

IMPORTANT PLEASE READ

When completing this form, please use BLOCK CAPITALS and complete all sections, providing additional information where necessary. Failure to complete all relevant sections of this form fully may result in us being unable to provide a quotation for your site. Incomplete forms may be returned or result in delays.

1. Contact Details – Points of contact for each stage of the development process

1.1 Main Point of Contact for General Correspondence

Company name (if applicable)

Address

Contact name

Postcode

Telephone

Email address

1.2 For Access to the Site (please complete if different to main contact)

Company name (if applicable)

Address

Contact name

Postcode

Telephone

Email address

1.3 For Accounting Purposes (please complete if different to main contact)

Company name (if applicable)

Address

Contact name

Postcode

Telephone

Email address

Guidance notes

The guidance notes section provides additional help and guidance in completing this application form. If you have any questions, please do not hesitate to contact us.

Please advise who should receive quotation, documentation etc.

Only complete if different to main point of contact.

Please advise who our Surveyor should liaise with to undertake site inspections.

Only complete if different to main point of contact.

Please advise who is responsible for receiving invoices, making payments etc.

1.4 For Building Control

Name of Local Authority providing your Building Control and carrying out your inspections

Contact name

Address

Postcode

Telephone

Email address

Date Building Regulations submission made

Please provide details of the Local Authority undertaking the Building Control function. Please note LABC Warranty are ONLY able to provide a structural warranty quotation if a Local Authority is being used to provide Building Control.

2. Site Address - The postal address of the site being developed

Address

Postcode

Please provide address details including site name (if applicable) and a partial postcode if full postcode not available.

3. Nature of Development – The type(s) and number of properties being developed at the above address

Scheme	Ensure you complete the relevant sections of this form including:	Number of units	Do any of these units contain any conversion elements?	
			Yes	No
New Homes	Section 7.1			
Social Housing	Section 7.2			
Commercial	Section 7.3			

Maximum number of storeys above ground level

Number of separate blocks

Maximum number of storeys below or partially below ground level

Are any blocks over £3,000,000

Yes No

If Yes, complete the following table

Block name	Sale price	Reconstruction cost
	£	£
	£	£
	£	£

Please provide details of any additional information on a separate sheet if required.

Start date of construction

End date of construction

Has construction started

Yes No

If Yes, please provide details of the stage of construction and why the site has commenced without a warranty being arranged

Please provide details of any additional information on a separate sheet if required.

Was the site owned by a Developer / Builder who has been / is it currently in administration

Yes No

New Homes: New build or converted private residential developments for sale. If as the developer you retain ownership of any property, cover does not apply during the period you own the property. Cover applies after you have sold the property to a third party. For full definition of policyholder please refer to the policy document.

Social Housing: Housing developed for social rent / shared ownership / affordable homes by Housing Associations / Builders.

Commercial: Non-residential / commercial developments.

Please advise of any blocks with a sale price or reconstruction cost of over £3,000,000. A block is an individual building or structure, containing a number of units which does not rely on any other building or structure to sustain and transmit combined loads safely to the ground.

Definition: Reconstruction cost is the cost of rebuilding the unit(s) on a like for like basis removing any land costs.

LABC Warranty is able to consider applications for developments, which have already commenced.

LABC Warranty is able to consider applications for developments, which have been or currently are in administration. This service can provide administrators, insolvency practitioners or new owners of the site with a structural warranty when selling housing stock if existing warranties have been invalidated. Cover will be provided under the New Homes or Completed Housing scheme. Please ensure you complete the supplementary form.

4. Developer Registration

Developer company name

Are you currently registered with LABC Warranty

Yes No

If Yes, please insert your LABC Warranty registration number and please proceed to Section 5

If No please complete the remainder of Section 4 in full:

Contact name

Address

Postcode

Telephone

Email address

4.1 Trading Status

Sole Trader	<input type="checkbox"/>
Partnership	<input type="checkbox"/>
Private Limited Company	<input type="checkbox"/>
Public Limited Company	<input type="checkbox"/>
Other	<input type="checkbox"/>

If Other, please provide details

For Limited Companies please provide your company registration number

Year the Developer was established

Definition: A Developer is a company which owns the land on which the Development is being built and may or may not be responsible for both the construction and sale of property.

Definition: A Builder is a company which constructs properties on behalf of a Developer.

