclusive insurance solutions for the whole property market.



## Contact us

For further property insurance advice and guidance please contact: [www.clearinsurancemanagement.com](http://www.clearinsurancemanagement.com)

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