

Annual renewals

What happens if you don't renew by 1 May 2025?

If you don't renew your registration with us by 1 May 2025, we may suspend or remove you from our Register.

Rule 30 (of the Rules for builders and developers registered with NHBC) allows us to suspend registration for failure to pay annual renewal fees in breach of Rule 6. Please visit our website to see a full copy of the Rules: nhbc.co.uk/terms-and-conditions.

How will suspension from the Register affect you?

If we suspend your registration, you must comply with the Rules for any active sites you currently have registered with us for any NHBC warranty and insurance policies (NHBC Cover). That means, whilst your annual renewal fee remains unpaid and your registration is suspended, the following will apply.

- We may stop inspections of your plots.
If you have unfinalled plots/homes (ie plots that have not had a final pre-handover inspection), then we will not issue a warranty release confirmation for these plots, even if they have been sold. This means that those plots will not have Section 2 and 3 of Buildmark Cover and, if you have exchanged sale of contracts for any unfinalled plots/homes, the purchaser's solicitor will not be able to obtain cover confirmation to enable the release of the mortgage funds and completion of the sale. You will need to inform any potential purchasers, or their solicitors, that alternative arrangements for warranty and insurance cover will need to be made. You will not be able to register any more homes with us for any NHBC Cover (Rules 30(c)(i)). You must not issue (without our written permission) NHBC Cover documents, policy numbers or activation codes in respect of any homes that remain unsold (ie, for which sale contracts have not been exchanged or (in Scotland) missives not concluded (Rule 30(c)(ii)). This means, that even where a home has received a warranty release confirmation (formerly known as CML), you cannot advise prospective purchasers that the home has the benefit of NHBC Cover or market or sell any home with NHBC Cover where contracts have not been exchanged or missives not concluded. We will not issue a Buildmark certificate for any home you sell whilst your registration is suspended.
- You must not indicate to any person by any means that you are an NHBC registered builder/developer, unless you also indicate that you are currently suspended (Rule 30(c)(iii)). Therefore, you will no longer be able to market your homes using our brand.
- You must return to us the Buildmark notification documents (the documents confirming the policy number and activation code) for all unsold plots/homes. Please send all hard copy documents to Customer Services, NHBC, NHBC House, Davy Avenue, Knowlhill, Milton Keynes, MK5 8FP and send all electronic documents to arenewal@nhbc.co.uk and delete all electronic copies that you hold.

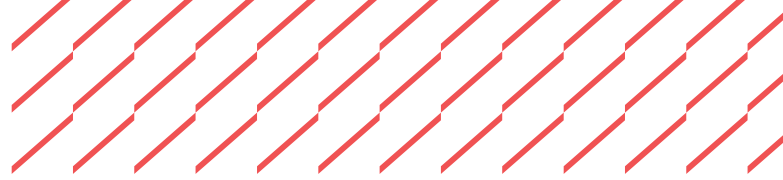
You still need to comply with the Rules whilst suspended

If we suspend your registration, you will still be responsible for carrying out any remedial work required under NHBC Cover to completed and sold homes that you have registered with us. This means that if a homeowner notifies you of a defect within the two-year builder warranty period under Section 2 of the NHBC Cover, you must put the defect right.

If we are required to carry out repairs or cash settle any claims made under Sections 2 or 3 of NHBC Cover, we can still recover these costs from you.

Until all your sales have been accepted, if any of your purchaser's (or their solicitors) notify us (on activation of a policy) of a purchase price that is higher than the sale value you advised us of when registering the plot for Build mark cover, you will receive an under-declaration invoice.

The Rules will continue to apply to you in these respects.



What if you don't want to renew

If you do not wish to remain on our Register, please email arenewal@nhbc.co.uk.

By not renewing your registration with us, any unfinished plots or active sites that you have registered with us will not have the benefit of NHBC cover. This also means any purchasers you have will not receive Buildmark cover on their property which may affect their ability to obtain a mortgage or sell the property in the future. They will also not be able to make a claim through us should there be a need to.

Contact details

If you have any queries about your invoice or want further clarification on any of the points above, please visit nhbc.co.uk/renewals/FAQS, email arenewal@nhbc.co.uk or call our Annual Renewals team on **01908 746674**.

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