

# Transactional Insurance Solutions

## Environmental Impairment Liability

Mergers and Acquisitions often involve the transfer of land and with it comes the risk of some potentially severe environmental issues. Whilst some may already be known, others may not become apparent until well after a transaction has taken place, which in turn, can significantly reduce the viability and profitability of a transaction.

In the UK, the reason for this is simple. When a site becomes polluted, and the original polluter cannot be identified, the responsibility for cleaning up the site rests with the present owner or occupier of the land, regardless of whether they played any part in the original pollution. For this reason, land which has the possibility of further or new pollution, can simply make a transaction too risky. A range of solutions are available, including:

- Clean-up Cost Cap
- Contractors' Pollution Liability
- Pollution Legal liability cover

At Towergate Risk Solutions we have a dedicated Insurance and Risk Due Diligence team experienced in working with Financiers, such as Venture Capitalists/Private Equity Companies, Hedge Funds and other Financial Institutions.

**For more information please contact:**

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