



## Residential Lets (Schemes)

### Target Market Statement

#### **Product Type**

This is an insurance product for customers who require insurance protection for Residential Let properties which includes residential houses, bungalows, maisonettes and blocks of flats across the UK for Material Damage, Loss of Rental Income, Property Owners Liability and Employers Liability.

#### **Characteristics of the target market (who is this product designed for?)**

This product is designed for UK customers only who are owners of Residential Let properties which includes residential houses, bungalows, maisonettes, and blocks of flats also located in the UK.

The product is suitable for a range of occupancy groups including, but not limited to, working professionals and students as well as holiday homes.

The maximum sum total insured is £90m per single location.

The product could be sold to property owners who may be vulnerable customers. This product should be distributed via an intermediary who can provide any additional support and advice required.

#### **Objectives, needs and interests of the target market (considering the key features and benefits of the product)**

This product provides cover for Residential Let properties and Landlords contents which can include the following features and benefits:

- Reinstatement cover for loss or damage caused by:
  - Fire, explosion, lightning, earthquake.
  - Smoke.
  - Riot, civil commotion, strikes or political disturbances.
  - Malicious acts or vandalism.
  - Storm or flood.
  - Water or oil escaping from any fixed domestic appliance or system.
  - Frost damage to fixed water or heating systems.
  - Theft or attempted theft.
  - The building being hit by aircraft, other flying devices or anything dropped or falling from them, animals, falling trees, branches, telegraph poles, lamp posts, pylons, falling aerials or vehicles.
  - Subsidence or heave of the site the buildings stand on or landslip.
  - Accidental damage.
- Cover for Landlord's Contents which can be set at levels to meet customers' needs.



- Cover for Loss of Rent/Alternative Accommodation Expenses automatically covered up to a limit of 33.33% of the Building Sum Insured.
- Property Owner's Liability for Bodily injury or Damage up to a limit of indemnity of £5m.

### **Who is this product not designed for?**

This product is not suitable for non-UK customers or Residential Management Companies, Freehold Management Companies, Managing Agents and Private Owners of purpose built or converted blocks of flats. It is also not appropriate for private householders.

The product would not typically be suitable for customers with the following features – Residential Let properties:

- Which are situated in areas identified as having an increased risk of flooding.
- Where there is a material level of combustible cladding. What is material will depend on the construction and size of the property.
- Where the predominant construction is not standard (meaning brick, stone or concrete and roofed entirely with slates, tiles, metal or concrete or flat roofed with asphalt, bitumen, concrete or felt on timber).
- Where a tenancy agreement is not in place.
- Where the tenancy agreement is not entered into independently and privately between the landlord and tenant for a period of at least 6 months.
- Where the property is pending sale, is unoccupied with no prospect of becoming occupied in the short term or where we are not insuring the entire property.

### **How do we expect this product to be distributed?**

This product should be sold with the active assistance and guidance of an insurance intermediary with whom Pen has an agency, to select the appropriate level of cover. The product will only be distributed through brokers who have an agency agreement with Pen, and it will not be distributed directly by Pen to customers.

This product is suitable to be distributed via a variety of intermediated sales channels, such as face to face, telephone, email, or by postal application.

Consideration should be given to the vulnerability of customers by the intermediary who should provide any appropriate support they may need.

### **What are the distributor value considerations?**

We expect all distributors in the chain to consider the following when selling Pen's products:

- The impact on product value of offering other products alongside this one, especially those with proportionally greater remuneration. For example, an ancillary product, elements of which may



duplicate existing cover, or premium finance charged at an elevated rate of Annual Percentage Rate (APR).

- Additional commission, fees or charges added as part of distribution processes must be proportionate to the service provided, in line with those charged elsewhere, and not affect the overall value offered by the product.
- Distributors must ensure there is no duplication of cover as a result of any add-on products sold where appropriate cover is already provided by the policy.
- Distributors must familiarise themselves with the product options and extensions available and consider these when selling Pen's products to customers.
- Distributors should consider the demands and needs of the customer and the Consumer Duty requirements when dealing with customers.

## Scope

This document is intended to provide an indicative summary of the target market for this product and is not a summary of coverage. Please refer to separate policy documentation for full details of the coverage provided by the product.

## Pen has a Product Approval Process

Pen has a product approval process in place to ensure that there is appropriate oversight of all products where Pen is either a co-manufacturer or a distributor. The process includes a risk assessment process where due consideration is given to the impact of the product on the target market and the value of the product.

A diagram of Pens product approval process can be found on the Pen website [here](#).

## Important Information

This target market statement should be used by all (co-)manufacturers and distributors of this product. (Co-)manufacturers and distributors should not create their own variation of this document. Where any party using this document has concerns about the accuracy or completeness of the information included, this should be raised to Pen urgently for discussion.



