WELCOME TO THE REICH GROUP

Based in Manchester, we are a top 50 UK Insurance Broker* with over 70 years’ experience behind us and a combined total of £14.53 billion insured.

As a UK top 15 independent broker, we are large enough to deliver however diverse or complex your business needs are. We also have chartered status through the Chartered Insurance Institute, a privilege that less than 200 brokers in the UK have, demonstrating our commitment to professionalism by recognising and reinforcing standards of knowledge, capability and ethical practice.

Remaining true to our independent roots, we pride ourselves on responding quickly, accurately and competitively to the individual needs of our clients, providing a range of insurance solutions for a number of specialist markets, including construction.

*Insurance Post magazine, July 2016
The UK construction industry employs around 10% of the UK workforce. This covers a wide range of sub-sectors composed largely of contractors, developers and professionals.

As the sector is so large and diverse, it is natural to assume that there are many associated risks, most of which can be mitigated by insurance. It is therefore important to have trusted expert advisors on hand who can assist with all areas of construction related insurance.

With the fast pace in which the construction industry operates, Reich Construction understands that the most important asset a company in this sector can have is time, and how your time is managed can have a huge impact on the success of your business.

With this in mind, we have created a superior offering, which incorporates a whole range of products to create a bespoke solution for all of your construction insurance needs, from the moment you acquire a site, until many years post completion. We can provide cover for all aspects of construction insurance, which allows us to act as a ‘one-stop-shop’ on a ‘cradle to grave’ basis for your insurance requirements during your project.

For each policy we look at for you, we will do everything we can to make the process as straightforward as possible. We have created our own proposal forms which ask for the minimum information required, which have been designed specifically to save you time.

We also have fantastic relationships with key strategic partner insurers who work with us to ensure that you receive the best cover, at a competitive price. We will work with you to create a risk management proposition to help reduce overall rates and prevent claims.

In the unlikely event that a claim may occur, we have a dedicated in-house claims specialist team who will work tirelessly on your behalf to ensure that the claims process is as smooth as possible, with a prompt result.

With a dedicated point of contact for all your requirements we can create an efficient and specialist understanding of your requirements and create a tailor-made solution for you.

AROUND THE CLOCK SOLUTIONS
The exposures vary significantly during each phase of the development and it is crucial to ensure that your business and its assets are protected throughout the build effectively. Reich Construction offer an around the clock bespoke solution and can advise on all policies which are required at each stage of the build.
1 Site acquisition, initial concept and brief
The start of every new construction project begins with the acquisition of a property or piece of land and there are many exposures which require consideration, even at such an early stage. Whether the policy is a requirement by a third party or an initial site risk which needs mitigating, we have vast experience in writing specific, bespoke policies which will satisfy your individual requirements.

2 Design and planning
Design and planning are arguably the most critical part of any development, as these fundamental aspects form the basis of the entire works. Whilst there may be few immediate risks or claims at this point, it is important to help eliminate any future claims by implementing the correct insurance strategy from the outset, via specific and tailored policies.

3 Project funding, requirements and procurement
These points are extremely important to the progression of the development. Without certain policies in place, it may be difficult to secure the relevant funding. We appreciate the significance of project funding, which is why we offer a partnership service whereby we can work alongside you and your funder to ensure that your insurances fully meet their requirements, with minimal disruption to you and your programme.

POLICIES FOR CONSIDERATION AT THIS STAGE

Contractors All Risk
Contractors Pollution Liability
Cover for goods whilst in storage and in transit
Engineering Breakdown
Engineering Inspection
Environmental Impairment Liability
Latent Defects/Structural Warranty (CML)
Management Liability
Non-Negligence Liability / JCT 6.5.1
Personal Accident
Plant and Equipment insurance including Hired in Plant and Equipment
Professional Indemnity
Property Owners
Public, Products and Employers Liability
Right to Light and other Legal Indemnities
Standalone Debris Removal Cover where required
Surety Bonds (Road & Sewer, Performance, Deposit)
Trade Credit
4 Demolition and enabling works
The demolition and enabling works is the point in the works where liability exposure can dramatically increase. Amongst other risks, this will include damage to neighbouring properties or amenities, pollution exposures, as well as personal injury. We can work with you and your insurers to ensure a robust liability solution is put in place and manage the exposure for you to help avoid claims where possible.

5 Groundworks and foundations
The groundworks and foundations phase of the build is a significant phase, whereby many insurers have concerns. This is due to the duration in which the works themselves and materials on site are exposed to the elements, such as severe damage to the piling following adverse weather conditions. A material loss can have an impact on the replacement of materials, which in turn can cause a consequential delay to the business. As a result, this could lead to a loss of earnings.

