



DEALING WITH SITES IN ADMINISTRATION

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LABC New Home Warranty's (LABC NHW) Completed Plus scheme provides insolvency practitioners with a structural warranty when selling housing stock if existing warranties have been invalidated. Completed Plus offers a comprehensive and straightforward solution to ensure that each unit is fully compliant and ready for sale in a competitive market. The policy is underwritten by Lloyd's Syndicate 4472 (Liberty syndicates), one of the largest Managing Agents in Lloyd's and sharing the same ratings.

COVER INCLUDES:

- **10 year structural warranty;**
- **Full technical audit and surveying services;**
- **No requirement to pay any existing claims;**
- **Cover available for completed, part-completed and individual units in apartment blocks;**
- **Free quotation service;**
- **Highly competitive pricing backed up with superior service;**
- **Regional Account Managers and in-house flexible underwriting;**
- **LABC NHW in-house qualified surveying and technical services team.**

PLEASE CALL **0845 054 0505** FOR MORE INFORMATION ON THIS SCHEME OR TO MAKE AN APPLICATION.

COMPLETED PLUS WARRANTY OVERVIEW

- **Cover Period**

From the date the Certificate of Insurance is issued to 10 years from the date of first habitation of property, or issue of Local Authority Completion Certificate - whichever is earlier.

- **Financial Limits**

//	New Build	£750,000
//	Conversions	£350,000

- **Continuous Structure Limit**

//	New Build	£1,250,000
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- **Excess**

//	Structural Insurance Period	£1,000
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LABC NEW HOME WARRANTY IS ACCEPTED BY THE UK'S MAJOR BANKS AND BUILDING SOCIETIES, GREATLY ENHANCING THE APPEAL OF YOUR NEW DEVELOPMENT TO FINANCIERS AND HOMEOWNERS ALIKE.

DID YOU KNOW

The Warranty Link Rule (WLR) was introduced to protect consumers, by ensuring that any development under the remit of an Approved Inspector would have a structural warranty in place. However, if a development goes into receivership, any warranties that may have been in place will become invalid. This means that in order to build out in-complete sites, the building control function must be transferred to relevant the Local Authority.

As the LABC's business partner in providing a comprehensive range of testing and assessments services to comply with Building Regulations, LABC New Home Warranty, is able to offer structural warranties, acoustic and air pressure testing as well as Home Information Packs to provide the complete packaged solution.



ADDITIONAL SERVICES REQUIRED

LABC New Home Warranty is also able to offer a comprehensive service offering to assist the completion of the development including:

SAP ASSESSMENT AND EPC

SAP assessments are used to calculate two ratings: energy conservation performance and CO₂ emissions. These are calculated from plans and drawings of properties, so there is no need for site visits or surveys. We have an experienced team of assessors delivering a highly efficient service and will provide final EPCs free of charge when you purchase your SAP.

AIR PRESSURE TESTING

Air pressure tests are the mandatory method by which developers measure the air tightness of their residential developments. Testing shows how well properties will retain heat and in turn reduce carbon emissions, making them more efficient and cheaper to maintain. We offer a fully accredited and cost effective testing service.

ACOUSTIC TESTING

Acoustic testing as a means of demonstrating acoustic insulation compliance for all residential developments is compulsory on all new build properties. LABC NHW is able to provide fully UKAS accredited acoustic testing and acoustic consultancy at highly competitive rates.

HOME INFORMATION PACKS

The Home Information Pack (also known as the HIP) is a collection of documents that provides the buyer with key information on the property and must be provided by the seller or the seller's agent. It is compulsory for all homes on the market in England and Wales. LABC NHW can also provide a free HIP hosting service.

FOR MORE INFORMATION EMAIL SERVICES@LABCNHW.CO.UK



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MD Insurance Services Ltd. is the Scheme Administrator for the LABC New Home Warranty. MD Insurance Services Ltd. is authorised and regulated by the Financial Services Authority.
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