

The background features a high-angle, blue-tinted aerial photograph of a city skyline, with the Empire State Building as a prominent central feature. The image is overlaid with a complex geometric pattern of white lines forming large triangles and diamonds. A teal-colored diamond shape is positioned on the right side of the page.

# ROYLEMAC10

SPECIALIST STRUCTURAL WARRANTY AND BOND BROKER

**PAGE 1**.....Who we are

**PAGE 2**.....Our services

**PAGE 3**.....Why choose us?

**PAGE 4**.....Charities

**PAGE 5**.....Client Testimonials

**PAGE 7**.....Client Projects

**PAGE 9**.....Contact info

# Who we are

Roylemac10 are a specialist structural warranty and bond broker, who have built an excellent reputation over the years, and now work with many trusted builders and developers throughout the UK and NI.

With over 50 years of experience working within both the insurance and construction industry, we are trusted by some of the biggest names in the UK construction and development industry.

In addition, we offer a range of construction bonds and building control services which allows us to offer our client dual inspections.

Our clients range from small family owned construction companies to large national PLC's. Our policies cover developments ranging from small social housing schemes to large apartment schemes. We arrange 12 year structural warranty cover that includes contractors insolvency for our social housing schemes. In addition we can arrange building control services which allows us to offer our clients dual inspections



## Michael McQuade Director

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In 2014 Michael McQuade and Lee Royle formed Roylemac10 with the vision of arranging A rated cover and the highest levels of customer service to the UK construction industry. Since that day the company's growth has been significant, however those founding principles have never changed.

# Services

At Roylemac10 we can arrange a wide range of services for our clients. **These services include:**



**A-RATED STRUCTURAL WARRANTY COVER**



**INSOLVENCY PROTECTION**



**BUILDING CONTROL**



**MIXED USE COVER**



**RETROSPECTIVE STRUCTURAL WARRANTY COVER**



**CONSTRUCTION BONDS**



**INSURANCE BACKED GUARANTEES ( IBGS )**



**DEVELOPER DEPOSIT PROTECTION**



**BUILDING CONTROL SERVICES ( DUAL INSPECTIONS )**

# Why choose us?

- We only work with of A rated Insurers.
- Premiums calculated on reinstatement costs NOT selling values.
- Competitive rates, offering our clients the best value for money.
- All queries and requests answered within the same working day.
- Direct contact details, no call centres! Our team look after your schemes from start to finish.
- Excellent turnaround times on completion certificates.
- Our arranged policies are vastly accepted by all major UK lenders.

## Who we work with



# Charities

**WE ARE PROUD TO OFFICIALLY SUPPORT**



**EVERTON IN  
THE COMMUNITY**



**ROBIN'S  
FOUNDATION**



**LEEDS  
FOUNDATION**



**OLDHAM  
COMMUNITY TRUST**



**OLDHAM ATHLETIC  
WOMEN & GIRLS**



**FOUNDATION 92**

# Client Testimonials



**David Bannon Technical Director  
( BERKELEY GROUP )**

**How was your experience?**

My experience of working with Roylemac10 has been excellent in all respects. They are very responsive to assisting with any queries and always adopt a collaborative approach as a matter of course.

**Would you recommend us?**

I have recommended Roylemac10 to many other parts of the Berkeley Group based on my experience of working with them, as stated above.



**Duncan Rothwell Group commercial & Project Director  
( ACORN PROPERTY GROUP )**

**How was your experience?**

Very good working relationship, we have found Roylemac10 to be very efficient, provide very good service, and are always on hand to assist in construction or any other matters.

**Would you recommend us?**

I Would recommend Roylemac10.



**Mike Huston Finance Director  
( VERMONT )**

**How was your experience?**

Excellent services - bonds, warranties, and LDI delivered through the leading providers in the industry.



**Andrew Parker Head of Technical  
( SHANLY HOMES )**

**How was your experience?**

At a time in the construction industry when working partnerships are at the forefront of our business plan and existing providers offered only reactive and costly cover we looked for alternative providers that could actually fore fill our requirements, meet our delivery expectations and be at the end of a phone when we needed them most, choosing Roylemac10 was not by chance following several face to face meeting and numerous conversations they showed us a professional intuitive approach with a sound knowledge of the industry, since their first appointment they have always delivered sound advice on time to a competitive value.

**Would you use our services again?**

Would we recommend them without a question of doubt.



