

ADVISER

PREPARING FOR WINTER WEATHER

With the onset of winter, Marsh's Real Estate Practice recommends you consider the following areas to reduce the risk of costly losses and business interruptions.

PHYSICAL ASSETS

Winter conditions regularly lead to flooding from burst pipes. In addition, melting snow combined with fresh rain falls can overwhelm drainage systems and result in local flooding.

In very extreme conditions, heavy snowfalls can impose significant loads on roof structures, although this is rare in the UK. In addition to direct damage to property, accidents and incidents are also more likely during periods of cold weather.

PLAN FOR PROTECTION

- Plan for safe methods of snow removal.
- Check all heating units for reliable operation.
- See that building insulation is in place, windows are not broken, and openings are sealed.
- Regularly check power and telephone cables for build-up of ice, and plan a safe method to remove it.
- Provide fire hydrants, sprinkler valves, and fire brigade sprinkler connections with markers visible above potential snow piles.
- Obtain generators as back-up power supplies for critical operations.
- Develop a strategy for protecting water pipes, especially where they run outside or through unheated areas.
- Ensure temperature-sensitive materials are adequately stored.
- Clean all roof gutters and down pipes, ensuring they are free from obstruction.
- Ensure thermostats and frost-stats are working correctly, and set appropriately.
- If portable heaters are required, ensure they are adequately maintained, staff are trained to use them safely, and that fire risk assessments are updated to reflect the additional hazard.
- Ensure sprinkler systems are maintained and alternate systems are switched to air.
- Ensure sprinkler pump houses are adequately heated.
- Disconnect and drain water pipes in areas likely to freeze. Where this is not possible, ensure the pipes are properly lagged and heating is provided or maintained in that area.
- Ensure all traffic and travel routes on your site are kept clear of snow and ice.
- Provide a stock of salt or grit for keeping paths and traffic routes free of snow and ice.
- Inspect your buildings after a period of freezing weather, looking for damage by frost or by the weight of ice or snow.

HEALTH AND SAFETY

- Identify the outdoor areas most likely to be affected by ice; for example, building entrances, car parks, pedestrian walkways, shortcuts, sloped areas and areas, constantly in the shade or wet.
- Monitor the temperature.
- Keep up to date with the latest weather forecast.
- Put a procedure in place to prevent an icy surface forming, and/or keep pedestrians off the slippery surface.
- Divert pedestrians to less slippery walkways and barrier off existing ones.

BUSINESS CONTINUITY

To reduce the impact of adverse weather conditions on businesses, Marsh's Real Estate Practice recommends that the following steps are taken when managing a property:

- Review your business continuity plan.
- Think about how you will best be able to service your tenants if there is a disruption.
- Think about how you will communicate with your tenants in the event of an out-of-hours incident where, for example, you do not want people to attend a site on the following working day.
- Give early warnings of any problems to your tenants and suppliers.
- Make sure you have up-to-date contact details for all tenants, managers, and engineers.
- List the telephone numbers of the people you may need to contact for assistance, for example, insurance company, emergency plumber and electrician.

- Encourage key staff to plan their continued availability for work in the event that their usual route is disrupted.
- Wherever appropriate, provide regular updates to tenants and any other impacted stakeholders.
- Priority areas should be salted and gritted in advance.
- Arrangements should be made for access routes to be inspected regularly. Temporary signs denoting safe routes may be necessary.

CLAIMS

In the event of damage, it is vital the matter is quickly reported to insurers in order that they can work with you to assess the damage and approve any immediate recovery costs. While insurers will usually appoint a loss adjuster, the Marsh claims team can assist with notification of your claim to insurers and throughout until settlement is achieved. If you need to incur costs before insurers have viewed the damage, keep detailed documentation and take photographs of the scene. Where possible, we strongly recommend nothing is disposed of until the insurer's loss adjuster has visited and approved disposal.

For larger claims involving extensive property damage and business interruption, our forensic accounting and claims service (FACS) team can assist. The FACS team provides proactive, on-the-ground support to help our clients manage and respond to a major flood loss. Our specialist team of ex-adjusters, forensic accountants, and engineers can help you prepare your claim to mitigate your losses, allowing you to focus your attention on your employees and community, and achieve a timely recovery and return to business.

MORE INFORMATION

In the event of a major loss, please contact the Marsh 24-hour helpline. This number is for claims preparation and major loss support service, and is not a claims notification line: 0845 604 8588.

Marsh has a range of experts that can help you understand and manage winter-related risks. For further information, please contact your client service team:

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SOURCES OF ADDITIONAL INFORMATION

For the latest weather and travel news, visit:

MET OFFICE
www.metoffice.gov.uk

BBC WEATHER
<http://news.bbc.co.uk/weather/>

HIGHWAYS ENGLAND
www.highways.gov.uk



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