



# Land Quality Endorsement Services

Technical risk management for the reclamation of brownfield  
and contaminated sites for residential development



Raising Standards. Protecting Homeowners

# Land Quality Endorsement (LQE) consultancy services are used to assess brownfield and contaminated sites that are being reclaimed and/or remediated prior to sale for residential or mixed-use development.

We assess sites against the land quality requirements of the NHBC Standards to determine future suitability for NHBC Buildmark warranty cover on the homes to be built.

We have worked on some of the largest reclamation schemes in the UK and we could help you too.

## What are the benefits of LQE?

LQE provides the opportunity for non-NHBC registered companies or organisations to submit proposals for the environmental remediation and/or geotechnical reclamation of complex brownfield sites to NHBC for technical assessment.

The LQE service has been shown to:

- reduce uncertainty in land negotiations, identifying, assessing and quantifying major risks
- minimise the potential for delays in the sale of new homes on reclaimed land
- provide confidence that the proposed foundation solutions suit the environmental remediation and geotechnical reclamation techniques used on site
- reassure prospective purchasers that the site is acceptable for NHBC warranty cover
- provide guidance on meeting NHBC's Technical Performance Standards.

## Who is the LQE service aimed at?

We work with organisations that are responsible for and/or own sites with complex environmental and/or geotechnical issues who intend to undertake reclamation in advance of disposal of the site for residential development. These include:

- specialist reclamation companies
- landowners
- land developers
- private developers
- local authorities
- development agencies
- house builders.

During delivery of the service, we liaise and work with the promoter of the project and the project consultants providing guidance with the aim of ensuring the proposed environmental remediation, geotechnical reclamation and the intended foundation solutions will be acceptable for Buildmark cover.

## What does our LQE service include?

We will provide a dedicated project team that includes our in-house environmental, civil, geotechnical and structural engineers as required.

The service may include:

- visiting the site to inspect the existing conditions
- reviewing the initial investigations and the conceptual site model developed by the project consultants
- assessing the detailed geotechnical and environmental investigations
- assessing detailed site risk assessments
- appraising the proposals for any reclamation and remediation strategies and negotiating/discussing solutions suitable for the subsequent provision of NHBC Buildmark cover
- visiting the site periodically during the reclamation and/or remediation implementation
- assessing the verification of the environmental and geotechnical works undertaken
- identifying foundation solutions which NHBC would consider acceptable for homes constructed on the site
- reporting on the technical assessments we undertake and advising on acceptability for Buildmark warranty cover.





You can choose one of two LQE service options. Both include reporting on our assessment of the reclamation of the site including any environmental remediation, for use with land disposal:

### **Full Land Quality Endorsement Service**

The full LQE service allows for our proactive involvement and ongoing assessment during the reclamation scheme, from project inception (pre-planning) through to final verification.

We will provide an iterative Certificate of Land Quality Endorsement to document the outcome and current status of our assessment of the site. Upon completion and verification of the project, we will issue the final Certificate of Land Quality Endorsement which confirms the acceptability of the works for NHBC Buildmark and/or any further works required to make the site suitable for our warranty cover.

### **Land Quality Endorsement Technical Assessment**

The LQE Technical Assessment Service is provided when we assess the reclamation proposals/strategy for a site or, when appropriate, works that have already been completed. Our technical assessments enable us to determine whether the works proposed or undertaken satisfy the requirements of the NHBC Standards and are acceptable for Buildmark warranty cover. An LQE Technical Assessment Report is provided to confirm the outcome of our assessment of the site and works.

### **How much does LQE cost?**

Costs depend on the site size, complexity, phasing and intended duration of our involvement. Based on these factors, we prepare a bespoke fee proposal for each site

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If you'd like to discuss your project or need any further information, our team would be delighted to hear from you on the contact numbers overleaf or you can email us at [LQE@nhbc.co.uk](mailto:LQE@nhbc.co.uk) or visit [www.nhbc.co.uk/LQE](http://www.nhbc.co.uk/LQE)

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