



# Our Approach to Timber

Anthony Foulds –UK Property Underwriting Manager

Niall Lennon –Property Underwriter



# Who is Aviva?

- Aviva is a leading general insurer in the UK, Ireland and Canada, providing insurance solutions to over 6 million customers
- In 2021, we announced our plan to become Net Zero by 2040, the first major insurance company in the world to do so
- We are also aiming to have Net Zero carbon emissions from Aviva's operations by 2030



# Our Net Zero by 2040 Ambitions

# At our offices:

- ✓ Awards (including Sustainable Insurer of the Year 2023!)
- ✓ LEDs
- ✓ Carbon reduction
- ✓ Certified green electricity
- ✓ Carport solar
- ✓ Rooftop solar
- ✓ Carbon reduction
- ✓ Energy storage
- ✓ Perth low - carbon hub
- ✓ Tap aerators
- ✓ Smart building control and optimisation
- ✓ Eliminating single - use plastics
- ✓ EV charging
- ✓ Beehives



# In our business:



**Welcome to Aviva Zero,  
our carbon-conscious car  
insurance**

You'll benefit from our 5-star Defaqto rated comprehensive car insurance, with online access to your account. We also offset some of the carbon emissions created by your car when it is driven or charged.

You can find us on price comparison websites.

- ✓ Specialist renewable energy teams
- ✓ On shore and off shore wind
- ✓ Carbon offsetting car insurance



- ✓ First insurer to offer standalone cover for EV charging points
- ❖ More work in 2024 for sustainable Property features

# Assessing the Risk

What might we want to know?



Occupation



Building Construction



Location



Risk management features



When we know more, we can offer more!



# Our Approach to Timber

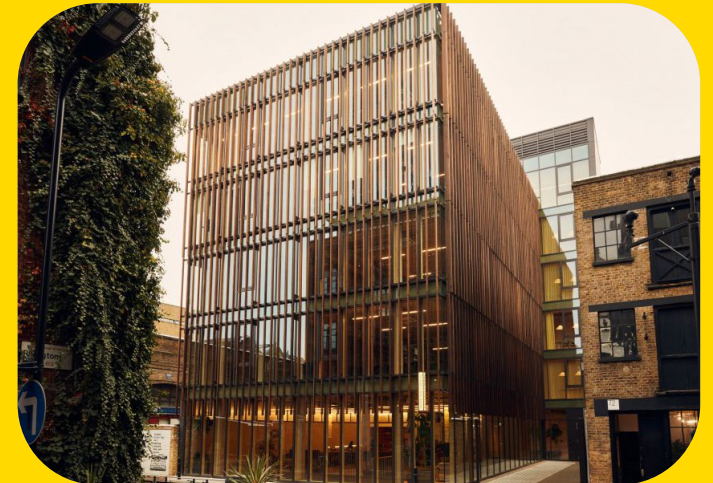
# Traditional Timber and Mass Timber

In 2022, Aviva widened their offering for buildings made from timber

Moving from accepting only smaller scale, usually low - rise residential buildings to larger commercial developments that may use 'Mass Timber' as well

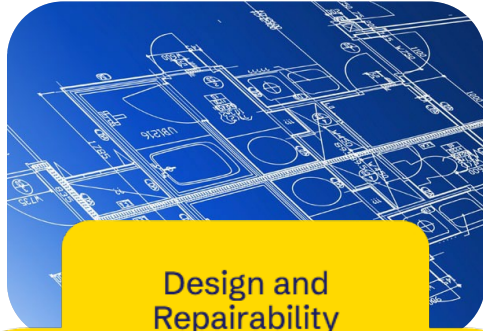
But why?

- In the UK alone, the built environment contributes 40% of carbon emissions
- Mass timber structures have much less embodied carbon than concrete or steel alternatives. The Black and White building pictured has 37% less
- The Timber in Construction Roadmap is a huge step in the right direction that fits alongside our proposition





# Our Approach to Mass Timber



## Design and Repairability

Fire and wet perils must be understood and mitigated by design

Repairability needs to be considered, so that in the case of even a moderate loss we can repair the structure



## Additional Protection

Focus on non-combustible compartmentation of high-risk processes as well as security, drainage and waste standards

Sprinkler protection for large buildings is crucial, but a careful water management plan also needs to be in place



## Quality of Risk Management

Establish that contractors operate to the highest standards of JCOP, CIREG and 16 steps and that they have experience working with timber

Consult Aviva's Risk Management function (ARMS) to ensure best practice

How might ARMS get involved with Mass Timber



Underwriter identifies risk



Contacts ARMS for specialist support early on



Risk Engineer goes out to see the premises



Discusses any concerns with the client



Offers guidance and best practice



## Mass Timber hasn't picked up pace in the UK yet

Our appetite for traditional timber and Mass Timber is there, but we need early engagement from the industry

### What can the STA do?

- We want to hear from developers, architects, designers, contractors etc. to understand how building and insuring mass timber works for our customers
- Without that playback, our strategy around timber may fall out of date in a fast-moving world of sustainability – we want real world ideas!

