



The
Specialist
Property
Law
Regulator

Professional Indemnity Insurance Code

This Code must be read with the Code of Conduct. The Code of Conduct is the parent document of the CLC Handbook and Frameworks; it sits above all other Codes in our regulatory arrangements. The Code of Conduct prescribes six Ethical Principles of behaviour which are essential to delivering the specific Outcomes which sit beneath each of the Ethical Principles. All CLC regulated individuals and bodies are expected to comply with the Code of Conduct in the delivery of authorised reserved legal activities and permitted non-reserved legal activities.

The CLC also publishes several other topic specific Codes addressing important areas of practice, including this Professional Indemnity Insurance Code. Topic specific Codes underpin the Code of Conduct and support regulated individuals and bodies in delivering the Ethical Principles and Outcomes of behaviour defined in the Code of Conduct. Topic specific Codes apply to all regulated activities carried out by the individuals or bodies specified in that Code.

In this Code 'you' refers to individuals and bodies regulated by the CLC. You must ensure that you always comply with the Code of Conduct and topic specific Codes and must not permit anyone else to act or fail to act in such a way as to amount to a breach of this Code, the Code of Conduct, or the Ethical Principles.

Should circumstances arise in which there is an apparent conflict between a topic specific Code, the Code of Conduct, or any other regulatory requirement, you must ensure that you comply with the Code of Conduct. If in doubt, contact the CLC for advice.

You must ensure that:

1. You only provide **Regulated Services** whilst you have CLC-approved *professional indemnity insurance* in force.
2. You ensure there are adequate indemnity **arrangements** in respect of **claims** made against you for work carried out by you before you ceased to practice by taking out **professional indemnity insurance** for a minimum period of 6 years from the expiry of the period of **professional indemnity insurance** stated in your evidence of insurance or policy document.
3. If you seek to exclude or limit liability, you do so only to the extent that such exclusion or limitation is above the minimum level of cover afforded by CLC-approved **professional indemnity insurance**; you must obtain the written informed consent of the **Client** for such exclusion or limitation to be effective.
4. When offering and providing services which are not regulated by the CLC, you advise your **Client** of this and inform them in writing that the activity is not covered by CLC-approved

professional indemnity insurance or the **CLC-administered Compensation Fund**.

5. You **promptly** notify insurers in writing of any facts or matters which may give rise to a claim under **CLC-approved professional indemnity insurance**.

Professional Indemnity Insurance

6. When providing **CLC-regulated services** you must have **professional indemnity insurance** in place at all times, which complies with the minimum requirements of Article 10(4) IDD and the CLC's PII Policy Wording
7. You must:
 - 7.1 Pay the applicable annual premium for professional indemnity insurance;
 - 7.2 Comply with the professional indemnity insurance terms as apply to you;
 - 7.3 Comply with the **Self Insured Excess** policy (set out at 13) and such other policies as the **CLC** may issue;
 - 7.4 Produce a current **Evidence of Insurance** when requested by the **CLC**;
 - 7.5 Permit the Participating **Insurers** or the **Brokers** to notify the **CLC** should any circumstances arise whereby the Participating **Insurers** or the **Brokers** consider that the body has failed to comply with their responsibilities as a **CLC** body or when any **Evidence of Insurance** is avoided.

European Union (EU) Bodies – if you are a European Lawyer

8. If on application:
 - 8.1 you satisfy the **CLC** that the **EU body** (of which you are a **Manager**) has **EU Professional Cover** which complies with the **CLC's PII Policy Wording** in all its conditions and cover then the **EU body** will be exempted from obligation to comply with requirement 10.1 whilst the **EU Professional Cover** (and any agreement with the cover provider) remains in force and is complied with;
 - 8.2 you satisfy the **CLC** that the **EU body** (of which you are a **Manager**) has **Partial EU Professional Cover** then the **EU body** and its **Managers** shall be exempted from the obligation to comply with regulation 10.1 whilst the **Partial EU Professional Cover** (and any agreement with the cover provider) and a **Supplemental Policy** remain in force and is complied with.

Claims

9. In the event of a professional indemnity insurance **claim** you produce any information the **CLC** deems appropriate within five **working days** of the **CLC's** information request.

Self Insured Excess

- 13.1 Should your self-insured Excess exceed:
 - (1) £3,500 or

- (2) the sum of the following:
- (i) 5% Fees (as defined in the CLC's PII **Policy** Wording) where the Fees are no more than £200,000; plus
 - (ii) 3% Fees on Fees between £200,001 and £500,000; plus
 - (iii) 2% Fees on Fees between £500,001 and £1,000,000;

you report this to the **CLC**. The **CLC** will need to be satisfied that the body will avoid additional exposure of the **CLC's Compensation Fund** to unpaid excesses.

13.2 If you are satisfied that the body you manage has the ability to meet additional liability over and above this you may make a specific application to the **CLC** to increase the self-insured Excess where Fees are greater than £1,000,000.

13.3 Your application outlines how the body intends to meet the obligation to avoid additional exposure of the **CLC's Compensation Fund** to unpaid excesses.

Should you require guidance on how to meet your responsibilities under this Code, please see the **CLC's [Professional Indemnity Insurance Guidance](#)**