6 Core structure, frame doors and roofs
As the build progresses and the potential damages from storm and flood reduce, there are potential exposures from fire or malicious which need considering as the value of materials on site can often increase. We can work with you to help mitigate these risks during the transition of this phase and will advise on insurance and risk management solutions through regular insurer surveys to your site, which help meet your requirements and cover your interests.
7 **First fix, plumbing and electrical**
There have been a number of high profile water damage claims in recent years at this stage. We work with contractors and insurers to provide risk management options to help prevent water damage claims to your property. This stage will often bring in several new contractors on site, which in itself brings added risk. Contractors will often be required to provide their own insurances or guarantees for the works they complete but ultimately, the responsibility will be with the main contractor. Therefore, it is important to make sure that the insurances from the various contractors are in sync with one another.

8 **Structural envelope and insulation**
There has been a lot of press over the many issues that arise in this area in recent times, with many insurers now uneasy with certain building materials. Although many of the policies concerned with this element are put in place in the early stages, we will continue to work with insurers and contractors to ensure cover remains suitable and fit for purpose within an ever-changing environment. With focus on meeting your requirements, we work tirelessly to ensure the best possible solution can be provided around these issues and will always aim to provide the most comprehensive cover available, with minimal exclusions.

9 **Internal aesthetics**
Potential Snagging issues can often arise at this phase and they often bring a never-ending amount of issues for a developer or landowner. Having the ability to transfer some of the heavier complications to an insurance policy can be a blissful solution. If we are in control of your entire insurance programme, we can help advise on additional products or extensions which will help cover most future risks, including snagging.
10 Second fix
As the property is almost complete, a loss as a result of accidental damage by a contractor, whether from a burst pipe, blow torch or the dropping of goods can potentially be catastrophic. It is key therefore that all contractors on site carry adequate liability insurances, the property is adequately covered and that the site is risk managed effectively. We can check various policies for you and offer advice to a certain extent.

11 Landscaping, gardens, external decorations
At this point the site is at its most valuable but usually at its most secure. However, there are still certain exposures to take into consideration, including certain liability policies. In addition, some policies placed previously will require action such as transfer of the insured party or policy termination as the risk subsides.

12 Occupation, leasehold, rental, and ongoing maintenance
At the point where the property is sold, leased or rented, the exposures change considerable to the exposures during the construction phase and it is crucial to protect the asset. As Reich is the largest independent property broker outside of London, we are very well placed to ensure this is the case. We have exclusive policy wordings with much wider cover and as a team of experts who are on hand to manage the property insurances going forward.
WHO WE DEAL WITH

Architects
Asbestos Removers
Asbestos Surveyors
Auctioneers
Aviation Workers
Bricklayers
Builders
Building Material Suppliers
Chemical Engineers
Civil Engineers
Cladding Companies
Curtain Wallers
Demolition Contractors
Developers
Draughtsmen
Electrical Contractors
Environmental Engineers
Estate & Letting Agents
Fabricators
Financial Institutions
Flooring Contractors
Glazers
Groundworkers
Interior Designers
Investors
Landscape Contractors
Lighting Contractors
Mechanical & Electrical Engineers
Mortgage Brokers
Nuclear Engineers
Piling Contractors
Planning Supervisors
Plant Hirers
Plant Operators
Plumbers
Project Managers
Property Managers
Quantity Surveyors
Railway Engineers
Roofing Contractors
Rope Access Workers
Safety Equipment Suppliers
Scaffolders
Skip Hirers
Solicitors
Steel Erectors
Structural Engineers
Timber Frame Manufacturers
Town Planners
Tree Surgeons
Valuers
With our wealth of experience in the construction sector, we understand that every project is totally unique, and each site carries a variety of different exposures. We will work with you to create bespoke solutions to help manage these risks effectively.

There are numerous parties involved throughout the lifetime of any given project and we have the ability to offer advice to all parties, from the original planners, developers and contractors, to the painter and decorator applying the last stroke of paint on the finished build. No individual is too big or too small, we aim to work around the clock to service them all.

Reich have experts across many fields and the products outlined in this document are a small selection from the range of products available. If you have any requirements for a type of cover not mentioned, please let us know as it is likely that we will have a solution for you.

We pride ourselves on our superb customer service and aim to make arranging insurance as effortless as possible. Throughout our trusted teams and our network of experts, you can expect to receive an attentive, personal service, with unparalleled access to an extensive range of tailor-made insurance and risk management programmes.
Once your development is complete we can provide you with the expertise you need to insure the site. We are one of the UK’s largest independent insurance brokers for placing property investor insurance and can offer our clients a number of exclusive benefits, whether you are looking for commercial or residential cover.

Immediate, personal service means instant access to our property insurance experts who are on hand to help with your enquiries, 24/7. Our own policy wording together with policies from the major property insurance specialists provides the widest possible cover available, while flexible policy conditions keep your bank or lender happy.

Need more niche? If so, we can always access more specialist insurance, together with London market facilities for distressed risks. Our Terrorism cover outside of Pool Re is extensive, competitively priced and all policy documents are clear, concise with a seamless renewal process plus extended credit terms.

A complimentary range of products such as Contract Works, Engineering, Legal Expenses and more is also available and can be tailored to your specific property insurance requirements.