

Summary of cover for CML Professional Consultants Certificate (PCC) v 10 Year Structural Warranty

Architects Certificate will guarantee to beat any genuine quotation from another provider

Architects Certificate (aka PCC)

Professional Indemnity backed Policy of £5m.

Primarily a Financial Assurance to the lender.

6x Year Cover.

Stand alone cover from project commencement, independent of builder.

Remediation funding for structural defects available by successful claim i.e. Not immediate.

Can be issued Retrospectively.

Monitoring & Guidance by Architects Certificate approved member with independent Professional Indemnity insurance

Staged inspection reports for mortgage or other Draw-down payments.

CML Professional Consultants Certificate issued at Completion within minutes.

Cooperates directly with the clients' bank, building society and solicitor.

Applicable to all types of residential conversion, Re-build or new build when a new dwelling is created.

Includes interim draw-down certificates for bank use.

Includes a full plan check.

Fixed cost price provided on day of enquiry no hidden Extras.

All site visits by a fully qualified professional, compliant with the Council of Mortgage Lenders requirements

Can be paid in instalments as work on site progresses
No holding bonds or membership fees

Complimentary site advertising hoarding banners

At least half of the cost of a 10 Year Structural Warranty

ABC+ Warranty

Latent Defects Insurance Policy

But also, an Architects Certificate (aka PCC) Plus a full Repairing Warranty.

10 OR 12 Year Cover

Applicable to all types of residential and commercial, re-build new build or conversions when a new dwelling is created.

Totally independent of the builder.

Immediate remediation funding for structural defects via ours claims process.

Can be issued Retrospectively.

Monitoring & Guidance by Architects Certificate with additional independent Professional Indemnity insurance of £5m.

Staged inspection reports available for mortgage or other draw down payments.

Full insurance documentation issued plus a CML Professional Consultants Certificate issued at completion

Cooperates directly with the clients' bank, building society and solicitor.

Includes interim draw-down certificates for bank use.

Includes a full plan check, minimum 5x surveys

Fixed cost price provided on completion of application forms, no hidden extra costs.

All site visits by a fully qualified professional, compliant with the Council of Mortgage Lenders requirements

No registration fee.
No holding bonds.
No membership fee.

Complimentary site hoarding

Certification can be issued within minutes

A standard 10 year Warranty e.g. NHBC

Latent Defects Insurance Policy

Primarily a Repairing Warranty.

10x Year Cover.

NOT available for residential conversions.

Totally dependent on the registered status of the builder.

Immediate remediation funding, but claims are issued to the builder.

Can not be issued Retrospectively.

Monitoring & inspection by Warranty provider employee, NOT insured in their own right.

Staged inspection reports left in builders' site book, not always available to the client

Full insurance documentation issued.

Does not fully cooperate directly with the clients' bank, building society and solicitor.

Does NOT Include interim draw-down certificates for bank use

Does not provide a plan check. Standard 3x surveys

A guide price provided and is subject to completion of application. Hidden extras including bond payments and membership fees, renewal fees.

Majority of inspectors do not meet the Council of Mortgage Lenders requirement for qualifications

Developer bond payable and other associated costs Expensive option.

Column 1 & 2 are available products from Architects Certificate, column 3 indicates a competitor example.