




warranty
LABC

WHO ARE WE?

LABC Warranty works in partnership with Local Authority Building Control (LABC) to provide structural warranties. Our partnership with LABC means we can provide building control and warranties throughout England and Wales using the combined technical expertise of over 3500 surveyors.

Why choose us?

Having provided cover for over 10 years we work with some of the largest housebuilders, commercial contractors and developers in the country. We have a proven track record of helping developers deliver quality homes.

Tailored risk management

Our tailored approach to site inspections means that we work with you to help deliver your project.

Helping you sell homes

Our cover is accepted by all leading UK mortgage lenders helping you and your buyers secure finance more easily.

Comprehensive protection

All of our policies are underwritten by a panel of 'A' rated insurers, ensuring you and your buyers are protected for the duration of the policy. As a founding member of the Consumer Code for Homebuilders any buyer will also have the added protection offered by the Code.

Recognising quality

We share your vision for building quality homes, this is why recognising developers who go the extra mile is important to us. Our annual awards ceremony, The Bricks, recognises developers achieving excellence and The Site Manager awards reward the best in the industry. As one of the partners of the New Homes Review we are also able to provide valuable feedback from your customers and an independent rating to show buyers your customer satisfaction.

HOW IT WORKS

**New
Project**

Local Authority Building
Control submission

Register with LABC
Warranty and accept
quotation

**Begin
construction**

'Risk-based' inspections
carried out by LABC
Warranty

Local Authority Building
Control assessment

**Complete
site**

Building Control and
Warranty certification
issued

**Sell home /
handover to
tenant**



"It is extremely important for us to work in collaboration with a structural warranty company that has experience working on large scale high-profile developments. We looked for a provider that could deliver a cost-effective service without compromising on the standard of communication and expertise we receive and I'm pleased to say that LABC Warranty have delivered!"

**Simon Taylor, Technical Director
Redrow**

NEW HOME WARRANTY

Our New Home Warranty is designed to cover homes being built to sell. The policy is accepted by the UK's leading mortgage lenders to help you sell your new development more easily.

COVER PERIOD: 10 YEARS	Defects Insurance Period: 2 years Structural Insurance Period: 8 years
INSURER	AmTrust Europe Limited and AXA Insurance UK Plc
FINANCIAL LIMITS PER UNIT	New Build: £1,000,000 Conversions: £500,000
CONTINUOUS STRUCTURE LIMIT	New Build: £25,000,000 Conversions: £5,000,000
EXCESS	Defects Insurance Period: £100 Structural Insurance Period: £1,000
COVER INCLUDES:	
	<ul style="list-style-type: none">• Developer Insolvency Cover*• Contaminated Land Cover• Alternative Accommodation• Additional Costs / Fees• Removal of Debris• Building Control function

* subject to approval



PROJECT #212191919191
CONTRACTOR DAILY CONSTRUCTION REPORT

CONTRACTOR: GREEN CLIME BLDG
212191919191

DATE: 2/14
NO: 2

PREPARED BY: MONATRI
103nd BKK, Thailand
+66 219 8021 5-9

CONTRACTOR		MONTH		HOURS	
NO.	DESCRIPTION	NO.	NO.	NO.	NO.
1	CONTRACTOR	1	1	1	1
2	CONTRACTOR	2	2	2	2
3	CONTRACTOR	3	3	3	3
4	CONTRACTOR	4	4	4	4
5	CONTRACTOR	5	5	5	5
6	CONTRACTOR	6	6	6	6
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27	CONTRACTOR	27	27	27	27
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29	CONTRACTOR	29	29	29	29
30	CONTRACTOR	30	30	30	30

CONSTRUCTION PLANS
Existing Tree to be removed
Underground Culvert to daylight
Finish Floor to Finish Ceiling
Existing Tree to be removed
Underground Culvert to daylight

BUILDING CONCEPT
To show
Head
Mullion
Vertical Wood Sliding
Horizontal Wood Sliding
Metal Plate Design



PRIVATE RENTAL WARRANTY


Our Private Rental Warranty is designed for developers with an established record in the private rental market. Our cover protects the developer, contractor, tenant and investor from unforeseen defects. With up to 12 years of cover, our warranty can protect maintenance budgets and provide certainty for life cycle costs and budgeting.

COVER PERIOD 10 / 12 YEARS	Defects Insurance Period: 1 / 2 years Structural Insurance Period: Up to 11 years
INSURER	AmTrust Europe Limited and AXA Insurance UK Plc
FINANCIAL LIMITS PER UNIT	New Build: £1,000,000 Conversions: £500,000
CONTINUOUS STRUCTURE LIMIT	New Build: £25,000,000 Conversions: £5,000,000
EXCESS	Defects Insurance Period: £100 Structural Insurance Period: £1,000

COVER INCLUDES:

- Contaminated Land
- Alternative Accommodation
- Additional Costs / Fees
- Removal of Debris
- Building Control function
- Builder Insolvency*
- Loss of Rent*

* extension to standard



"Whenever we encountered potential issues our LABC Warranty surveyor was on hand to provide expert knowledge to ensure minimal delays to the development. Alongside this he also provided solutions on site and where additional work was required he was sure we were always kept informed with any progress to allow us to plan appropriately."

