



**thomascarroll**  
PROPERTY RISK SERVICES

# Insurance Solutions for Real Estate and Construction Projects

---

[www.thomascarroll.co.uk](http://www.thomascarroll.co.uk)

[info@thomas-carroll.co.uk](mailto:info@thomas-carroll.co.uk)

CHARTERED

|

INDEPENDENT

|

AWARD WINNING

# Real Estate Acquisitions, Development and Investments

## Here's how we can help you

Every real estate professional wants to make sure that projects work to plan and complete on time.

To aid transactions, our experienced property risk services team specialise in providing a range of insurance and legal indemnity solutions. From complex developments to the refinance of existing assets, we support professionals at all stages of acquisition, capital investment, design, planning, construction and occupation of property assets.

Tailoring your insurance protection to reduce risk and exposures identified in the project stages, will provide you with peace of mind and satisfy all stakeholder requirements. Speak to one of our professional and friendly experts to see how we can help you.



## Site Identification, Feasibility & Due Diligence

### Consultancy Services

Contract Review

Flood Insurance Mapping & Advice

Defective Title Advice

Project Team Liaison

### Insurance Solutions

Warranty & Indemnity Insurance

Environmental Liability Insurance



## Finance

### Consultancy Services

Finance Contract Review

SIPPs

Lender Insurance Requirements Audit

Collateral Warranty Guidance

### Insurance Solutions

Existing Structure Insurance

Surety Bonds

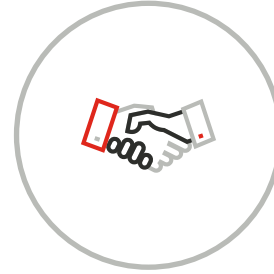
Latent Defects

Risk Wrap Provision

Warranty & Indemnity Insurance

Pre & Post Planning Defective Title  
Insurance

Search Insurance



## Exchange / Acquisition

### Consultancy Services

Contract Review

Legacy Issues

Defective Title Advice

Project Team Liaison

### Insurance Solutions

Existing Structure Insurance

Property Owners Liability

Search Insurance

Existing & Development Use  
Defective Title Insurance

Pre & Post Planning Defective Title  
Insurance

Property Fraud & Crime All  
Risks Insurance



## Design & Planning

### Consultancy Services

Risk Engineering Review

Contract Review

Project Team Liaison

### Insurance Solutions

Right of Light Insurance

Judicial Review Insurance

Village Green Insurance

Pre & Post Planning Defective Title  
Insurance

Professional Indemnity

Latent Defects



## Contract Tender & Award

### Consultancy Services

Construction Contract Insurance Review

Insurance Cost Analysis

Lender Insurance Requirements Audit

Contractor Insurance Review

### Insurance Solutions

Construction/Erection All Risks

Owner or Contractor Controlled Project Insurance

Employers & Public Liability

JCT/NEC Requirements

Surety Bonds

Credit Risks

Professional Indemnity

Collateral Warranties

Latent Defects



## Construction, Maintenance & Testing

### Consultancy Services

Claims Monitoring & Analysis

Health & Safety Training and Consultancy

### Insurance Solutions

Terrorism Insurance

Advanced Loss of Profit/Rent

Future Tenant Alternative Accommodation

Contractors Plant

6.5.1

Existing Structure Insurance

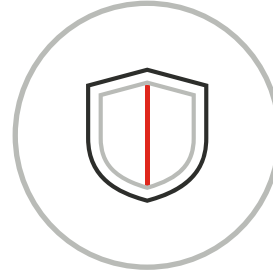
