

Product Governance and Fair Value Assessment

SCOR Managing Agency Ltd (“SCOR Syndicate”) is committed to conducting business in a fair and transparent manner and in line with the Product Governance Sourcebook PROD 4 rules and guidance.

Manufacturer Information

SCOR Syndicate is a joint manufacturer of this product with Mercia Underwriting as set out in the Binding Authority Agreement entered into between ourselves.

Product Type and Name

Property - Commercial Property Owners.

Product Information

The Product has been reviewed as part of SCOR Syndicate’s internal product governance process, which includes oversight by our Product Oversight Committee (“POC”). This governance process is designed to ensure that all products are assessed as providing fair value to customers. Through our POC and internal governance process, a range of MI is reviewed including the following:

- Cancellation Data
- Claims and complaints volumes
- Declinature rates
- Loss Ratios
- Wordings Review
- Lloyd’s Benchmark data
- Root Cause analysis

This product is offered to customers in the UK.

There are no add-on covers available to purchase separately under this Product.

Claims are managed via Third Party Adjustors and complaints are managed within SCOR Syndicate.

Demands and Needs

The insurance is designed to provide buildings insurance cover for commercial premises and loss of rental income.

Target Market

Owners of property that is rented for commercial gain.

Type of customer for whom the product is unsuitable

The product is unsuitable for consumers/individuals acting in a personal capacity.

Notable Exclusions

The policy wording is a standard wording that is specific to the class and occupancy type and standard market exclusions apply.

Distributor Information

The Product is intended to be distributed by FCA authorised brokers only.

A commission rate is agreed for each distributor. Each Distributor is expected to demonstrate that the commission they receive is reasonable based on their actual costs and contribution to the distribution of the Product.

Scope

This document is intended for use by distributors and should not be provided to the end Policyholder. Neither does it provide a summary of cover. Please refer to separate policy documentation for full details of the cover provided under this Product.

Fair Value Assessment

Our product governance process requires a review of all products on an least an annual basis to ensure the product continues to offer fair value to Policyholders. Our Fair Value Assessment will include a review of various factors including the product information, product performance, target market, distribution strategy and remuneration.

Our product governance process does not include an assessment of any additional fees incurred as part of its distribution or charges for ancillary products or services, for example premium finance. Our expectation is that additional fees or charges will be in line with Market standards and will not impact the overall value of the product.

Following our latest review, we are satisfied that the product offers fair value to the Target Market, subject to no undue fees or charges as noted above.

V1 Assessment: September 2022

V2 Assessment (no material changes): September 2023