**Jeff Hook, Construction Director,
Keepmoat Regen**

SOCIAL HOUSING WARRANTY

Our Social Housing Warranty is designed to protect social or affordable housing. We offer flexible cover periods of 10 or 12 years. Our policies also include a 'Right to Buy' facility, which provides tenants purchasing their property within the first 5 years with a new 10 year warranty, effectively providing up to 15 years of cover for no extra charge.

COVER PERIOD 10 / 12 YEARS	Defects Insurance Period: 1 year Structural Insurance Period: 9 / 11 years
INSURER	AmTrust Europe Limited and AXA Insurance UK Plc
FINANCIAL LIMITS PER UNIT	New Build: £500,000 Conversions: £250,000
CONTINUOUS STRUCTURE LIMIT	New Build: £25,000,000 Conversions: £5,000,000
EXCESS	Defects Insurance Period: £100 Structural Insurance Period: £1,000

COVER INCLUDES:

- Contaminated Land
- Alternative Accommodation
- Additional Costs / Fees
- Removal of Debris
- Building Control function
- 'Right to Buy' facility
- Builder Insolvency*
- Loss of Rent*

* extension to standard



COMMERCIAL WARRANTY

Our Commercial Warranty is designed to protect owners or developers of commercial sites from potentially costly defects. The use of a warranty replaces the uncertainty of collateral warranties with the security of a first party insurance policy. On mixed use sites the commercial warranty can be used in conjunction with our New Home, Private Rental or Social warranties to provide comprehensive protection for the entire development.

COVER PERIOD	10 or 12 years
INSURER	AmTrust Europe Limited and AXA Insurance UK Plc
FINANCIAL LIMITS PER UNIT	Reconstruction cost up to £10,000,000
EXCESS	From £5,000 up to £50,000 (dependent on contract price)

COVER INCLUDES:

- Contaminated Land
- Additional Costs / Fees
- Removal of Debris
- Building Control function
- Loss of Rent Receivable*
- Loss of Rent Payable*
- Loss of Gross Profit*

* extension to standard



ROAD AND SEWER BONDS

We are able to act as surety to provide free road and sewer bonds for registered developers who meet our criteria*. This facility can allow you to reassure the relevant Local Authority or Water Authority that roads and sewers will be completed to adoptable standards.

HOME EMERGENCY COVER

We have partnered with a leading provider of Home Emergency cover to give registered developers access to a service that could set you apart from your competitors.

Our Home Emergency cover provides your homebuyers or tenants with a dedicated number to report emergencies 24 hours a day, 365 days a year. Trained advisors will assess the emergency, provide advice and manage deployment of your nominated contractors.

*Subject to terms and conditions

OUR TECHNICAL REQUIREMENTS

Our unique relationship with your Local Authority Building Control team means we can provide you with first-hand technical expertise on local site conditions, drainage issues and contamination that may affect your project. You will also have the opportunity to choose the Local Authority team that best meets your needs, regardless of the project's location, through the LABC Partner Authority Scheme.

Flexible approach

Our 'risk based' approach to site inspections means our surveyors work with you to tailor the inspections for your site.

You will also receive a detailed Technical Manual, which has been accredited by RIBA and CIAT to provide you with guidance on each stage of the build to ensure compliance with our technical standards.

Product Approval

Our technical team and surveyors are familiar with a wide variety of innovative building products and systems. However, if you have an unapproved product or system you can register it through 'LABC Registered Details' a joint approval process for building control and warranty. This can increase confidence in your product and ensure acceptance by all local authorities across England, Wales and Scotland.

THE SURVEYING PROCESS

Review of site based upon;

- Ground conditions
- Site exposure
- Complexity of the design specification
- Professional input

**Initial
assessment**

**Key risk
inspections**

These inspections consider higher risk areas. The number of visits required will depend upon the level of risk that has been identified.

As well as 'risk based' inspections we will also visit at familiar critical stages;

- Foundations
- Superstructure
- First fix (or pre-plaster)
- Drains
- Pre-handover

**Frequency
visits**

Completion

Certificate of Insurance issued



AWARDS

We understand the hard work and dedication that it takes to deliver quality projects. Which is why our awards are designed to recognise our customers who achieve excellence in construction.

The Bricks

Our annual awards brings the very best of developers from around the country together for an exclusive awards ceremony unlike any other in the industry.

The Bricks provides an opportunity to reward developers, housing associations and contractors for delivering quality sites. We also have a number of awards for those individuals behind the build who do not always get the recognition they deserve, these include the 'Rising Star' and 'Unsung Hero' award.

The Site Manager Awards

Our Site Manager Awards recognise site managers who achieve the highest standards in house building. Through our partnership with LABC we recognise Site Managers at each of the regional LABC events. The winners go on to represent their region at the National LABC Awards where the National Site Manager of the year is crowned.

"The Bricks exceeded my expectations with a spectacular venue, great hosts, food, entertainment and great hospitality from LABC Warranty."