Liability Certificates

Bonds

Professional Indemnity

Collateral Warranties

Latent Defects



## Completion, Occupancy & Asset Management

### Consultancy Services

Claims Monitoring & Analysis

Health & Safety Training and Consultancy

Lender Insurance Requirements Audit

### Insurance Solutions

Real Estate Insurance

Terrorism Insurance

Loss of Rent Insurance

Property Owners Liability

Statutory Inspections

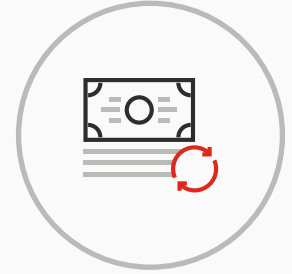
Rent Guarantee Insurance

Tenant Premium Allocation Certificates

Unoccupied Property Cover

Professional Indemnity

Directors & Officers Liability



## Asset Refinance

### Consultancy Services

Finance Contract Review

SIPPs

Lender Insurance Requirements Audit

### Insurance Solutions

Defective Title Insurance

Right of Light Insurance

Real Estate Insurance

Property Fraud & Crime All Risks Insurance

# Meet the Team



**DIRECTOR**

**Gareth Cotty**

*ACII Chartered Insurance Broker*

**T** 02920855240  
**T** 07887 944772  
**E** gareth.cotty@thomas-carroll.co.uk



**ACCOUNT DIRECTOR**

**Paul Hughes**

*ACII Chartered Insurance Broker*

**T** 02920853746  
**T** 07767255956  
**E** paul.hughes@thomas-carroll.co.uk

## Legal Indemnities, Right to Light & Transactional Risks



**ACCOUNT EXECUTIVE**

**Cerith Bevan**

*LLB (Hons) Dip CII*

**T** 02920853763  
**T** 07879665605  
**E** cerith.bevan@thomas-carroll.co.uk



**ASSOCIATE EXECUTIVE**

**Sarah Jones**

*LLB (Hons) GCILEx Cert CII*

**T** 02920858602  
**T** 07527268178  
**E** sarah.jones@thomas-carroll.co.uk

## Real Estate & Construction Risks



**ACCOUNT EXECUTIVE**

**Greg Edwards**

*LLB (Hons) Dip CII*

**T** 02920858618  
**T** 07879655603  
**E** greg.edwards@thomas-carroll.co.uk



**ACCOUNT EXECUTIVE**

**Emma Buckley**

*BA (Hons) Dip CII*

**T** 01792704317  
**T** 07904197113  
**E** emma.buckley@thomas-carroll.co.uk



**ACCOUNT EXECUTIVE**

**Douglas Spencer**

*Account Executive*

**T** 01432346294  
**T** 07500221681  
**E** douglas.spencer@thomas-carroll.co.uk



**SENIOR CLAIMS EXECUTIVE**

**Chris Hackett**

*TD MCIQB FCILA FUEDI-ELAE Dip CII*

**T** 02920858630  
**T** 07891241555  
**E** chris.hackett@thomas-carroll.co.uk



**thomascarroll**  
PROPERTY RISK SERVICES

# Ensuring peace of mind, every step of the journey

## **London Office**

66 Grosvenor St, Mayfair  
London, W1K 3JL  
t +44 (0)207 629 9900

---

## **Caerphilly Office**

Pendragon House, Crescent Road  
Caerphilly CF83 1XX  
t +44 (0)2920 887 733

---

## **Swansea Office**

Elm House, Tawe Business Village, Enterprise Park  
Swansea SA7 9LA  
t +44 (0)1792 795 265

---

## **Haverfordwest Office**

17 Victoria Place, Haverfordwest  
Pembrokeshire SA61 2JX  
t +44 (0)1437 776 775

---

## **Hereford Office**

Broadway House, 32 – 35 Broad Street  
Hereford HR4 9AR  
t +44 (0)1432 359 500

---

Thomas Carroll Property Services is a trading style of Thomas, Carroll (Brokers) Limited who are authorised and regulated by the Financial Conduct Authority  
Some consultancy services will be provided by selected third parties

e [info@thomas-carroll.co.uk](mailto:info@thomas-carroll.co.uk)  
w [www.thomascarroll.co.uk](http://www.thomascarroll.co.uk)  
t @thomascarrollgp