### Product Fair Value Outcome – Methodology

Pen has completed Fair Value Assessment work on products we co-manufacture. This is based on groupings of products which may be similar in features and are intended to be distributed to similar target markets.

This Product Fair Value Outcome Statement is not intended to replicate our Fair Value Assessments but sets out the approach taken and the outcome of the assessment.

### Distributor Remuneration

Pen agrees commission rates with each distributor and as part of the fair value assessment process has requested details of any additional fees that may be added in the distribution chain. The fee details received have been analysed and if Pen considers these could impact the value of the product this would be raised directly with distributors.

All distributors should be able to:

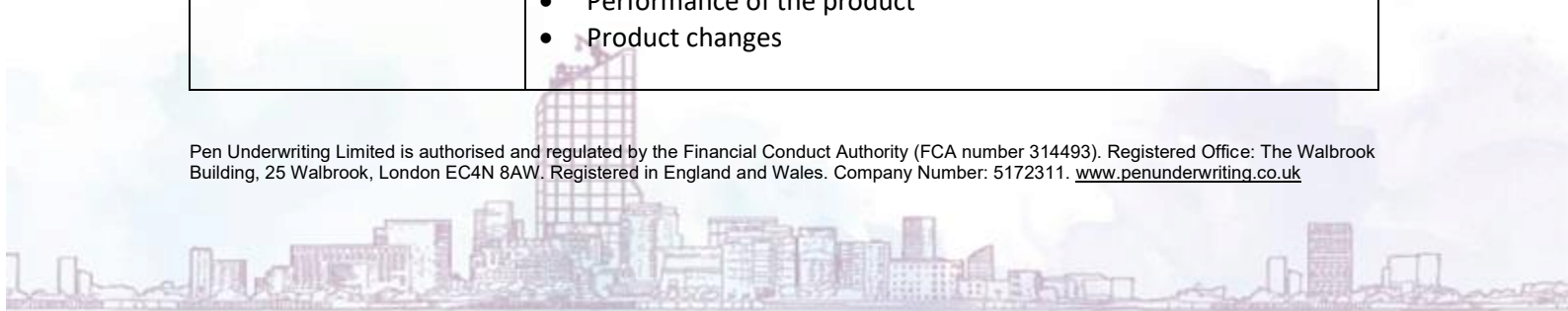
- Confirm annually that the commissions and fees they charge are reasonable relative to the service(s) they provide and the total cost of the product to the customer; and
- Justify that commissions and fees they charge are fair and support the intended value of the product.

### How Pen Assesses Value

Pen's product governance and oversight process requires a full review of all product groups at least annually to determine if the product offers fair value to the customer.

These reviews consider the following areas:

Target market	<ul style="list-style-type: none"> <li>• Target market reviewed to ensure the product meets the needs of the customer and will continue to do so for the life of the product</li> <li>• Identify the impact on vulnerable customers where applicable</li> </ul>
Distribution strategy	<ul style="list-style-type: none"> <li>• Appropriateness of the distribution channel, services offered and remuneration</li> <li>• Remuneration does not negatively impact the overall value offered by the product</li> </ul>
Market assessment	<ul style="list-style-type: none"> <li>• Market scrutiny to ensure the product aligns with current market trends</li> </ul>
Product design/lifecycle	<ul style="list-style-type: none"> <li>• Pricing</li> <li>• Regulatory requirements</li> <li>• Fees and charges</li> <li>• Product documentation</li> <li>• Performance of the product</li> <li>• Product changes</li> </ul>







Customer journey	<ul style="list-style-type: none"> <li>• Quality Assurance</li> <li>• Feedback from distribution</li> </ul>
Claims	<ul style="list-style-type: none"> <li>• Frequency and trends</li> <li>• Loss ratio trends</li> </ul>
Complaints	<ul style="list-style-type: none"> <li>• Feedback is reviewed to ensure the product continues to offer good benefit for customers</li> <li>• Reasons for complaints and volumes</li> <li>• Outcomes of complaints: whether they are upheld, not upheld</li> <li>• Identification of trends and root causes</li> <li>• Redress payments: volume and timescales</li> <li>• Financial Ombudsman Service: volume and outcomes</li> </ul>

#### Fair Value Summary

Pen has considered all relevant factors, including the total price paid by the customer, value MI, distribution and other considerations in this product design.

Pen is satisfied that the product continues to provide fair value to customers and is suitable to continue to be distributed to the identified target market.

#### Multi-Occupancy Building Insurance

Where it has been identified that this product applies to residential multi-occupancy buildings, Pen will provide the required disclosure information to the Intermediary for passing onto the policy stakeholder (Residential Leaseholders) via the insured.

Valid From	19/12/2025
Next Review Date	On or before 19/12/2026

(Id ref: 60)

