



NHBC Buildmark cover

| For newly converted and renovated homes |



Buildmark cover for newly converted and renovated homes

With urban regeneration high on the government's agenda and building land becoming increasingly scarce, a growing number of new homes are being created from the conversion and renovation of existing buildings. That's why NHBC offers our 10-year Buildmark warranty on newly converted or renovated properties.

Why choose NHBC?

NHBC is the standard setting body and leading warranty and insurance provider for new and newly converted homes in the UK. Established over 65 years ago as a non-profit distributing company, we provide risk management services to the house-building and wider construction industry. NHBC has approximately 18,000 registered builders who agree to comply with our Rules and Standards. As a result, NHBC registers around 85% of new homes in the UK and around 1.6 million homeowners currently benefit from our warranty and insurance cover.

Having Buildmark cover demonstrates to homebuyers that you work to recognised industry standards and have invested in protection for their homes. In addition, many mortgage lenders will only lend on properties that have warranty cover.

To support conversion and renovation projects, NHBC has a specialist nationwide team, able to offer advice and practical solutions to the challenges and unforeseen problems that can arise on these developments. As this team is co-ordinated nationally, information is shared and best practices are developed, providing you with up-to-date advice when you need it.

Buildmark cover

Buildmark is a 10-year warranty, insuring against specified defects, it is divided into three parts:

Cover before completion

If, due to insolvency, you do not start or complete the home, we will either reimburse your customer with the money they have paid to you and which they cannot recover, or we will pay for the conversion to be finished in accordance with our Standards. There is a separate financial limit to this section of the cover.

The first two years

For the first two years after completion, Buildmark covers your customers against any damage to the home caused by a defect resulting from your failure to meet NHBC Standards. This part of the cover lasts for two years from the date of legal completion of the first sale of the home, or, if later, the date NHBC agrees the home substantially complies with our Standards.

Under this part of Buildmark, you are responsible for any repairs necessary. The homeowner should report any faults to you in writing. If you fail to rectify the problems, NHBC offers a free Resolution Service that aims to resolve disputes between you and the homeowner. Under the Resolution Service, NHBC can also help arrange

the remedial work needed to put things right if you fail to do so.

Years three to ten

For the next eight years, we provide direct insurance cover for your customers, for the full cost, subject to a minimum claim value, of putting right any physical damage to the home caused by a defect in the following parts of the building:

- foundations
- load-bearing walls
- non load-bearing partition walls
- wet-applied wall plaster
- external wall rendering and external vertical tile hanging
- load-bearing parts of the roof
- tile and slate coverings to pitched roofs
- ceilings
- load-bearing parts of the floors
- floor decking, screeds and staircases where these fail to support normal loads
- retaining walls necessary for the structural stability of the home or its garage or other permanent outbuilding
- double or triple glazing panes to external windows and doors (in converted properties they must be newly installed at the time of conversion)



- below-ground drainage for which the owner is responsible
- defective chimneys and flues causing a danger to the health and safety of occupants.

Who can apply?

Buildmark cover is available to all builders and developers registered with NHBC as long as the scheme meets NHBC's Technical Standards. Builders and developers who have the appropriate experience in this type of specialist work and can meet technical and financial requirements can become registered.

What does it cost?

Fees are dependent upon your premium rating scale. Quotations can be obtained by calling Customer Services on 01494 735363. The cover is based on the selling price of the home up to a maximum of £250,000 per home or £1,000,000 per continuous converted structure.

If the first homeowner decides to sell the property the remainder of the cover is fully transferable to subsequent owners at no extra cost.

If you would like a free specimen Buildmark policy booklet containing full details of the cover, please contact our Supplies dept on 01494 735328 and quote reference BM8/3.

NHBC Building Control

If you choose NHBC Building Control Services Ltd to undertake building control, your customer will have additional insurance cover for:

- breaches of specified Building Regulations which cause danger to the physical health and safety of the occupants of the home
- the cost of cleaning up contamination of the land on which the home is built, if a local authority or government agency take action against the homeowner under environmental law.

The inspection process

NHBC's inspection process for conversions and renovations differs from that used for standard new build projects:

Once NHBC's inspection team is notified of your application, a field surveyor will contact you to discuss your intentions, the programme and arrange the initial site assessment. In most cases the field surveyor and building inspector will conduct the initial site assessment with the builder, but there may also be occasions where the assistance of an NHBC engineer is required. The assessment will determine the level of risk posed by the development and whether or not the project is suitable for NHBC warranty cover.

The field surveyor will be NHBC's recognised point of contact, responsible for handling applications, issuing conditions, evaluating non-conventional construction, establishing the inspection regime and providing you with support and advice. On site, the building inspector will monitor the standard of workmanship, any deviations from conditions or changes in design, and will liaise with the field surveyor.

For sites which are accepted, a project specific inspection regime will be established. Inspections will take place at key risk times in the project and each site will be visited at least every 15 working days. If at any stage the project or the proposed works present an unacceptable risk that cannot be resolved, NHBC maintains the right to withdraw from the scheme prior to any offer of cover being issued and accepted.

To find out more about NHBC's inspection service for conversion and renovation developments please contact us on 0870 241 4308 and ask for our Surveying team.

Social housing

NHBC's Buildmark Choice cover has been designed specifically for builders and developers working in the social housing sector and is available for converted and renovated properties.

For more information please contact our Customer Services team on 01494 735363.



NHBC

Buildmark House, Chiltern Avenue, Amersham, Bucks HP6 5AP

Tel: 0870 241 4302 Fax: 01494 735201 www.nhbc.co.uk CSSupport@nhbc.co.uk

NHBC is authorised and regulated by the Financial Services Authority

HB979 10/04