

The local authority partnership

LABC represents the building control activities of all local authorities in England & Wales. Local authorities have 70% of the building control market and provide partnership working to major developers and contractors enabling them to receive a consistent interpretation of the Building Regulations anywhere in the country.

Professionals in the commercial building sector prefer to work with LABC because they can access the top LABC experts on structure, fire engineering, access, noise and energy conservation. LABC also leads innovation by seeking and adopting new solutions (products,

design or construction methods) to meet the requirements of the Building Regulations. With over 4,000 building control surveyors, LABC can provide a fast and flexible service to the construction industry.

LABC chose Oval as its partner because it has an excellent track record of supporting the commercial property sector. Oval's expertise in commercial property insurance and its advantageous relationship with Allianz Global Corporate & Specialty has provided an excellent partnership to ensure that LABC customers get a first class and competitive service.



LABC Latent Gold Commercial Buildings Defects Guarantee



in partnership with **LABC**



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LABC Latent Gold

Commercial Buildings Defects Guarantee



LABC Latent Gold is a unique collaboration between Allianz Global Corporate & Specialty, Oval Insurance Broking (Oval) and Local Authority Building Control (LABC) to provide affordable structural defects insurance for commercial buildings up to £15 million in value.

What does it cover?

The insurance policy provides for repairing or reinstating newly built commercial properties for 10 or 12 years after practical completion as a result of a defect in the structure due to defective design, defective workmanship or defective materials.

Who does it protect?

Taking out this cover can benefit the building developers, owners, their funders, tenants and any other users or occupiers of the building. The policies are also freely assignable to any future owners, funders and tenants.

Which properties can be covered?

Almost any commercial property can be covered i.e. offices, hotels, factories, warehouses, surgeries, schools, shops, sports stadia, pubs, restaurants, cinemas, public buildings and many more.

When should cover be arranged?

Ideally, before work has started on site. Cover can be arranged where construction has already commenced or recently completed (in the last year) subject to full details being acceptable to insurers – the cost of the cover however increases the further the building work has progressed.

What is the cost?

Premiums start from as little as £1,575 including Insurance Premium Tax to provide cover for 10 years on a commercial property with a rebuilding cost of up to £250,000. The premium equates to around £6,000 per £1 million of rebuild costs.

What is LABC's involvement?

Cost savings result from using LABC to carry out the building control function as, where the rebuilding cost of the property is less than £10 million, no further independent inspections are normally required by insurers.

Additionally, for properties valued over £10 million and up to £15 million, LABC's involvement during construction means insurers' requirements for additional inspections can be reduced from those usually required, thereby delivering significant savings on inspection costs.

What are the benefits of having the cover?

There are many reasons why this cover should be taken out, for instance:-

- **Speed of rectification** - There is no need to prove fault or liability on the part of a third party before a claim can be submitted to the insurer.
- **Legal Costs** - Complex, costly and time consuming litigation does not have to take place before the necessary repair work can be put in hand.
- **Security** - This cover is underwritten by Allianz Global Corporate & Specialty, part of one of Europe's largest and financially strong insurers.
- **Funders** - The security provided by LABC Latent Gold can encourage the backing and investment of potential investors in the development.
- **Enhances sales and letting** - Potential owners and tenants are becoming increasingly reluctant to assume risks associated with building defects, so they are attracted to buildings where this risk has already been transferred to an insurer.
- **Simplifies claims** - Reduces the reliance and negotiations involved in obtaining collateral warranties.
- **Reduced admin** - Reduces the need to ensure that relevant parties have Professional Indemnity Insurance in force.
- **Peace of mind** - Cover is provided regardless of the continued solvency of any main or sub-contractors.
- **Inflation cushion** - Sums insured increased by 5% per annum.



What extensions are available?

Cover can be extended from 10 to 12 years and waivers can be purchased to hold the contractor and/or the professional team harmless. Loss of rent, increased costs of working, mechanical/electrical and component failure cover can also be provided.

Simplified quote process

Complete and submit the three page proposal form to receive a no obligation quotation, usually valid for 30 days.

Who are Oval?

We are a leading insurance broking, risk management and financial advisory group, providing advice to organisations and individuals throughout the UK.

The Oval group was established in October 2003, and it has created a strong national business by acquiring high quality regional brokers and financial services companies.