bluefield land

Site Pollution Liability
Cwm & Phurnacite lands

BINDABLE QUOTATION · MOSAIC REF Q0195529 · 26 AUGUST 2026

A Lloyd's-backed environmental insurance offer for Bluefield Cwm and Phurnacite Limited as First Named Insured, with the option to add Coal Products Limited as a Named Insured on completion of the sale of Cwm Coke Works.

INSURER	Mosaic Syndicate 1609 at Lloyd's
LIMITS	£5m or £10m each incident and aggregate
TERM	5 or 10 years (split period endorsement)
DEDUCTIBLE	£100,000 each Pollution Incident

PREPARED BY MELIORA ESG LTD / FENCHURCH INSURANCE BROKERS
FOR DISCUSSION BETWEEN BLUEFIELD LAND AND COAL PRODUCTS LIMITED

The offer at a glance

One Site Pollution Liability policy covering two former industrial sites in South Wales. The policy responds to third-party pollution liability, clean-up costs, emergency costs and crisis management costs, and is written primary and non-contributory.

	Detail
Cover	Site Pollution Liability (form P-SPL-UK-MSSL 01-25)
Insurer	Mosaic Syndicate 1609 at Lloyd's + following market
First Named	Bluefield Cwm and Phurnacite Limited
Option	Coal Products Limited added as Named Insured
Territory	United Kingdom · English law and jurisdiction
Payment	60 days from inception (LSW3001)

Coverage sections

Section	Cover	Status
A1.1	Insured Sites — pollution legal liability	**Applies**
A1.2	Transportation	**Applies**
A1.3	Waste Disposal	**Applies**
A1.4	Your Work	**Not granted**
A2.1	Clean-Up Costs (first party)	**Applies**
A2.2	Emergency Costs	**Applies**
A2.3	Crisis Management Costs	**£250,000 sublimit**

The two insured sites

- Insured Site 1 — former CPL coke works and associated land at Cwm, Beddau and Llantwit Fardre, Pontypridd (titles WA689252, WA868283, CYM431504, CYM500249, CYM556741).
- Insured Site 2 — former Phurnacite plant and associated land at Abercwmboi and Aberaman, Aberdare (titles WA724951, WA739897).

FOR THE BUYER

Bluefield Cwm and Phurnacite Limited

Bluefield is the First Named Insured. The liability and clean-up sections carry no retroactive date and no delineation date, so pollution conditions are addressed regardless of when they began, subject to the policy exclusions. A lender can be added as additional insured where required by written contract.

- Third-party bodily injury, property damage and clean-up liability arising from pollution at either site.
- First-party clean-up costs, emergency costs and crisis management costs (£250,000 sublimit).
- Transportation and waste disposal extensions included; Your Work cover is not granted.
- Split policy period: 5 years for new pollution, 10 years for pre-existing pollution.
- Known and disclosed on-site pollution at Insured Site 1 is excluded for on-site clean-up costs.

Premium options — Bluefield

Opt	Term	Each incident	Aggregate	Deductible	Premium
1	5 years	£5,000,000	£5,000,000	£100,000	**£106,000**
2	5 years	£10,000,000	£10,000,000	£100,000	**£163,100**
3	10 years	£5,000,000	£5,000,000	£100,000	**£187,600**
4	10 years	£10,000,000	£10,000,000	£100,000	**£250,000**

Premiums exclude Insurance Premium Tax of 12%, which is payable in addition. Brokerage of 20% is included. Minimum earned premium 100% at inception. Terms valid for 60 days from 26 August 2026.

FOR THE SELLER

Coal Products Limited

CPL can be added to the same policy as a Named Insured on completion of the sale of Cwm Coke Works. That places CPL behind the same limits, the same wording and the same insurer as the buyer, rather than relying solely on contractual indemnities in the sale agreement.

- Cover in CPL's own name — a direct right of recovery under the policy, not through Bluefield.
- Same limits, deductible and term as the option selected by the buyer.
- Protection carried across the transaction for long-tail pollution claims from third parties.
- The final SPA is scheduled as an Insured Contract under the policy.
- Exclusions apply equally, including known and disclosed on-site pollution at Insured Site 1.

Additional premium — CPL as Named Insured

Calculated as 25% of the Insured Site 1 premium for the option selected.

Opt	Term	Each incident	Aggregate	Deductible	Additional
1	5 years	£5,000,000	£5,000,000	£100,000	**£16,250**
2	5 years	£10,000,000	£10,000,000	£100,000	**£24,862**
3	10 years	£5,000,000	£5,000,000	£100,000	**£28,600**
4	10 years	£10,000,000	£10,000,000	£100,000	**£38,039**

Amounts are in addition to the buyer's premium and exclude Insurance Premium Tax of 12%.

Key exclusions and conditions

- Pre-existing pollution incident exclusion for on-site clean-up costs.
- Specified disclosed pollution incident exclusion — Insured Site 1 on-site soil, surface water and groundwater.
- Specified pollutants exclusion (qualified) — PCBs, methane and carbon dioxide gas not adequately addressed to date.
- Fly-tipping exclusion; engineering and institutional controls exclusion.
- Voluntary site investigation exclusion (qualified) — KJ Price Ltd owned portion only.
- Nuclear, biological, chemical or radiological terrorism exclusion.

Security

	Detail
Lead	Mosaic Syndicate 1609 at Lloyd's
AM Best	A+ (Superior)
S&P	AA– (Very Strong)
Fitch	AA– (Very Strong)
Following	RNR 1458 · LRE 3010 · HRP 2689 · AML 2001

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