

Supporting your tall building projects



premier
guarantee[®]

On your
site, by
your side.

Our Major Projects service is designed for projects with a reconstruction value of at least £25m or with a structure at least six storeys tall.



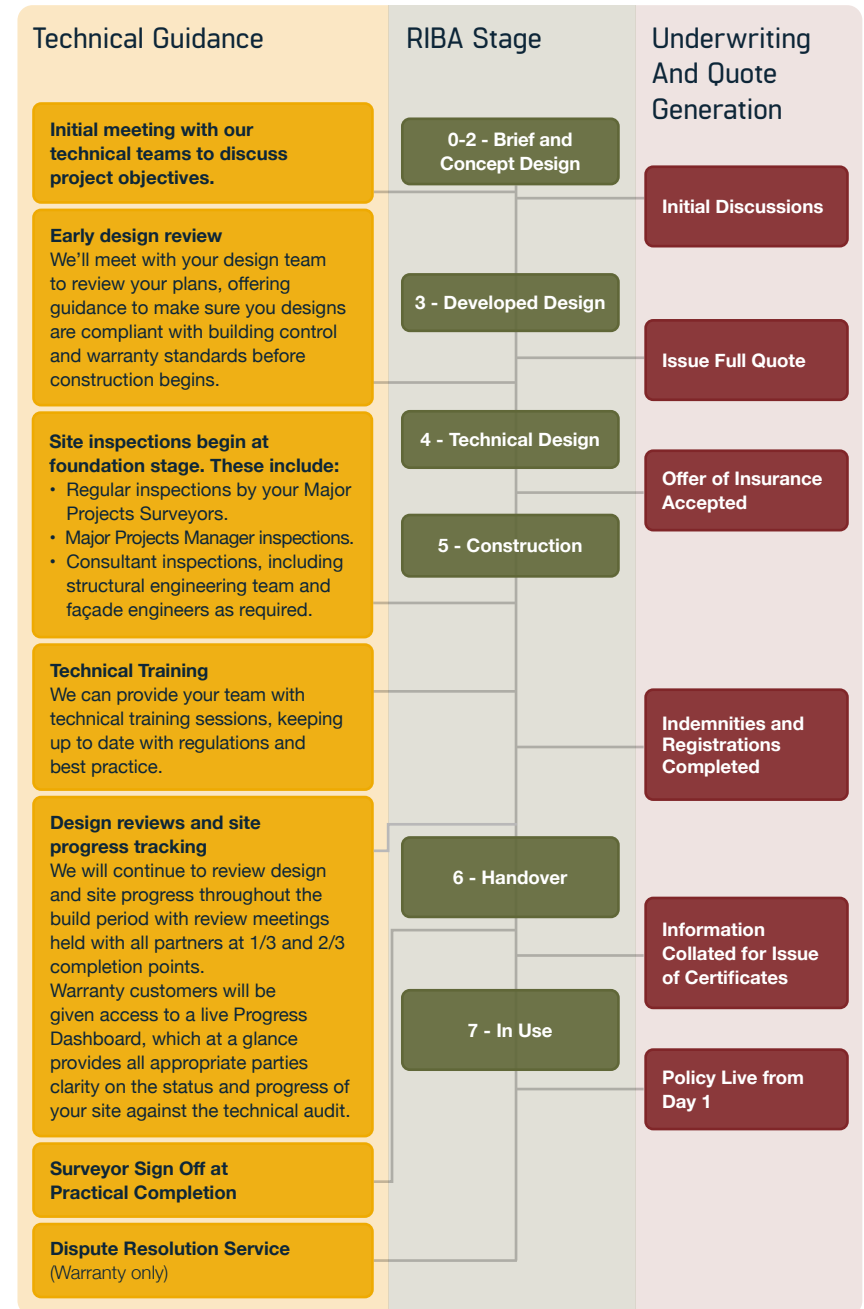
We don't just offer off-the-shelf warranty and risk management services. We work with you from initial concept and design so we can understand your project objectives, get to know your project partners and work effectively with you to achieve your goals.

Our underwriters will secure for you specialist warranty cover to fit the tenure and risk of your build.

No matter what the regulatory landscape is, we will guarantee to support your team to help you deliver a quality product you can be proud of.

How We Work Together

We want your project to run as smoothly as possible, so we promote a streamlined process that integrates with your project team and objectives. Our goal is to help you and your project achieve compliance with Building Control and subsequent warranty sign off.



