



Notice

No: 11-01

APPLICABLE TO:**DATE: February 15, 2011**

<input type="checkbox"/>	Municipal & Private Non Profit
<input checked="" type="checkbox"/>	Co-operatives
<input type="checkbox"/>	Federal Non Profits
<input type="checkbox"/>	OCHAP/CSHP
<input type="checkbox"/>	Rent Supplement

<input type="checkbox"/>	Mandatory
<input checked="" type="checkbox"/>	For Information

SUBJECT: Housing Co-operatives Commercial Insurance Policy

Background

Due to poor claims experience over the past several years, CHF Canada's commercial insurance program, administered by The Co-operators, was faced with significant increases and quickly losing its stability as a group program. To turn things around, the co-operative insurance program underwent a comprehensive review in 2010.

As a result, the co-operative insurance program was changed. These changes came into effect on January 1, 2011. Previously, every member in a co-op was provided with \$1M of personal liability coverage at no extra cost as part of the co-operative's commercial insurance policy. This coverage has generated significant claims over the years without producing any premium and has contributed to the poor loss performance of the insurance program.

What is Personal Liability Insurance?

It is the insurance that a co-op member would buy, as an individual, in order to protect themselves against being found liable if they accidentally injure another person or damage their property. Without this insurance, the co-op member would have to pay out of their own pocket. It is normally included as part of a *contents and liability* package, which also protects the member's personal belongings.

All members in a co-operative should now obtain their own personal liability coverage.

Housing Provider's Role

1. Housing provider staff are required to forward this Notice to their board of directors for information and action.
2. Housing provider staff should advise their membership of the change in insurance, and strongly encourage all members to purchase their own personal liability coverage.

3. Housing provider staff should encourage members to contact CHF Canada for information on their *MemberGuard* program.

If you have any questions regarding housing co-operative insurance requirements, please contact CHF Canada at 1-800-465-2752.

Lora Beckwith, General Manager