

About BLP

BLP is an authorised insurance intermediary based in the City of London and acts as an underwriting agent of Allianz Global Corporate & Specialty AG, UK Branch, to provide New Home Warranties and Commercial Property Insurance products.

BLP is owned by Thomas Miller, a world class insurance services business at the forefront of the insurance industry for over 120 years.

BLP is authorised and regulated by the Financial Services Authority.

Latent Defects Insurance

BLP has been providing latent defects insurance to the Commercial and Residential markets since 1999. Our products have evolved in line with development trends and we are therefore arranging cover for an increasing number of large, mixed-use developments.

Our products lend themselves especially well to commercial developments, but also to commercial developers who are crossing over into the residential market. They also offer clear benefits to funders, including:

- Creating a more secure investment
- Protecting and enhancing asset value
- Increasing certainty of outcome where latent defects occur
- Protecting yield and income stream in the event of temporary loss of rental income.

BLPSECURE (New Home Warranty*) offers the following benefits:

- Competitive, fair and transparent pricing structure
- Flexibility and widest choice of cover available
- Approved by 72 mortgage lenders
- Free and simple scheme registration: no bonds or deposits required
- A flexible approach to technical appraisal
- No defect liability period (with the exception of water ingress in year 1)
- A flexible approach to construction type with particular expertise in innovation
- Additional Component Cover available for non-structural items
- Residential and mixed use developments
- Free access to the BLP Construction Durability Database
- Excess applies per event, not per unit.

We are approved by the DCLG as a designated warranty provider under their Warranty Link Rule (where Building Control is undertaken by an Approved Inspector).

BLP is also accredited by the Housing Corporation and is named in their Scheme Development Standards as an approved assessor of Modern Methods of Construction.

BLPASSET (Commercial Property Insurance) offers the following benefits:

- A first-party, bespoke insurance policy for up to 12 years
- Cover for non-structural components as well as structural elements
- M&E cover for premature failure of components such as lifts, heating and ventilation systems and internal fittings
- Long term security provided by Allianz Global & Corporate Specialty AG, UK Branch
- No requirements to prove fault
- Full value cover
- Increased marketability of the property
- Business interruption covers available
- Cover can be extended to include the whole design and construction team.

* When we use the term "Warranty" we are referring to an insurance policy that covers certain risks of defects occurring in a property. The word "Warranty" is used only because that is the term with which clients may be more familiar when buying building defects protection.