

Build to rent services

premier
guarantee®

Structural Warranty and Building Control



It's a Premier Guarantee

The Premier Guarantee range of private rental warranty and building control services have been developed to reflect the unique demands of the Build to Rent sector.

Unlike a traditional structural warranty which protects the homebuyer, our private rental warranties provide security and protection directly for developers and investors.

Whether it is a new build PRS development or conversion of an office building to apartments for rent, we can provide a private rental warranty to cover you against structural defects.

Why work with Premier Guarantee

Working as a trusted team member on thousands of development projects means no one knows the complexities and challenges that you'll face better than us. Our confidence in our ability to help you deliver your project allows us to put our name to it – and when your project is finished we'll give it "a Premier Guarantee".

Because a Premier Guarantee means it's a job well done.

We provide secure insurance

Because we are not a self insurer we are backed by a wider team of worldwide 'A' rated insurers, providing you and your homeowners/tenants with a first-party, full-risk transfer policy, that you know you can count on.

We adapt our services to your project objectives

From the selection of our products to risk management and regulation sign off, we tailor your service based on the complexity and objectives of your build. The frequency of our inspections are based on risk, not just industry key stages, giving you the greatest level of support for achieving defect-free developments.

We're trained to prevent defects, not find them

We have a proactive inspection and reporting process that allows us to be forwarding thinking, finding where issues could arise and stopping them from happening before they do.

We provide you with an expert team

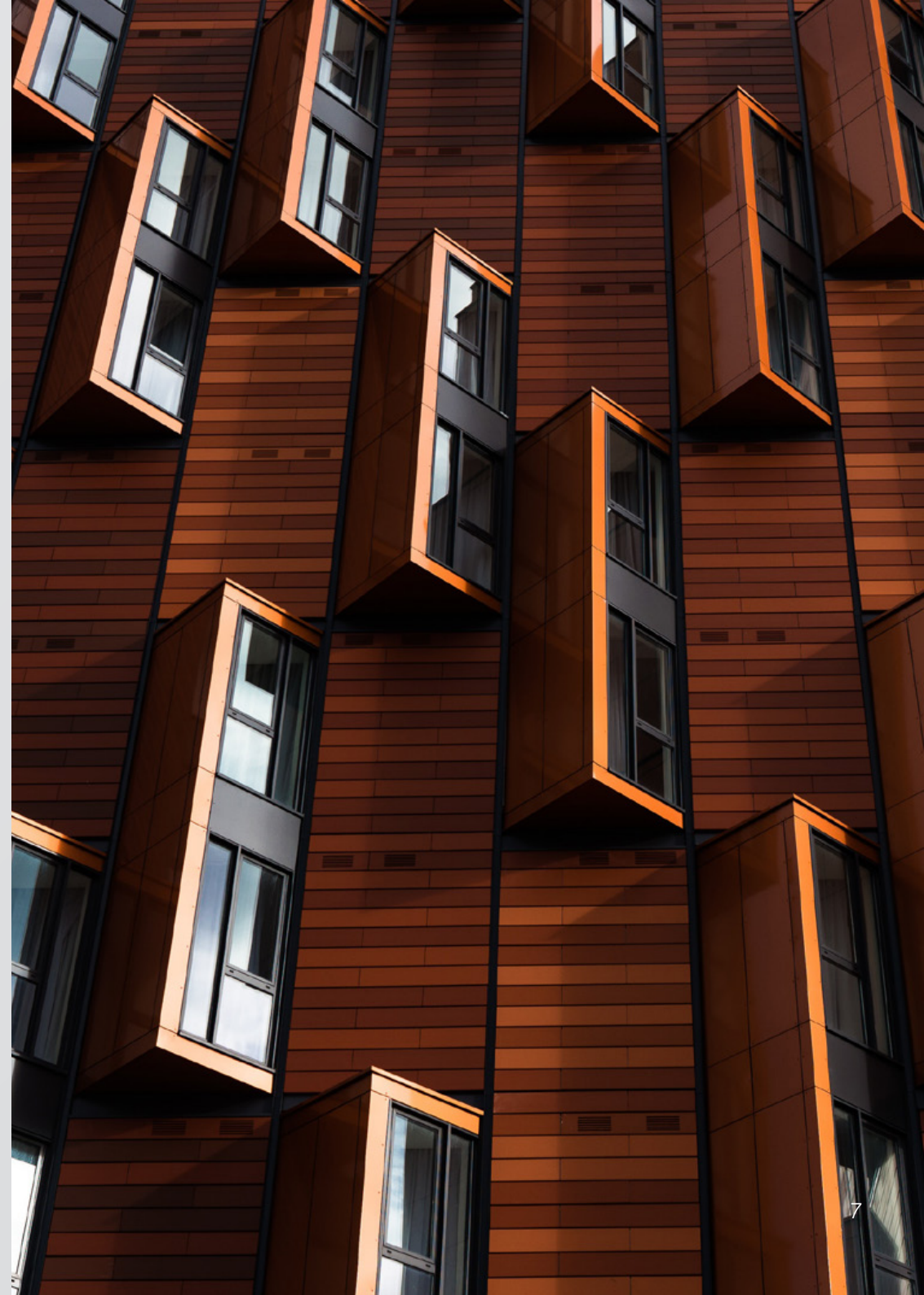
Our Major Projects team will integrate into your project team right from design stage, offering you expert advice and guidance with access to a range of experts from cladding consultants to engineers.

