
Specific information to policyholders with latent defects/structural damage insurances in the UK including updates

The bankruptcy estate has received enquiries concerning the latent defects/structural damage insurances in the UK, including questions about coverage, claims handling and premium refunds.

All latent defects/structural damage insurances in the UK ended on 11th August 2018.

The Danish Guarantee Fund cover claims, if:

1. The structural damage insurance on the building was originally taken out and paid for by a private person, or
2. The property (building) has been sold and transferred to a private person before the date of the liquidation of Alpha Insurance A/S (8th May 2018) and the structural damage insurance on the property (building) concerned has also been transferred, either explicitly or in the form of a clear written commitment, which states that the private person can invoke the insurance directly.

You might be aware of, that the Danish Guarantee Fund only provides compensation for claims detected within four weeks of the issuance of the information notice from the bankruptcy estate, but at latest the 11th August 2018.

The Danish Guarantee Fund does not provide compensation for claims for damages on building, if the structural damage insurance was taken out and paid by a commercial/developer and the commercial/developer was still the policyholder/owner of the policy on the 8 May 2018.

Furthermore, the Danish Guarantee Fund does not provide compensation for claims of damages on buildings, if the policyholder is an association of private persons in a company, even though the beneficiary of the insurance is a private person.

Also, the Danish Guarantee Fund does not provide compensation for claims of damages on buildings, if the policyholder is a homeowners' association or a cooperative housing association, even though the beneficiary of the insurance is a private person, the association is not commercial or a divided private/commercial association.

Claims might possibly also be covered by the U.K. guarantee fund, the Financial Services Compensation Scheme (FSCS). For further information please refer to: www.fscs.org.uk. The bankruptcy estate is in dialogue with the FSCS about the process for payments on claims covered by the FSCS. New claims must still be notified to your claims handler, in accordance with the procedure stated in your insurance policy.

The bankruptcy estate is also in contact with the claims handlers, BCR, regarding the further claims handling process. Furthermore, the Danish Guarantee Fund has set up a payment flow with BCR for payment of

claims and the bankruptcy estate has agreed to approve payment for claims investigation costs. If you want to report a new claim, or have questions on a claim that has been reported already, please contact BCR.

Claims for premium refund

The Danish Guarantee Fund only pays return premium less an excess of DKK 1,000 per policy, if the structural damage insurance on the building originally was taken out and paid by a private person in favour of the person concerned and the private person is still the policyholder/owner of the policy.

If the structural damage insurance on the building originally was taken out and paid by a commercial/developer and subsequent has been sold and made over to a private person, the Danish Guarantee Fund does not pay return premium.

Furthermore, if the structural damage insurance on the building originally was taken out and paid by a commercial/developer and the commercial/developer is still the policyholder/owner of the property (building), the Danish Guarantee Fund does not pay return premium.

If the claims for premium refund is not covered by the Danish Guarantee Fund, the policyholder/owner of the policy then the claim for premium refund will be against the bankruptcy estate. Please submit a claim at the webformular at www.alphagroup.dk.