Your Major Projects Team

Years of experience in working on innovative, high value construction projects have 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 the 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.

Major Projects Manager / Surveyors (Building Control)

If you select us for Building Control we take responsibility for the assessment of building regulation applications for large high rise, non-residential and/or complex projects. We act as the primary contact during the design phase and deliver an appropriate inspection regime to ensure as far as is reasonably possible the works are in accordance with the Building Regulations.

In-house technical experts

We work with technical specialists to help create and support new industry guidance for the construction industry. Working alongside consultants and technical experts, we ensure you get the best possible advice first time round.



Our Products

All our products can be used individually or together as a full service package.

Building Control

Premier Guarantee's Building Control service provides a comprehensive building control package for 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 gather a "Golden Thread" of information throughout the build, promoting true transparency and accountability. At each key stage and at project sign-off we provide instant electronic reports and feedback, recording an audit trail which will be given as proof on completion.

System Acceptance

Our system acceptance has been developed to help manufacturers gain accreditation under our technical requirements, allowing them to be considered as an accepted system provider, giving customers confidence in using their systems on sites registered with Premier Guarantee.

If you are thinking about using a particular system or component we can run through the proposal and identify areas of risk in manufacture, transport and construction on site.

To discuss a system acceptance application give our team a call on **0800 107 8446** or email systemacceptance@premierguarantee.co.uk

Structural Warranty

Our warranty policies provide 10 to 12 years' protection against structural defects on an array of tenures. The key benefits of our warranty include:

- **Protection during the build period** - Insolvency of the developer or builder during the build period (subject to approval).
- **A rated insurers** - Security in knowing all our policies are backed by world leading insurers.
- **Accepted by all major mortgage lenders** - Secure sales knowing we are recognised by all major mortgage lenders.
- **Free dispute resolution service** - Our Dispute Resolution Service Team process your defect concerns in a prompt and effective manner during the Defects Insurance Period.

Machinery Inherent Defects Insurance (MIDI)

Modern buildings are complex with up to 40% of construction costs relating to the mechanical and electrical services that support them.

We offer MIDI cover on our New Homes, Social Housing, Private Rental and Commercial schemes for five years from completion (and for 10 or 12 years on our Private Rental Select policy for Build-to-Rent developments).

MIDI cover gives you peace of mind if any defects arise in essential equipment.

* Available for projects up to a maximum reconstruction value of £25m.

What are the benefits?

- Not relying on collateral warranties or professional indemnity insurance.
- Ability to transfer cover to future building owners.
- Funds are available for repairs upon the discovery of a defect.
- No aggregate claims limit over the lifetime of the policy.
- Easier to sell properties or rent as occupiers are given peace of mind.
- Greater convenience with both structural and MIDI in one policy.



Warranty Overview Table

	New Home Warranty	Social Housing Warranty	Commercial Warranty	Build-To-Rent / Private Rental
Cover Period	10 Years	10 or 12 Years	10 or 12 years * 10 years for High Value Scheme 12 years available if contract under seal	10 or 12 Years
Defects Insurance Period (Responsibility of builder/developer)	2 Years	1 Year	0 Years	1 Year
Structural Insurance Period (Responsibility of Insurer)	8 Years	9 or 11 Years	10 or 12 Years (10 years for High Value Scheme)	9 or 11 Years
Financial Limits	<p>Single Unit New Build £1,000,000</p> <p>Single Unit Conversion £500,000</p> <p>Continuous Structure New Build £25,000,000</p> <p>Continuous Structure Conversion £5,000,000</p> <p>Higher limits are available upon request</p>	<p>Single Unit New Build £500,000</p> <p>Single Unit Conversion £250,000</p> <p>Continuous Structure New Build £25,000,000</p> <p>Continuous Structure Conversion £5,000,000</p> <p>Higher limits are available on request</p>	<p>£10,000,000</p> <p>Higher limits are available on request</p>	<p>Single Unit New Build £500,000</p> <p>Single Unit Conversion £250,000</p> <p>Continuous Structure New Build £25,000,000</p> <p>Continuous Structure Conversion £5,000,000</p> <p>Higher limits are available on request</p>
Excess	<p>During Defects Insurance Period £100</p> <p>During Structural Insurance Period £1,000 (for High Value Schemes this is £1,500)</p>	<p>During Defects Insurance Period £100</p> <p>During Structural Insurance Period £1,000 (for High Value Schemes this is £1,500)</p>	Variable, subject to sum insured	<p>During Defects Insurance Period £100</p> <p>During Structural Insurance Period £1,000 (for High Value Schemes this is £1,500)</p>
Cover Includes	<p>Machinery Inherent Defects Insurance ** - 5 years from completion</p> <p>Cover for Contaminated Land</p> <p>Alternative Accommodation</p> <p>Professional Fees</p> <p>Removal of Debris</p>	<p>Machinery Inherent Defects Insurance ** - 5 years from completion</p> <p>Cover for Contaminated Land</p> <p>Alternative Accommodation</p> <p>Professional Fees</p> <p>Removal of Debris</p>	<p>Machinery Inherent Defects Insurance ** - 5 years from completion</p> <p>Cover for Ingress of Water*</p> <p>Cover for Contaminated Land</p> <p>Professional Fees</p> <p>Removal of Debris</p>	<p>Machinery Inherent Defects Insurance ** - for the duration of the policy</p> <p>Cover for Contaminated Land</p> <p>Alternative Accommodation</p> <p>Professional Fees</p> <p>Removal of Debris</p>
Optional Extensions		<p>Loss of rental income</p> <p>Insolvency of Builder</p>	<p>Seepage</p> <p>Loss of rent receivable</p> <p>Loss of rent payable</p> <p>Business interruption</p>	<p>Loss of rental income</p> <p>Insolvency of Builder</p>