We ensure all units signed off are 100% ready

Signing off units before they are complete just leads to defects, claims and unhappy home owners. It damages your brand and our brand. With our proactive approach to risk management and leading reporting systems we will guarantee that any homes signed off are 100% ready for the owner.

Structural warranty services

We have two policies specifically created for the needs of the Build to Rent market. These are:



Premier Guarantee for PRS

Cover from day 1 for forward investors. This policy covers defects caused by failures in design, workmanship and materials for up to 12 years from issue of certificates from practical completion.

Reflecting a traditional structural warranty the policy is split into a Defects Insurance Period (DIP) in the first year and a Structural Insurance Period (SIP) for the remainder of the policy length. Defects (as defined in the policy) are the responsibility of the builder during the DIP period, however if the builder fails to rectify defects in the first year we will cover this for you meaning your investment is secured from day one.

Why choose this cover?

Cover during the DIP period covers a range of items, including many elements of M&E and tolerances. This can also be extended up to 2 years.

What's included in the policy:

- Cover for alternative accommodation, additional costs, professional fees and removal of debris.
- Optional cover to help you maintain rental income if structural issues arise which include loss of rent and builder insolvency during construction. (Subject to approval)
- Reduces reliance on collateral warranties with no need to prove fault or liability in order to claim.
- Higher financial limits available for continuous structures above £25 million.
- Fully assignable to future owners and includes a flexible definition of policyholder enabling open market private sales if required at a later date.
- Tailored cover for mixed use projects.

PRS Select

Similar to our standard PRS cover this policy also covers against issues in design, workmanship and materials, but differs in that it is a full risk transfer policy from day 1 with no defects insurance period tied to the builder.

The greatest benefit of this policy however is its long-term flexibility which includes:

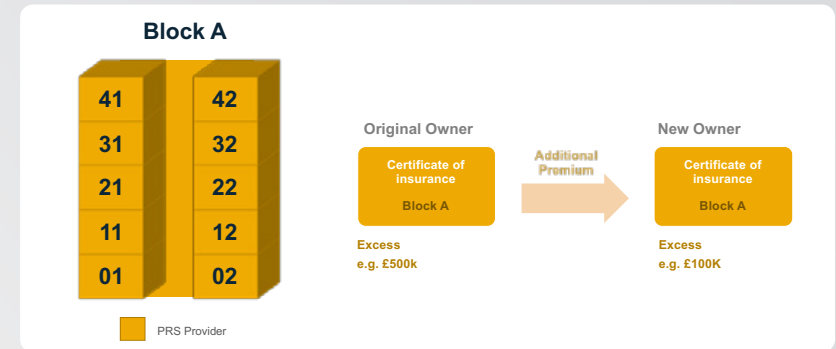
1. significant reduction in upfront premium - due to variable excesses.
2. Reduce excess - If the asset is sold to another BTR operator you can reduce the variable excess based on the purchasers appetite.
3. Flexibility for the cover to be transferred from one overall certificate into individual residential certificates should you decide to sell to the open market during the insurance period of 10 or 12 years.

Why choose this cover?

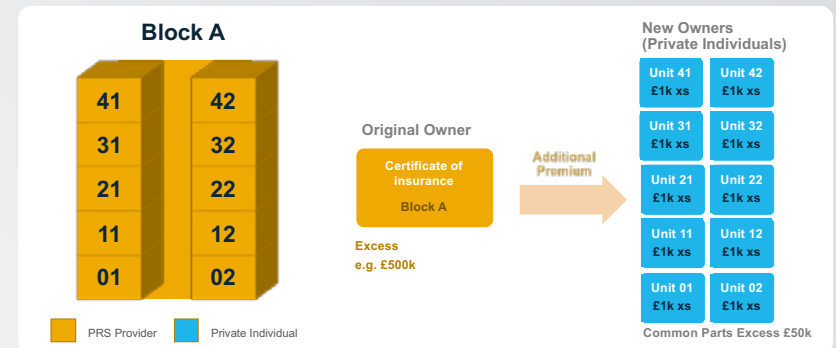
This policy is well suited to a developer or investor comfortable with the initial defects liability provided directly by the builder but still wants the flexibility in later years to change the policy cover should they wish to exit.

