Constructing partnerships in Build to Rent

NHBC

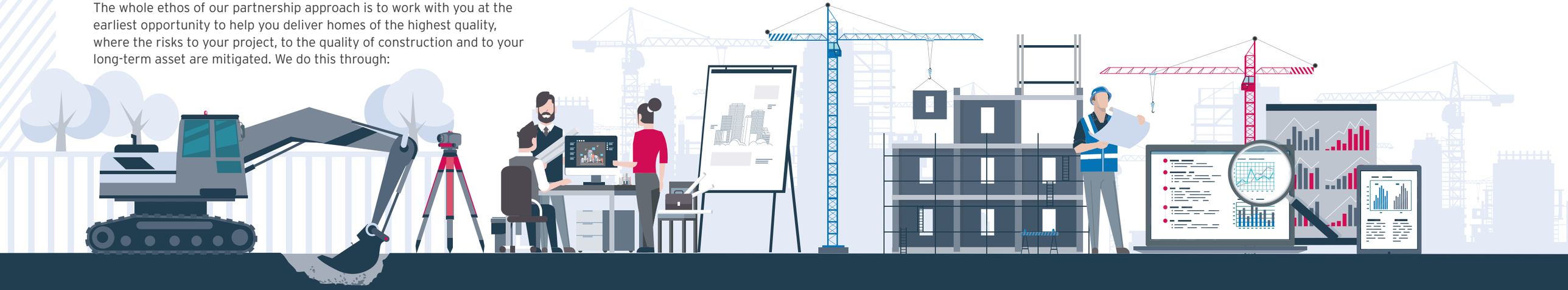
We are your expert partner in risk management and long-term asset protection

Our partnership approach in the Build to Rent sector means that we are uniquely placed to support investors, funders, operators and developers in identifying and mitigating the risks to your project from the earliest stages of land acquisition through to completion. As a direct insurer we have a vested interest in the prevention of structural defects and successful, long-term asset protection.

We have worked on many complex, high-density developments including commercial space as well as the growing trend for single family rental. We share your ambition to create aspirational, high-quality homes where communities thrive.

Early engagement and technical risk management

The whole ethos of our partnership approach is to work with you at the earliest opportunity to help you deliver homes of the highest quality, where the risks to your project, to the quality of construction and to your long-term asset are mitigated. We do this through:



Land Quality Endorsement

Our **in-house geo-technical** and **environmental experts** review land intended for residential development, providing guidance and reassurance on suitability to meet the NHBC Standards.

Early design reviews

We embed NHBC **technical specialists** in your design and development team to detect and work through any risks of defects or to safety. We work to ensure a design life for buildings of at least 60 years.

Technical consultancy and inspections

We provide **rigorous on-site inspections**, checking for, advising on and working with the contractor on quality matters through each of our key stages of construction.

Construction Quality Reviews

Our construction quality consultancy service offers in-depth analysis, assessment and reporting on the **quality of construction** being delivered and guidance for improvement.

We set the standards backed by unrivalled in-house expertise

We've been working with developers and contractors for more than 80 years to improve the construction quality of new homes. The NHBC Standards define the technical and performance requirements for the design and construction of new homes registered with us, whether these be single-family housing or urban high rise developments and provide guidance on how these can be achieved.

We have our own inspectors, surveyors and construction quality specialists who support your contractors to meet the standards required. For large and complex developments, particularly high rise, we have our specialist Major Projects Team and fire-safety experts, many of whom have worked on some of the most iconic developments of recent times.

Additional services for the Build to Rent sector

As well as technical risk management and asset protection, many of our Build to Rent investor customers take advantage of these additional services. All are focussed on our ultimate aim, to support the sector in delivering the highest quality product. If you'd like to know more, please don't hesitate to ask.

Building control – we are the largest independent Approved Inspector in England and Wales

Training – technical or health and safety training, both face-to-face and online

Qualifications – we offer home-building related NVQs and apprenticeships

Data services – we have a wealth of construction quality and claims data

Market-leading warranty and insurance provider

We are the **UK's leading provider of warranty and insurance** for new homes, with circa 1.4 million homes currently under cover. We've been raising standards in construction for over 80 years. The NHBC name is **known and trusted** by investors, funders and consumers alike.

We understand Build to Rent, with a **proven track record**, having had the privilege to work on some truly iconic, complex and large-scale schemes combining residential and commercial elements. Around a third of our business is working with investors, asset owners and operators be that low-rise single-family housing or complex high-rise apartments.

We also work with government, most recently as an expert consultant on building regulations, building safety and construction quality standards. We are also building confidence in the market in the use of **modern methods of construction**. Through our NHBC Accepts service, we're supporting many stakeholders involved in the production and use of innovative products and systems.

Flexible, extensive cover with no excesses

Buildmark Choice specifically for the Build to Rent sector and bespoke to you, is our dedicated warranty and insurance product to protect your investment and revenue streams. As a direct insurer, we underwrite our own policies. Our underwriting team are on hand to discuss your bespoke requirements, working with you to provide the cover you need. Core elements of the cover include:

High value options – we are able to underwrite up to £100m per continuous structure, with optional scope for higher if needed

No excess to pay – rather than an excess payable on claims by the policyholder, our policies operate on a minimum claim value basis

Contractor liability period – we offer a standard two-year contractor liability period (guaranteed by NHBC), resulting in enhanced quality 'buy in' from your contractor

Extended cover – standard cover is for 10 years but we offer the option to cover structural defects for up to 12 years

Contractor insolvency – optional cover for contractor insolvency before completion

Protection for loss of rent – removal and storage of possessions, loss of rent and alternative accommodation cover are included.

Who have we already worked with?

- Greystar
- Fizzy Living
- City & Docklands
- Sigma Capital Group plc
- Lendlease
- EcoWorld
- M&G Real Estate
- Grainger

Our projects

Examples of Build to Rent projects currently covered by NHBC.

Pomona Wharf

Manchester, M15 4QZ

Developer
Pomona Phase One Ltd

Builder
Rowlinson Constructions Ltd

Architect
Nicol Thomas

Number of homes
164 (plus link block)

Tallest block
11 storeys

Gross development value
£24m

Our projects

Plaza 1821

Princes dock, Liverpool, L3 1DL

Developers
Peel Land and Property and
The Regenda Group

Builder
Vermont Construction Ltd

Architect
Hodder and Partners

Number of homes
105

Tallest block
16 storeys

Gross development value
£21m

Get in touch

To discuss a potential project or for any general enquiries about Build to Rent, please email:

btr@nhbc.co.uk

National House-Building Council is authorised by the Prudential Regulation Authority and regulated by the Financial Conduct Authority and the Prudential Regulation Authority. National House-Building Council is registered in England & Wales under company number 00320784. National House-Building Council's registered address is NHBC House, Davy Avenue, Knowlhill, Milton Keynes, Bucks MK5 8FP.

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NHBC, NHBC House, Davy Avenue, Knowlhill,
Milton Keynes, Bucks MK5 8FP
Tel: 0344 633 1000 **Fax:** 01908 747255
www.nhbc.co.uk

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