



	REPORT No.: 2021-45
MEETING DATE: OCTOBER 21, 2021	DATE PREPARED: SEPTEMBER 27, 2021
SUBJECT: 2021/22 HOUSING PORTFOLIO INSURANCE CONTRACT	

RECOMMENDATION

THAT with respect to Report No. 2021-45 (Corporate Services Division) we, The District of Thunder Bay Social Services Administration Board, accept the property insurance quotation provided by Marsh Canada Limited, in the amount of \$637,816.37;

AND THAT the Director, Corporate Services Division be authorized to bind coverage and complete any administrative requirements of the insurance renewal process.

REPORT SUMMARY

To provide The District of Thunder Bay Social Services Administration Board (TBDSSAB or the Board) with the results of the 2021/22 property insurance quotation process for the TBDSSAB direct-owned housing portfolio.

BACKGROUND

The Housing Services Corporation (HSC), a non-profit organization established under the *Housing Services Act, 2011*, provides a group insurance program tailored to the needs of the Ontario non-profit housing sector. Marsh Canada Limited provides broker services for the HSC group insurance program. Housing Providers are required to participate in this program unless they can obtain a more favourable quote, with the same coverage, from an eligible insurer, as determined by HSC. TBDSSAB last received an alternative quote in 2013, with the results being significantly higher than the quote provided through the HSC program.

Policy No. CS-01:79 Approval and Signing Authorization, in conjunction with Policy No. CS-03:1 Procurement of Goods, Services and Construction, stipulates that any purchase of goods, services, or construction, greater than \$350,000, must be approved by the Board.

COMMENTS

Administration has received the 2021/22 direct-owned housing portfolio property insurance quotation from Marsh Canada Limited. The insurance policy covers over \$448 million in building property, \$1.3 million in building contents and \$25.0 million in lost rental income. The annual premium quotation, in the amount of \$637,816.37, is 12.1% higher than the previous year. The increase is a result of a higher level of insurance claims across Ontario in recent years. A breakdown of the change, versus the previous policy year, is provided, below:

Coverage Area	Premium		Change	
	2020/21	2021/22	\$	%
Property	\$ 133,603	\$ 178,908	\$ 45,305	33.9%
Property Claims Fund	\$ 290,638	\$ 289,717	(921)	-0.3%
Equipment Breakdown	\$ 5,974	\$ 6,510	536	9.0%
Commercial General Liability	\$ 92,401	\$ 110,234	17,833	19.3%
Umbrella Liability	\$ 4,291	\$ 5,201	910	21.2%
Subtotal	\$ 526,907	\$ 590,571	\$ 63,664	12.1%
PST	\$ 42,153	\$ 47,246	5,093	12.1%
Premium (includes PST)	\$ 569,060	\$ 637,816	\$ 68,757	12.1%

The Property Claims Fund is a component of the insurance program and works like a group deductible in that all claims below a certain level are paid from this fund, rather than by the insurance company. Over time, this is expected to help control premium costs and support effective risk management. If the fund is not fully depleted by the end of the year, a proportionate share is returned to each Housing Provider.

To date, during the 2020/21 policy period, there have been six (6) claims, with a total estimated loss of approximately \$1,001,500. All claims are being handled through the Property Claims Fund, rather than the property insurance underwriter. TBDSSAB will incur the cost of six (6) insurance deductibles, totaling \$150,000, financed from the Direct-Owned Housing Portfolio Capital Replacement Reserve Fund.

FINANCIAL IMPLICATIONS



The 2020/21 direct-owned housing portfolio property insurance premium of \$637,816.37, including the Provincial sales tax, represents a 12.1% increase over the prior year. Insurance costs are included annually within the TBDSSAB Operating Budget, and this increase will be included in the 2022 TBDSSAB Operating Budget.

CONCLUSION

It is concluded that the 2021/22 direct-owned housing portfolio property insurance premium offered by Marsh Canada Limited provides the appropriate coverage, is consistent with a risk management approach to safeguard the assets of TBDSSAB and should be accepted.

REFERENCE MATERIALS ATTACHED

None.

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