The remainder of this section to be completed if you are a Developer that is NOT already registered with LABC Warranty AND you are applying for the New Homes scheme. This would also apply to a Special Purpose Vehicle (SPV).

Contact information is only required if different to main point of contact.

On acceptance of your first quotation we will provide access to our Extranet. Please note that the following contact will be set up as the Extranet Company Administrator. This means that they are responsible for: setting up new offices, company employees, approve / remove Extranet employee access, adding additional Extranet Administrators. Go to www.labcwarranty.co.uk for more details on the Extranet.

4.2 Company Background

Is property development your full time occupation Yes No

If No, please provide details of occupation

Number of units constructed in the last financial year

Number of units to be built in the next 12 months

Estimated value of land bank held

4.3 Details of Previous Development Projects

Address	Warranty provider	Recon. cost	Number of units	Construction type
		£		
		£		
		£		

4.4 Membership with other Warranty Providers

Is the company currently registered with a new home warranty provider

Yes No

If Yes, please provide details:

Name of new home warranty provider	Current rating	Length of time registered (years)

Has the business ever been refused membership, been removed from a new home warranty provider's register or is currently in dispute with a new home warranty provider

Yes No

If Yes, please give details of when this occurred, with which provider and why etc.

Providing details of the company / past development experience will help to ensure you receive the best possible rating for your quotation. If no information is provided it will be assumed that the Developer has no experience and it is highly likely that terms will not be provided.

Definition: Land bank relates to the value of land held by your organisation for future development.

Please detail the type of construction i.e. new build, conversion / refurbishment. If you have construction experience with other companies or you have other developments that you have been involved with which you believe are relevant please detail on a supplementary sheet.

Definition: Reconstruction cost is the cost of rebuilding the unit(s) on a like for like basis removing any land costs.

Please note that proof of rating with other new home warranty providers may be required.

4.5 Associations

Is there a parent / holding company (or other company able to provide a form of guarantee) associated with this organisation

Yes No

Registered company name

Contact name

Address

Postcode

Telephone

Email address

LABC Warranty registration number

Additional information

Where possible organisations can / will be grouped together for financial security purposes. We may require some form of financial security and providing details of a company that can provide a form of guarantee will increase the options available to you.

5. Builder Registration

Builder Company Name

Is the Builder currently registered with LABC Warranty

Yes No

If Yes, please insert their LABC Warranty registration number and please proceed to Section 6

If No or if you do not know their registration number, please complete the remainder of Section 5 in full:

Contact name

Address

Postcode

Telephone

Email address

5.1 Trading Status

Sole Trader	<input type="checkbox"/>
Partnership	<input type="checkbox"/>
Private Limited Company	<input type="checkbox"/>
Public Limited Company	<input type="checkbox"/>
Other	<input type="checkbox"/>

If Other, please provide details

For Limited Companies please provide their company registration number

Year the Builder was established

5.2 Company Background

Is property development their full time occupation Yes No

If No, please provide details of occupation

Number of units constructed in the last financial year

Number of units to be built in the next 12 months

Definition: A Builder is a company which constructs properties on behalf of a Developer or Client.

Only complete the remainder of this Section if you are employing a Builder that is NOT already registered with LABC Warranty AND they are constructing property under any warranty scheme on behalf of a client. There is no need to complete if you are acting as both a Developer and Builder and have completed Section 4.

Contact information is only required if different to main point of contact.

Providing details of the company / past development experience will help to ensure you receive the best possible rating for your quotation. If no information is provided it will be assumed that the Builder has no experience and this may negatively affect your rating.

5.3 Details of Previous Development Projects

Address	Warranty provider	Recon. cost	Number of units	Construction type
		£		
		£		
		£		

5.4 Membership with other Warranty Providers

Is the company currently registered with a new home warranty provider

Yes No

If Yes, please provide details:

Name of new home warranty provider	Current rating	Length of time registered (years)

Has the builder ever been refused membership, been removed from a new home warranty provider's register or is currently in dispute with a new home warranty provider

Yes No

If Yes, please give details of when this occurred, with which provider and why etc.

5.5 Associations

Is there a parent / holding company (or other company able to provide a form of guarantee) associated with this organisation

Yes No

Registered company name

Address

LABC Warranty registration number

Additional information

Contact name

Postcode

Telephone

Email address

Please detail the type of construction i.e. new build, conversion / refurbishment. If the Builder has construction experience with other companies or you have other developments that you have been involved with which you believe are relevant please detail on a supplementary sheet.