Our Clients

Landmark Pinnacle

15 Westferry Rd, Isle of Dogs, London E14 8JH

Situated on Marsh Wall, next to the Landmark, Landmark Pinnacle stands 239m AOD and will be one of London's most sought after residential addresses in Canary Wharf. Designed by Squire and Partners the apartments will boast panoramic views across London and Canary Wharf and will provide apartments and penthouses to set new standards for London living.

Type of Cover

Mixed Use - Private Residential, Social Housing

Developer

Chalegrove Properties

Contractor

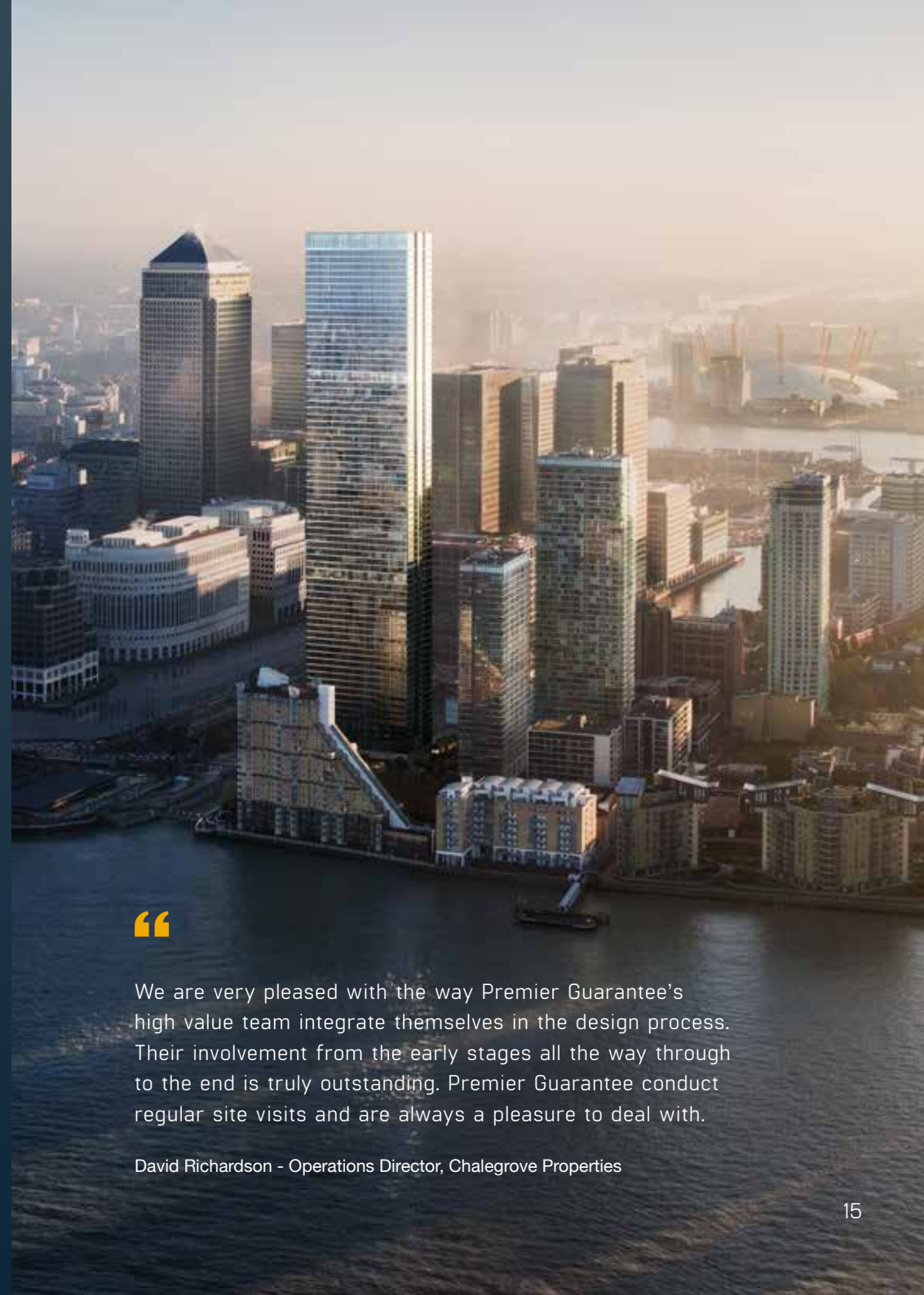
Chalegrove Properties

Architects

Squire and Partners

Number of Units Covered

984 new homes



We are very pleased with the way Premier Guarantee's high value team integrate themselves in the design process. Their involvement from the early stages all the way through to the end is truly outstanding. Premier Guarantee conduct regular site visits and are always a pleasure to deal with.

David Richardson - Operations Director, Chalegrove Properties

Our Clients

Woodberry Down

Finsbury Park, London, N4 2SB

North London's Woodberry Down is an innovative Regeneration Project which, once complete, will feature over 5,500 new homes set in 64 acres adjacent to the spectacular natural surroundings of two existing reservoirs and Finsbury Park. All within a short distance of Central London and the City.

Type of Cover

Mixed Use - Private Residential, Social Housing, Commercial

Developer

Berkeley Homes (North East London) Ltd

Contractor

Berkeley Homes (North East London) Ltd

Architects

Fletcher Priest Architects

Number of Units Covered

2253 new homes, 1 commercial

“

The site team are proud of how we have managed to maintain high quality build standards across both traditional and MMC buildings at Woodberry Down Phase 2 Block B. Premier Guarantee's extensive experience, attention to detail, and willingness to engage in the design process has contributed to the high build standard that we are all so proud of.”

Alastair Scott-Dagleish, Site Manager,
Berkeley for Woodberry Down, London



Our Clients

Anthology Hoxton Press

Penn Street, Hoxton, London, N1 5DS