OUR INSURERS

All of our products are underwritten by 'A' rated insurers, giving you added security, protection and peace of mind.

AmTrust Europe Limited

Part of the AmTrust Group, who amongst other classes of insurance specialise in building warranty risk and have a security rating of 'A' for financial strength from A.M. Best.

AXA Insurance UK Plc

A top global insurance brand and one of the 50 largest companies in the world. They operate in 59 countries, representing over 100 million clients. AXA Insurance have a Financial Strength Rating (FSR) of 'A+' according to Standard & Poor's Financial Services LLC.

Great Lakes Insurance SE

Great Lakes Insurance SE is a wholly owned subsidiary of Munich Re, the world's largest reinsurance company. Munich Re is a major insurer supporting most of the world's best known insurance companies and have an FSR of 'A+' from A.M. Best.

Lloyd's

Lloyd's of London is the world's specialist insurance and reinsurance market. It is often the first to insure emerging, unusual and complex risks. Lloyd's currently enjoys an 'A' rating from A.M. Best, 'A+' from Standard & Poor's Financial Services LLC and 'AA-' from Fitch Ratings Inc.

MEMBERSHIPS AND ACCREDITATIONS



Consumer Code For Homebuilders

Founding member

The Consumer Code for Home Builders gives protection and rights to purchasers of new homes, ensuring that all new home buyers are treated fairly and are fully informed about their purchase before and after they sign the contract.



CML

Associate Member

CML (Council of Mortgage Lenders) represents UK mortgage lenders. Members account for around 97% of the nation's residential lending.



LABC

Partner

Local Authority Building Control (LABC) is a not-for-profit membership organisation that represents all local authority building control teams in England and Wales.



NHR

Partner

The New Homes Review (NHR) provides a unique, independent insight into the quality of new homes being built for sale and the level of customer satisfaction, based on feedback directly from new home owners.



RIBA

Our Technical Manual is endorsed by RIBA. The Royal Institute of British Architects (RIBA) is a professional body for architects who champion better buildings, communities and the environment through architecture.



CIAT

Our Technical Manual is endorsed by CIAT. The Chartered Institute of Architectural Technologists (CIAT) is the lead qualifying body for Architectural Technology and represents those practising and studying within the discipline.

WARRANTY OVERVIEW

The below table provides a summary of the cover available under our standard policies. Larger financial limits are available. For full details of policy cover please refer to the policy document.

	NEW HOME WARRANTY	PRIVATE RENTAL WARRANTY
Cover Period	10 years	10 or 12 years
Defects Insurance Period (Responsibility of Builder/Developer)	2 years	1 or 2 years
Structural Insurance Period (Responsibility of Insurer)	8 years	Balance of 10 or 12 years
Financial Limits	Single Unit: New build - £1,000,000 Conversion - £500,000 Continuous Structure: New build - £25,000,000 Conversion - £5,000,000 <i>Higher limits are available on request</i>	Single Unit: New Build - £1,000,000 Conversion - £500,000 Continuous Structure: New Build - £25,000,000 Conversion - £5,000,000 <i>Higher limits are available on request</i>
Excess	During Defects Insurance Period - £100 During Structural Insurance Period - £1,000 (for HVS this is £1500)	During Defects Insurance Period £100 During Structural Insurance Period £1,000 (for HVS this is £1,500)
Cover Includes	Developer Insolvency (subject to approval) Contaminated Land Alternative Accommodation Additional Costs / Fees Removal of Debris Building Control function	Contaminated Land Alternative Accommodation Additional Costs / Fees Removal of Debris Building Control function
Optional Extensions		Builder Insolvency Loss of Rent

* Waterproof envelope is covered from year 2 ** Larger developments can be considered on a referral basis.



are available under our High Value Scheme (HVS) versions of our policies.

SOCIAL HOUSING WARRANTY	COMMERCIAL WARRANTY	COMPLETED WARRANTY
10 or 12 years (10 years for HVS)	10 or 12 years* (10 years for HVS) (12 available if contract under seal)	The balance of 10 years from the date of Building Control approval, or occupation, whichever is earlier
1 year	0 years	
9 or 11 years (9 years for HVS)	10 or 12 years (10 years for HVS)	
Single Unit: New build - £500,000 Conversion - £250,000 Continuous Structure: New build - £25,000,000 Conversion - £5,000,000 <i>Higher limits are available on request</i>	£10,000,000**	Single Unit: New build - £750,000 Conversion - £350,000 Continuous Structure Limit (Single Structure) £1,250,000
During Defects Insurance Period - £100 During Structural Insurance Period -£1,000 (for HVS this is £1500)	Variable, subject to sum insured	£1,250
Contaminated Land Alternative Accommodation Additional Costs / Fees Removal of Debris Building Control function 'Right to Buy' facility	Contaminated Land Additional Costs / Fees Removal of Debris Building Control function	Alternative Accommodation Additional cost Professional fees Removal of debris
Builder Insolvency Loss of Rent	Loss of Rent Receivable Loss of Rent Payable Loss of Gross Profit	

CONTACT US

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