**Chris Vause Senior Project Manager  
( NOBLE HOMES )**

**How was your experience?**

Since switching to Roylemac10 for our structural warranties we have found the process to be very smooth in respect of signing off technical drawings right through to the site inspections and receiving the final certificates. We had a lot of problems on our sites with our previous warranty provider wanting unnecessary information and taking far too long to approve the projects and Roylemac10 took those sites over and provided a very high level of service. Roylemac10 have also provide us with valuable support and information on our projects and are always available to promptly answer any queries we have. I would highly recommend using Roylemac10.



**Rob McGuinn Director  
( MDA CONSULTING )**

**How was your experience?**

We were looking for alternative Build Warranty providers for our various PRS developers / funders to use on various developments on which we are involved.

**How was it working with our team?**

Our relationship has worked very well and we have always found you to be professional, responsive and efficient in all aspects. The Warranty products have all passed the test and proven to be compliant with Funders requirements.

**Would you recommend us?**

We would highly recommend!



**Matthew Ahearn Director  
( Canbury Homes )**

**How was your experience?**

It has been a pleasure working with Lee and Michael at Roylemac10. Their customer service is outstanding and the proactive approach made the process straightforward. The speed of issuing reports and especially the final certificates also sets them apart from the rest of the market and we look forward to working with Roylemac10 on future developments.



**Jerome Roith Operations Director  
( CARRINGTON GROUP )**

**How was your experience?**

We contacted Michael at RoyleMac during the height of the Pandemic as we had been let down by a previous broker at the 11th hour. Our development of 9 new build detached houses was well underway and Michael acted in a professional manner by outlining the potential providers we could source for the Structural Warranty Insurance. He provided us with a couple of options and explained the merits of each one. Due to Covid there was added pressure on our business to deliver the scheme and Michael ensured there was no stress in completing the process. Furthermore, when it came to closing off the completion certificates Michael was hands on and always available to deal with issues.

**Would you use our services again?**

I can highly recommend their company.



**Mark Jensen Commercial Director  
( ACORN PROPERTY GROUP )**

**How was your experience?**

Excellent experience with Michael and Lee over the past few years. All your bonds and warranty requirements handled with experience and a personal connection at all times.



**Melissa Green Operations Director  
( X1 Developments )**

**How was your experience?**

" It is a pleasure to work with Roylemac10 as structural warranty provider on our varying PRS schemes across the U.K. The working relationship we have with the team has been invaluable and not only are the services extremely competitively priced but the service levels we receive are unparalleled within the market."

**Would you use our services again?**

" Their level of knowledge and understanding across the X1 portfolio and sector exceeds professional expectations. This coupled with their professionalism are just two of the reasons we would choose to continually appoint Roylemac10. We would have no hesitations on recommending Michael and the team and we look forward to a long and continued relationship as we move forward and progress our operations across the U.K."



**Gary Barlow Senior Quantity Surveyor  
( Savills )**

**How was your experience?**

" A professional and friendly service was always provided by Roylemac10. Any issues were promptly attended to by themselves and their team. "

**Would you use our services again?**

" Would use again on any future schemes. "



**Barry Donoghue Director  
( Legacie Contracts Limited )**

**How was your experience?**

" I would confirm that over the last twelve months we have utilized the services of Roylemac10 in procuring 10 year structural warranty for our developments in Liverpool. Our experience has been a positive one and we have found the team to be incredibly pro-active with all matters raised.

One of our schemes is a large multi-phase scheme linked via a basement with complex engineering solutions – Roylemac10 worked tirelessly to find the best deal in the market for this particular scheme.

**Would you recommend us?**

" I would have no hesitation in recommending the service offered by the Team at Roylemac10."



**Jack O' Brien Director  
( Comer Homes Group )**

**How was your experience?**

" Working on technical and varied schemes, it is really important that we find the appropriate cover to suit every project. Roylemac10 have made that possible for us while ensuring excellent rates in the market place. Taking into account the single point of contact, great relationship and 'can do' attitude, working with them takes the strain off of our team.

**Would you recommend us?**

I would recommend Michael and the Team to anyone currently looking for warranty products that don't want the hard sell and who appreciate the important customer support. "



**James Ralphs Senior Quantity Surveyor  
( Bridgestone construction )**

**How was your experience?**

"We required a structural warranty provider for an extra care scheme in Liverpool. RoyleMac10 were proactive in carrying out site inspections and getting a policy in place. Both Michael and Lee are a pleasure to work with, and helped us get the numbers to where they needed to be commercially."