Designed by the renowned architects Karakusevic Carson Architects and David Chipperfield Architects, Anthology Hoxton Press is made of two unique hexagonal towers, between Shoreditch Park and Regent's Canal. Within the towers will be one, two and three bedroom apartments, including penthouse suites, benefitting from balconies and roof terraces. Supporting it all is a dramatically designed ground floor café and welcoming communal spaces.

Type of Cover

Mixed Use - Private Residential, Commercial

Developer

Anthology

Contractor

Wates Construction

Architects

Karakusevic Carson Architects and David Chipperfield Architects

Number of Units Covered

198 new homes, 1 commercial

“

In order to achieve this the design team showed a good understanding of warranty requirements engaging with us early on in the design process to work through bespoke detailing to achieve solutions which satisfy all parties. The build on site is of the highest standard and very impressive.

Major Projects Surveying Manager,
Premier Guarantee



Our Clients

Harbour Central

Lighterman's Road, Isle of Dogs, London, E14

The spectacular Harbour Central in London's Docklands comprises of five residential buildings and a leisure complex. The magnificent Maine Tower offer 297 exquisite apartments, arranged over 41 storeys with breathtaking panoramic views from the upper floors. Designed as the impressive focal point of Harbour Central, this all-private tower is a dramatic new landmark within E14. Build to Rent operator and investor Greystar has bought two of the blocks and Harbour Central is their first operational, purpose-built scheme in the UK.

Type of Cover

Mixed Use – Private Residential, Social Housing, Commercial

Developer

Galliard Homes

Contractor

Galliard Construction Ltd

Architects

Rolfe Judd Architecture

Number of Units Covered

901 homes, 9 commercial



Contact Us

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

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For further information about Premier Guarantee please visit the website:

www.premierguarantee.com/majorprojects

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