Definition: Reconstruction cost is the cost of rebuilding the unit(s) on a like for like basis removing any land costs.

Please note that proof of rating with other new home warranty providers may be required.

Where possible organisations can / will be grouped together for financial security purposes. We may require some form of financial security and providing details of a company that can provide a form of guarantee will increase the options available to you.

6. Technical Information - General information regarding methods of construction and materials used

Please refer to the Technical FAQs page on the LABC Warranty website for help with this section

6.1 Attached and Existing Structures

Are any of the unit(s) attached and structurally connected to any other structure not included within this application

Yes No If No, please proceed to Question 6.2

If Yes, please refer to our technical manual (available for download via www.labcwarranty.co.uk) for guidance on new elements connecting to existing structures and ensure you comply with the following:

- A Party Wall Agreement in accordance with the Party Wall Act will be in place (will not be required if you own the adjacent property).
- The separating wall(s) between the existing and new properties meet the relevant Building Regulation requirements.
- The existing adjacent foundations and wall structures are suitable to support any proposed increased loading(s).
- The junction of the new and existing wall(s) will be constructed to ensure dampness cannot enter either of the properties.
- An effective damp proof course will be present within any shared wall(s).
- Movement joints will be incorporated to allow for limited differential movement.

6.2 Non-Traditional & Non-Standard Construction

Will any unit(s) contain any non-traditional construction methods

Yes No If No, please proceed to Section 7

If Yes, please complete the following and provide details of the name of manufacturer, system and third party accreditation etc. in the text box provided:

	Yes	No
Off-site manufactured – volumetric <i>Factory produced three-dimensional units transported to site and stacked to form dwellings e.g. pods</i>		
Off-site manufactured – panellised <i>Flat panel units built in a factory and transported to site for assembly. Open panel timber frames where connections can be viewed upon site inspection are not considered non-traditional or non-standard construction.</i>		
Off-site manufactured – hybrid <i>Volumetric units integrated with panellised systems</i>		
Off-site manufactured – sub-assemblies and components <i>Larger components that can be incorporated into either conventionally built or MMC dwellings</i>		
Non-off-site manufactured Modern Methods of Construction <i>Innovative methods of construction or materials used on-site / the use of conventional components in an innovative way</i>		

Traditional construction is defined as brick or block cavity construction or accredited timber frame (ISO 9001/CE Mark).

Certain products, materials and systems do not represent a standard risk for insurance and as such are not acceptable. To try and avoid issues during the construction and possible scheme cancellation, please see further details available on our website www.labcwarranty.co.uk

Additional information

Please provide additional information if selected i.e. name of system and the manufacturer, details of any third party accreditation provided by relevant bodies, design information, extent of intended use, previous installations, etc.

Please provide as much detail as possible. If this information is not supplied, we will be unable to assess your application.

7. Detailed Plot Information - To be completed for all units being registered on this development site

Please Note: A spreadsheet version of this matrix is available to download at www.labcwarranty.co.uk/plotschedule

Plot no.	Development Type	Construction type	Unit Type	Stage of Build	Recon cost	Sale Price	Block Name	Repeat
1	NH	NB	SD	F	£100K	£250k	1	
2								✓
3	NH	C	D	NW	£100K	£280K	2	
4	C	NB	D	F	£500K		3	

Plot No. is the designated number given by the Developer / Builder to identify the plot of land upon which the unit is to be built

Development Type is the intended use of the unit i.e.

- NH New Homes
- SH Social Housing
- C Commercial

Construction Type is the type of construction i.e.

- NB New Build units
- C Conversion units

Unit Type is the description of the property i.e.

- D Detached
- SD Semi-Detached
- T Terrace
- A Apartments
- O Office
- R Retail
- HOT Hotel
- ED Education
- HOS Hospital
- I Industrial
- SC Shopping Centre

Stage of Build is the stage of construction for each unit

New Build:

- NW No work started
- F Foundations poured / DPC
- FF First floor
- W Wall plate level
- R Roof / Watertight

Conversion:

- FF First-Fix
- SF Second-Fix

Reconstruction Cost is the cost of rebuilding the unit(s) on a like for like basis removing any land costs.