How it works

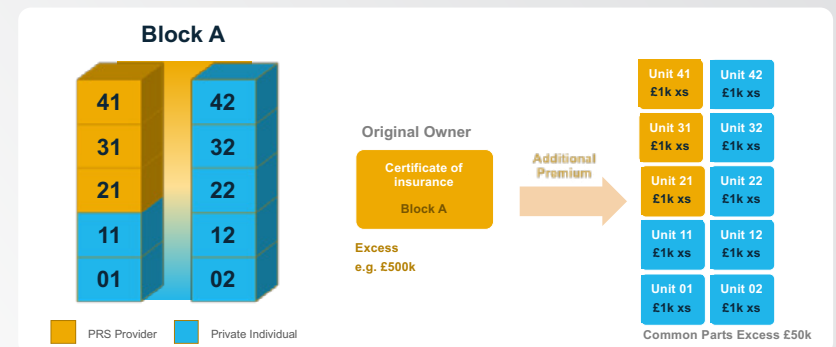
Scenario 1



Scenario 2



Scenario 3



Comparison of cover

	PRS Select	PRS [standard cover]
Cover	Protection against water ingress and structural defects causing damage to the property	Cover against Major Damage (ingress and structural issues) with M&E and other defects covered during the Defects Insurance Period
Defects Insurance Period	None Ingress to the envelope not covered during 1st year	1 year (2 yrs on request)
Policy length	10 or 12 years	10 or 12 years
Excess	Variable £50,000.00-£1,000,000.00 This can be reduced during the term of the policy if sold as BTR asset or reverts to £10k common parts excess if individual certificates	£100 during DIP £1500 during SIP Standard common part excess
M&E	Can be included for duration of policy	Covered first 5 years if under HSB policy (see policy wording)



Building control

Our building control arm provides a comprehensive package on a range of residential, mixed use and commercial developments. Approved by the Construction Industry Council Approved Inspectors Register (CICAIR), our service has been structured to work cohesively with our structural warranties or solely on its own.

In line with industry recommendations from the Hackitt report, we've created a service that will keep a 'golden thread' of information throughout the build promoting true transparency and accountability. At each key stage and sign off we provide instant electronic reports and feedback, recording an audit trail which will be given as proof on completion.

A flexible approach – the choice is yours

Whether you need structural warranty and building control as a package or you choose to use another building control provider, we won't charge you extra for our warranty.

How it works

Design review (including pre-application advice)

A team approach to ensure the proposed design is suitable and risk is minimised. Supporting a confident development of the scheme.

Inspection

A bespoke and coordinated inspection plan to ensure risk areas are inspected and complex details are constructed correctly.

