



Environmental Solutions

XL Insurance

Contacts

Simon Harwood-Matthews

simon.harwood-matthews@xlgroup.com

Robert Potter

robert.potter@xlgroup.com

Simon White

simon.white@xlgroup.com

Graham Withers

graham.withers@xlgroup.com

Laurent Gangiotti

laurent.gangiotti@xlgroup.com

XL Insurance is a registered trademark of XL Capital Ltd and the global brand used by its insurance company subsidiaries.

Developers

XL Insurance's Environmental team is a leading provider of environmental insurance solutions to developers.

We design insurance solutions to meet the specific needs of the developer and the development programme.

Coverage can be provided for on and off-site environmental liabilities, pre, during and post development, for policy periods of up to 10 years.

As well as transferring risk for environmental liabilities away from the developer, EIL policies can also be structured to add value and help facilitate brownfield transactions.

Some examples are provided below:

- The developer sells on the site with the benefit of an assignable, long term EIL policy.

This can:

- enhance the asset value at the point of sale and prevent the purchaser discounting the sale price on the basis of potential environmental liabilities;
- increase the marketability of the asset to otherwise risk-adverse investors (e.g. institutional investors looking to secure long term rental income thereafter);
- satisfy the requirements of the purchaser's lender.
- Covering contractual environmental liabilities in warranties and indemnities in sale and purchase agreements (particularly where the financials of the indemnitor may not be strong and EIL is required as a back stop).
- Providing a clean exit for developers post-sale of the site.
- Protecting developers from claims which would not be recoverable from their consultant's / contractor's professional indemnity policies (e.g. protection from liabilities that do not have to arise from negligence).
- Enhancing developer's bids for contaminated sites through addition of the vendor to the developer's policy – thereby facilitating a clean exit for the vendor.

If you would like to discuss how XL Insurance's dedicated EIL business unit can assist, please do not hesitate to contact one of the team listed.