

Protecting
your world

Miller

Why choose owner controlled insurances?

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About Miller

We are a leading independent specialist (re)insurance broking firm with more than 700 people across our UK and international operations.

Our reputation as the strongest advocates in the business comes from our exceptional people delivering exceptional results for over 120 years.

With a client-first approach, we value our long-standing relationships and continue to build strong and rewarding partnerships.



Miller is a Chartered Insurance Broker, the industry's gold standard for insurance brokers. We have committed to delivering professional excellence and adhering to a Code of Ethics.

Many owners and developers are now opting to insure building and refurbishment projects themselves through owner controlled insurance programmes (OCIPs) as opposed to relying on the contractor. The key benefits are highlighted below:



Coverage certainty

Relying on your contractor's insurance policy can leave you at risk. A poor claims history or ineffective risk management may mean important aspects of cover are not included. Furthermore, we know that some contractors may opt for inadequate insurances or unreasonable excesses simply to manage costs.

An OCIP strategy empowers you to make your own coverage decisions and understand any risk gaps before the project starts, not after a loss occurs. It also allows you to purchase additional protection for the project. For example, insurance for delayed completion, which is only available to the project owner and not the contractor.



Cost transparency and savings

It can be difficult to get a fully transparent view of a contractor's insurance costs, particularly when annual insurance programmes are used. An OCIP can mitigate this as coverage and cost is negotiated directly between the project owner, its insurance broker and the insurer.

Cost savings can also be a welcomed consequence of an OCIP as it typically covers all site activities of the employer, contractor and subcontractors in any tier, thereby eliminating insurance duplications in the supply chain. Realising these cost savings does involve developing an OCIP insurance strategy early in the procurement process and ensuring that the tenderers price alternative with and without insurance options prior to contract award.



Continuity of coverage

Construction is a risky business. There have been some high profile insolvencies in recent years, along with a good number of near misses. In the nightmare scenario of a contractor defaulting, its insurance programme also becomes ineffective. This leaves the project owner in an invidious position, having a partially completed asset requiring immediate insurance protection. This is a challenging enough position even without the current hard market conditions.

To complicate matters further, this emergency insurance will need to integrate with the replacement contractor's own insurances. A project owner can avoid this costly, complex and time-consuming problem from the outset by following an OCIP strategy. Should the contractor default, the OCIP will continue to cover the project whilst a new contractor is appointed and thereafter until completion.



Complexity reduced

Under an OCIP strategy, all supply chain members are insured under the same policy, with the same insurer. This not only reduces the possibility of disputes, but simplifies any claims process, which is prepared specifically for the project, recognising its particular risks, interfaces and complexities. The need to seek evidence of the contractor and subcontractors' insurances is also removed, reducing the administrative burden on the project.



Miller's UK Construction Practice - A New Choice

Miller has grown to become one of the world's leading specialty insurance brokers. Innovative and forward thinking, we fervently focus on our clients' needs and delivering risk transfer solutions that lead the market. We are the new choice for UK construction risks.

Our service proposition can be summarised by the following:



Industry experts



Collaboration



Client-first service



Integrity