



Re: Application for approval of the CADIS New Build Warranty Scheme.

Applicant: **IFS Ltd.**

Please see our application, policy wording and accompanying documents for your consideration of approval of the CADIS New Build Warranty Scheme. We apply to have the CADIS Scheme added to your list of approved warranty providers. When approved would you kindly add the CADIS Scheme to your section on the **UK Finance Register** with the entry name being simply **CADIS**.

CADIS is a trading name of International Financial Security Limited (IFS) who is authorised and regulated by the Financial Conduct Authority FRN No: 969653.

Important Points:

- The insurer for the CADIS New Build Warranty is Casualty & General Insurance Company (Europe) Ltd (CGICE), which backs several of the schemes already on your approved list, or are listed by 95% of the banks and lenders on the UK Finance Register. (examples: ABC, Advantage, Aedis Warranties, Protek, Q Assure)
- IFS, of which CADIS is a trading name, is the exclusive delegated underwriter for all of CGICE's latent defects warranty business, and has been for a number of years now.
- The CADIS New Build Warranty policy is approved by UK Finance and is identical in all key facets to several of the policies on the approved list of the majority of banks and lenders.
- We see CADIS as a way of allowing reputable lenders access to a wider range of mortgage business as we are distributing through a number of specialist insurance brokers.

The CADIS New Home Warranty Scheme now has approval of a number of banks and lenders including **Lloyds Bank** and **Nationwide Building Society**.

IFS - historical commitment and experience.

- International Financial Security Limited (IFS) has been providing insurance services to the Structural Warranty market since 2014.
- During that time, as the delegated underwriter for a number of insurers, we have provided insurance capacity and claims handling services to warranty providers approved by the majority of banks and lenders.
- We are the Managing General Agent (MGA) for Casualty and General Insurance Company (Europe) Limited (CGICE) and the exclusive delegated underwriter for all of CGICE's latent defects warranty business in the UK. We provide capacity to the following warranty providers who are currently approved by 95% of UK banks and lenders.
 - Advantage – AHCI
 - Aedis – AWL HomeProof
 - ABC + Warranty
 - Protek
 - Federation of Master Builders
 - QAssure – Build
- Through these warranty providers we have approved and issued 10,000 + final certificates in the last 3 years alone.

We are making this application as IFS. CGICE have created a new brand “CADIS” based upon an integrated solution where policyholders can deal directly with the insurer through the IFS MGA facility.

As a result we believe CADIS will enhance the customer journey for policyholders and is in line with The New Homes Quality Board’s desire to improve the overall protection available to buyers of new homes.

The CADIS policy is administered through our existing team of 5 structural warranty underwriters who in turn are supported by:

- A dedicated structural warranty inspection team made up of professionally trained chartered surveyors, managing risks on site and mitigating the chance of potential future claims.
- Input from Quantity Surveyors on the Sums Insured as, with labour and material costs increasing rapidly, the risk of under-insurance is increasing.
- A specialist and segregated claims handling team independent from those underwriting the original risk and fully authorised by CGICE to settle claims.

Based upon the approved AEDIS/AWL HomeProof wording, our structural warranty product is now widely accepted by the top lenders by market share, including Lloyds Banking Group, Nationwide Building Society, NatWest Group, Santander UK, Barclays, HSBC Bank PLC (and HSBC Private Bank PLC), Coventry Building Society, Virgin Money Plc & Yorkshire Building Society. As it stands today, our warranty offering is recognised by 95% of the Top 20 lenders, thus reinforcing our position in the market.

In summary, as the CADIS policy will be directly issued by an insurer you already utilise, namely CGICE, and based upon a wording that is already approved for AEDIS and the other named providers above We believe that a more direct relationship between a policyholder and the insurer is a valuable addition to both the structural warranty market and to your panel.

Please see the accompanying documentation in support of our application:

- CADIS MGA New Build Residential Warranty Policy Document
- CADIS IPID
- Q&A document on previously answered questions.
- TSI Proof of code membership letter.

If you have any queries or questions, please contact Roger Latapie on the provided number and email address below.

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Kind regards

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