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News from the UK's leading Legal Indemnity experts

December 2007

Terraffirm

Introducing an exciting new commercial contaminated land policy

An innovative solution for existing commercial properties

Finding an inexpensive policy covering historical contamination for existing retail and light or non-industrial commercial properties, has typically proved difficult. Traditional environmental insurance policies are invariably suited to sites which pose a significant ongoing contamination threat, and come with a substantial premium to match.

But now, building on its reputation for providing comprehensive environmental liability cover, Countrywide Legal Indemnities is delighted to introduce Terraffirm. It's a cost-effective contaminated land policy, which has been specifically developed for existing commercial properties requiring cover against historical contamination only.

Terraffirm offers purchasers of commercial property complete peace of mind, with a comprehensive indemnity policy from the UK's leading legal indemnity intermediary, supplemented by a detailed environmental report obtained by your client.

Key benefits

- The Insured can make a claim on the policy as soon as a property is being investigated by a local authority
- Covers all clean-up and restoration costs plus any shortfall in the market value of the premises when sold in the future, following a claim on the policy
- Includes cover for third party property damage as standard, together with third party bodily injury as an optional extension
- All policies automatically cover not just successors in title, but also lenders, lessees and tenants
- Extremely competitive one-off premiums
- Flexible cover options, including 10 or 15 years period of insurance
- Clear and concise policy wordings

Turn over for full details of our Terraffirm policy.

Countrywide
LEGAL INDEMNITIES

A cost-effective and simple solution

For many solicitors it can be challenging to secure cost-effective cover for clients on investments that pose a low risk of environmental contamination, such as hotels and shops. In response to this, Countrywide has developed its Terraffirm policy, providing such existing commercial properties with comprehensive environmental liability cover – at a premium that won't break the bank.

New and comprehensive protection

Each commercial property transaction is unique and clients often require varying levels of cover. To accommodate this, Terraffirm is split into four sections. The first three sections are standard and available with all policies, the fourth is optional and can be included for an additional premium.

Standard cover

Section 1 covers all clean-up and restoration costs relating to the policyholder's property, as well as any loss in the value of the property when sold in the future, following a claim.

Section 2 features cover for third party property damage caused by contamination arising from the insured property, provided the contamination existed prior to the date of commencement of the policy.

Section 3 covers legal costs and expenses which are incurred in the investigation, settlement, adjustment or defence of any claim under Sections 1, 2 (and 4 if taken).

Within the standard cover offered by Terraffirm, certain elements can be tailored to suit your individual requirements including:

- **Period of insurance** – while the standard period of insurance is ten years, Terraffirm offers the option to extend the period to fifteen years for an additional premium.
- **Policy excess** – the standard Terraffirm policy excess is £5,000. Increasing this to £25,000 will reduce the policy premium by 15%.

Optional cover

Section 4 covers claims for third party bodily injury caused by historical contamination originating from the policyholder's property. Cover is available for five years with the option to renew at the end of this period for an additional ten years*.

* This section is only available if the application is supported by either Argyll's Site Solutions Commercial Report, or Landmark's Sitecheck Review Report.

Competitive premiums

Premiums for our Terraffirm policies are extremely competitive compared to policies that cover properties with a heavier industrial use. They accurately reflect the reduced historical contamination threat typically affecting existing retail and light or non-industrial commercial properties, meaning you can be sure of acquiring a cost-effective solution for your client.

How to arrange cover

Before we can offer a Terraffirm policy, you will require a comprehensive environmental report. Countrywide Legal Indemnities will accept specific named reports from the specialist providers shown in the table below:

Report provider	Report name	Contact
Argyll Environmental	Site Solutions Commercial	0845 4585250
Argyll Environmental	Site Solutions Brief	0845 4585250
Landmark	Sitecheck Assess	0844 8449966
Landmark	Sitecheck Review	0844 8449966
Groundsure	Environmental Review	01273 819500

Should you already have a report from those listed above, please forward it with a completed Terraffirm application form to the address shown below, and Countrywide will prepare a quote.

Alternatively, if you haven't yet arranged for a report to be carried out, simply contact one of the providers mentioned above to commission a report. This should then be forwarded to Countrywide once completed.

To find out more about our exciting new commercial contaminated land indemnity policy you can call our marketing team on 01603 617617 to request a Terraffirm pack, or download a pdf version from our website www.terraffirm.co.uk

Contact us

Write to us at:
Countrywide Legal Indemnities, DX 5261 Norwich

Our postal address is:
St Crispins, Duke Street, Norwich NR3 1PD

Telephone: **01603 617617**
Fax: **01603 622933**
Email: **terraffirm@countrywidelegal.co.uk**

Or visit our website: **www.terraffirm.co.uk**

Terraffirm

The contaminated land policy for commercial property

All policies underwritten on behalf of Liberty Legal Indemnities at Lloyd's.
Countrywide Legal Indemnities is authorised and regulated by the Financial Services Authority.
Firm Reference Number 311764.