Audit

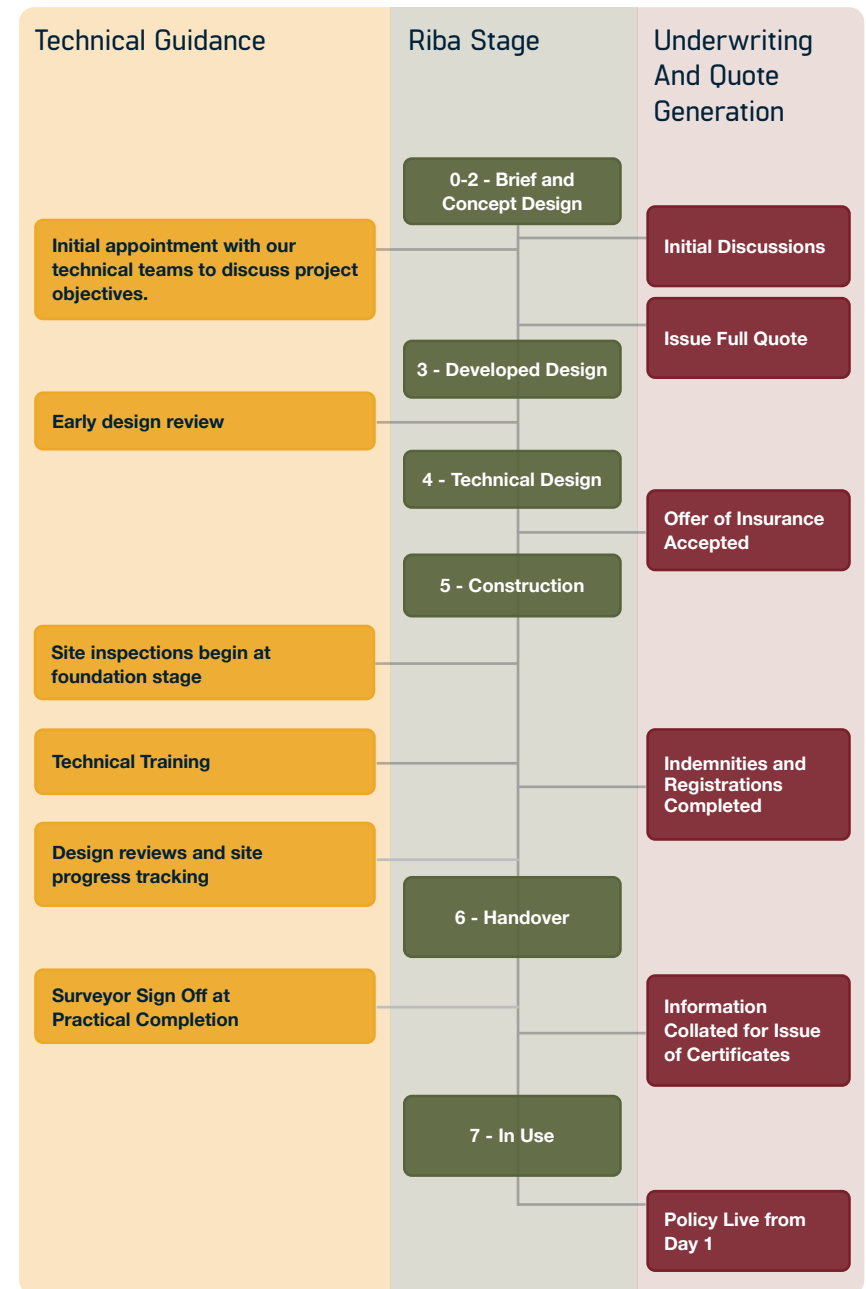
A multi-point multi-tier audit plan to ensure that design review and inspections have protected us against future claims.

Golden thread

A final report confirming compliance has been achieved and risks have been minimised. This documents our review and inspection process for the developer in the form of a tracker.

How we work with you

Our underwriters will work with you to secure you a specialist PRS warranty cover to fit the tenure and risk of your build. While on site our Major projects team will fully integrate with your project team from the earliest stages of the design process. Helping you to achieve your designs and provide technical support throughout the build to guarantee warranty and building control sign off.



Your major projects team

Years of experience in working on innovative, high value construction projects has enabled us to develop a specialised Major Projects team. The team will support you throughout the entire build and will include:

Major Projects Manager

The Major Projects Manager is your central point of contact throughout the project and will ensure your design achieves the requirements for the warranty. They take responsibility for your project, delivering assistance to ensure potential risks are identified early and then provide expert technical advice to help the design team solve technical challenges before they impact on delivery of your project.

Major Projects Surveyor

Major Projects Surveyors undertake the majority of your site inspections due to their level of experience and competency in high value, complex schemes. They work closely with your Major Projects Manager and provide reports to your team on the status of the project and any conditions that need to be resolved.

In-house Leading Technical Experts

Premier Guarantee is committed to providing the highest possible level of customer care, and we work with a mix of internationally recognized technical experts to help create and support new industry guidance for the construction industry. We will do whatever it takes to ensure you get the best advice possible and where required on your scheme we work with our technical expert partners to make sure you get the best possible advice, first time round.

Our clients

Roseberry Place

Bath



Developer
Deeley Freed
(Penhalt) Ltd

Total Units:
172

Number of Storeys
7



Fund
L&G Investment
management

Services
PRS and Commercial Warranty



Harbour Central

Millharbour, London, E14



Developer
Galliard
Homes

Total Units:
591

Number of Storeys
43



Fund
Greystar

Services
PRS and Commercial Warranty



Our clients

Rehearsal Rooms

North Acton, London



Developer
Hub

Total Units:
173

Number of Storeys
17



Fund
M&G
Real Estate

Services
PRS Warranty



Contact us

To discuss your upcoming project, arrange a design review meeting or get a quote, contact us today.



Michael Hobson
PRS Consultant Dip CII
michael.hobson@premierguarantee.co.uk
07867618435

For further information about Premier Guarantee please visit the website:

www.premierguarantee.com/our-services

Premier Guarantee
2 Shore Lines Building
Shore Road
Birkenhead
Wirral
CH41 1AU

T: 0800 107 8446

E: info@premierguarantee.co.uk

W: www.premierguarantee.com



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