

## LEGAL INDEMNITY INSURANCE

With many property transactions in the UK being affected by some form of defect in title, the use of legal indemnity insurance is fast becoming the 'norm' in conveyancing practice.

As lending institutions become more accepting of insurance and the development market has to look at more complicated sites as the availability of land diminishes, the market for legal indemnities is growing considerably. Whilst this has benefits with regards to the extent of cover available and competitive premium rates, it can be tricky to navigate and ensure that you are sourcing the most suitable product at the best available price. This makes the role of a specialist insurance broker such as SPF even more prominent.

Using the strong relationships that we have with legal indemnity insurance providers and the wealth of experience and knowledge that our specialist advisors have, we are ideally placed to be able to identify the most suitable markets for your particular requirements saving you both time and money whilst providing peace of mind that an issue has been covered succinctly. We offer a full advice and recommendation service, with no fee payable (unless the enquiry falls below our £50.00 minimum premium threshold) making the use of our expertise cost effective for you (and/or your clients).

Whilst we acknowledge that many straightforward indemnity enquiries can be satisfied with an 'off the shelf' insurance product, SPF can offer an invaluable service when matters become more complicated and standard policy wordings or requirements are simply not fit for purpose. Our advisors are best placed to be able to negotiate terms on your behalf, working with insurers to identify a solution which works for all parties involved, and often devising new policy structures and strategies to make the insurance as accessible as possible.

We can assist with all forms of legal indemnity enquiry for continued use property and also assist in 'derisking' development sites, with our expertise extending to include (but not limited to):

- Defective title
- Leasehold defects
- Rights of light
- Environmental risks



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