

QBE Property Risk Management

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Specialist Business Insurance

What does a Property Loss look like?





Profile of a Property Loss / Claim



Major causes of property losses e.g.

- Fire - arson, electrical, 'hot work', smoking, sparks, friction
- Explosion, Lightning, Water Ingress, Flood, Windstorm, Earth Movement, Collapse, Snow, Ice
- Contingent business losses for Suppliers, Customers, Denial of Access, Public Utilities

Key components of a property loss

- Property Loss = PD + BI (Property Damage + Business Interruption)
- Property Damage - Property damaged by the primary cause
- PLUS additional property damaged as a result of the cause
- e.g. Partial fire damage to contents and building, smoke damage/contamination around the fire area, water damage from fire fighting efforts, weather damage due to holes in roof
- Business interruption – Loss of Gross Profit or 'Reduction in Turnover less non-continuing costs'
- LESS sales saved due to make-up capacity whether internal or externally achieved
- PLUS increased cost of working due to make-up efforts – generally spend a £ to save a £

Property Risk Management



Property Loss Prevention

- Keep property safe from loss by reducing the likelihood of a damaging event occurring
- Management Procedures and Safety Systems (Human Element) e.g.
 - Housekeeping, Fire Safety, Permit to Work, 'Hot Work' Permit Controls, Security Controls
 - Preventative/Predictive Maintenance, Electrical Inspections, Emergency Response Planning

Property Loss Control

- Minimise the impact of an incident that occurs
 - Early alert e.g fire detection and alarms
 - Containment of the hazard e.g bunds, vessels, pressure resistant construction, smoke seals
 - Relief to a safe location e.g. pressure relief, drainage, smoke/heat vents, flood relief gates
 - Protection of buildings and contents e.g non-combustible construction, sprinklers, foam deluge, gaseous suppression, property security

Business Continuity

- Management strategy to identify business priorities and critical processes/activities
- Formal business continuity planning to maximise continuity and optimise recovery
- Supplier continuity analysis and planning to maximise continuity of supply chain

QBE Property Risk Management Service



Risk managed service lead by Client Risk Manager (included)

- Agree service level with Client and Broker and maintain oversight of service delivered
- Site survey programme tailored to match Client and Underwriter minimum needs
- Access to individual risk control review and guidance on ad-hoc basis
- Project plan review for small and medium site changes
- Impairment advice for fire control and property protection equipment

Additional services (fee based)

- Project plan review for major site and other operational changes
- Specialist project support for
 - Property Security
 - Fire Control Systems
 - Business Continuity Management
- Extended site survey programme to meet Client requests

QBE Property Risk Management Contacts



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Thank you

