

As new standards for energy efficiency come into force, the amount of electrical installations in new homes is increasing. These essential systems can suffer from defects due to failure in design, materials or workmanship.

Premier Guarantee supports homebuilders who construct new homes and buildings that minimise carbon footprints and reduce energy needs, in turn making them more affordable for residents and users to run. Innovation can be risky. That is why the vast majority of our structural warranty policies include additional cover as standard for a vast range of mechanical and electrical services. This cover is known as M&E cover or Machinery Inherent Defects Insurance (MIDI).

### What is M&E cover?

Premier Guarantee customers can cover defect risks relating to mechanical and electrical services through our M&E cover. Our M&E cover policy can provide a number of advantages for developers, investors and occupiers of new buildings, including:

- The removal of reliance on collateral warranties
- The removal of reliance on professional indemnity insurances
- Cover that is fully transferable to future owners of the building
- Cover that complements structural building defects insurance
- The availability of funds for repairs following the discovery of a defect
- No aggregate claims limit over the lifetime of the policy
- A building that can be easier to sell or rent due to enhanced purchaser/tenant confidence

### What is included in our M&E cover?

- Space heating, ventilating, air conditioning, and water heating systems including boilers and calorifiers
- Lifts, escalators and mobility apparatus
- Lighting and electrical distribution systems
- Building security and environmental control systems
- Electrical and mechanical parts of water pumping, distribution and waste systems
- Internet-enabled or “smart” systems related to the above

### What is excluded in our M&E cover?

- Freestanding household appliances, such as a washing machine
- Computer programs, electronic data and codes, software and data storage materials
- Property perils (for example fire or water damage)
- Intentional overloading, testing, experiment or deliberate misuse of equipment
- Wear and tear or any known fault at the start of the period of insurance

## How can I get it?

Our M&E cover is standard on New Homes, Private Rental, Private Rental Select, Social Housing and Commercial warranties with Premier Guarantee. Not all warranty providers offer this type of cover.

## How long is the cover for?

The cover is five years following completion of the property (for our Private Rental Select cover designed for build-to-rent developments, MIDI cover lasts the duration of the policy).

Policy type	New homes for sale	New homes for private rent	Private rental select (Build to rent)	Social Housing	Commercial	Completed
Period	5 Years from completion	5 Years from completion	For the policy duration from completion	5 Years from completion	5 Years from completion	5 Years from completion
Excess	£500	£500	Variable	£500	£1,000	£500