# Client Projects



**PROJECT**  
197 UNIT SCHEME  
**LOCATION**  
LONDON  
**REINSTATEMENT VALUE**  
£40,000,000

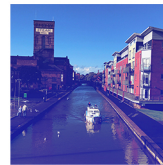


**PROJECT**  
394 UNIT SCHEME  
**LOCATION**  
LIVERPOOL  
**REINSTATEMENT VALUE**  
£71,000,000

DEVELOPER: X1  
CONTRACTOR: vermont



**PROJECT**  
199 UNIT SCHEME  
**LOCATION**  
LONDON  
**REINSTATEMENT VALUE**  
£46,0252,270



**PROJECT**  
PERFORMANCE BOND  
**LOCATION**  
LIVERPOOL  
**REINSTATEMENT VALUE**  
£48,000,000



**PROJECT**  
369 UNIT SCHEME  
**LOCATION**  
MANCHESTER  
**REINSTATEMENT VALUE**  
£36,000,000



**PROJECT**  
191 UNIT SCHEME  
**LOCATION**  
SALFORD  
**REINSTATEMENT VALUE**  
£20,000,000

DEVELOPER: X1  
CONTRACTOR: vermont



**PROJECT**  
201 UNIT APARTMENT SCHEME  
**LOCATION**  
MANCHESTER  
**REINSTATEMENT VALUE**  
£26,000,000



**PROJECT**  
173 UNIT SCHEME  
**LOCATION**  
LONDON  
**REINSTATEMENT VALUE**  
£44,600,000



**PROJECT**  
142 UNIT SCHEME  
**LOCATION**  
LONDON  
**REINSTATEMENT VALUE**  
£33,300,000



**PROJECT**  
154 UNIT SCHEME  
**LOCATION**  
LONDON  
**REINSTATEMENT VALUE**  
£33,600,000



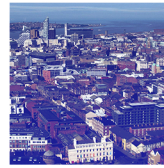
**PROJECT**  
131 UNIT SCHEME  
**LOCATION**  
LONDON  
**REINSTATEMENT VALUE**  
£33,759,054



**PROJECT**  
74 UNIT SCHEME  
**LOCATION**  
LONDON  
**REINSTATEMENT VALUE**  
£22,500,000



**PROJECT**  
78 UNIT APARTMENT SCHEME  
**LOCATION**  
LIVERPOOL  
**REINSTATEMENT VALUE**  
£6,200,000



**PROJECT**  
211 UNIT SCHEME  
**LOCATION**  
LIVERPOOL  
**REINSTATEMENT VALUE**  
£10,000,000



**PROJECT**  
197 UNIT SCHEME  
**LOCATION**  
MANCHESTER  
**REINSTATEMENT VALUE**  
£22,000,000



**PROJECT**  
177 UNIT APARTMENT SCHEME  
**LOCATION**  
LIVERPOOL  
**REINSTATEMENT VALUE**  
£20,000,000



**PROJECT**  
204 UNIT APARTMENT SCHEME  
**LOCATION**  
LONDON  
**REINSTATEMENT VALUE**  
£40,000,000



**PROJECT**  
24 UNIT SCHEME  
**LOCATION**  
GRIMSBY  
**REINSTATEMENT VALUE**  
£2,800,000



**PROJECT**  
227 UNIT APARTMENT SCHEME  
**LOCATION**  
LIVERPOOL  
**REINSTATEMENT VALUE**  
£26,500,000



**PROJECT**  
11 UNIT SCHEME  
**LOCATION**  
GREATER MANCHESTER  
**REINSTATEMENT VALUE**  
£1,600,000



**PROJECT**  
167 UNIT APARTMENT SCHEME  
**LOCATION**  
LONDON  
**REINSTATEMENT VALUE**  
£20,000,000



**PROJECT**  
24 UNIT SCHEME  
**LOCATION**  
SHROPSHIRE  
**REINSTATEMENT VALUE**  
£3,000,000



**PROJECT**  
201 UNIT APARTMENT SCHEME  
**LOCATION**  
LIVERPOOL  
**REINSTATEMENT VALUE**  
£26,500,000



**PROJECT**  
51 UNIT SCHEME  
**LOCATION**  
WEST YORKSHIRE  
**REINSTATEMENT VALUE**  
£5,000,000



**PROJECT**  
61 UNIT APARTMENT SCHEME  
**LOCATION**  
LEICESTER  
**REINSTATEMENT VALUE**  
£6,000,000



**PROJECT**  
13 UNIT SCHEME  
**LOCATION**  
LEICESTER  
**REINSTATEMENT VALUE**  
£1,400,000

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