Sales Price is only required for New Homes developments and is the estimated price you would expect to achieve in the open market following the completion of the property. To clarify, the estimated selling price is the full price and should not include any discounts agreed or incentives i.e. Discount Market Scheme, Help to Buy etc.

Apartment Block Name

is the designated number or name given by the Developer / Builder to identify an individual building or structure, containing a number of units which does not rely on any other building or structure to sustain and transmit combined loads safely to the ground.

Repeat: this box should be ticked if the Development Type, Construction type, Reconstruction Cost and Sales Price (if applicable) are all the same as the unit detailed above.

Please note: there must be a unique number for each individual Plot, even if the Repeat Details box is ticked.

7.1 New Homes
 For housing developers building or converting private residential developments for sale on the private market

Total estimated selling price of units

Total estimated reconstruction cost of units

Will you be taking deposits from purchasers?

Yes No

If you are taking deposits then we may be able to provide cover under the Insolvency of Developer During the Building Period. Please consider if this cover is required as you may already have a facility for securing these deposits.

Would you like Insolvency of Developer During the Building Period cover, if we can provide it?

Yes No

7.2 Social Housing
 For Builders and Housing Associations involved in the construction of Social Housing developments

Housing Association name

Address

Contact name

Postcode

Telephone

Email address

Period of cover required 10 years 12 years

Total estimated reconstruction cost of units

7.2.1 Additional cover options available (please tick options required)

	Yes	No
Loss of Rent	<input type="checkbox"/>	<input type="checkbox"/>
Insolvency of Builder during construction	<input type="checkbox"/>	<input type="checkbox"/>

If Insolvency cover is required, please provide contract cost

If you have indicated that you would like Insolvency of Developer During the Building Period cover, if we can provide it, then we will undertake an assessment of your financial information in order to assess against our underwriting criteria. Following this we will either be able to offer the cover, offer the cover subject to certain conditions or decline to provide the cover. It is important that you review the quote document and attached conditions in full to determine whether cover has been provided or if conditions need to be met.

Only complete the contact details if the details are different from the main contact.

Please note that these additional extensions to the standard cover provided are available subject to meeting scheme criteria and will incur additional fees.

Without the contract cost being provided we will be unable to provide a quotation for Insolvency cover.

7.3 Commercial
For Developers working on commercial projects

Commercial Property Owner

Address

Postcode

Telephone

Email address

Total estimated reconstruction cost of units

Commercial Building type	No. of units
Offices	
Retail	
Hotel	
Education	
Hospital (Health Centre)	
Car Parking	
Industrial	
Other	

If Other, please give details

Total size (m²) of property insured

Number of years cover required for:

10 years

12 years

Are the works contracts under seal

Yes

No

7.3.1 Additional cover options available (please tick options required)

Contaminated land

7.3.2 Additional Cover Options Available for Waiver of Subrogation Rights

	Yes	No
Is a quotation required for waiver of the Underwriter's rights of recourse against the Contractor		
If Yes, has the Contractor been trading for more than 5 years		
Is a quotation required for waiver of the Underwriter's rights of recourse against the Structural Engineer		
If Yes, has the Structural Engineer been trading for more than 5 years		

Only complete the contact details if the details are different from the main contact.

Definition: The Commercial Property Owner is the present owner of the land / property at the time of application and will be the party noted on the policy certificates.

Definition: Reconstruction cost is the cost of rebuilding the unit(s) on a like for like basis removing any land costs.

Please ensure you provide total square metres i.e. include all floors.

Note: 12 year policies cannot be provided if the works contract is not under seal.

Note: Quotations will only be provided if the relevant party has been trading for more than five years in their own name and subject to scheme criteria.

Structural engineering company name

Contact name

Address

Postcode

Telephone

Email address

Only required if waiver of the Underwriter's rights of recourse against the Structural Engineer is requested.

8. Conversion / Refurbishment - Section to be completed if any properties you are building contain any conversion or refurbishment elements.

How was the existing structure used	
Residential	<input type="checkbox"/>
Storage	<input type="checkbox"/>
Communal	<input type="checkbox"/>
Other	<input type="checkbox"/>
Industrial	<input type="checkbox"/>
Livestock	<input type="checkbox"/>
Other	<input type="checkbox"/>

If Other, please provide details

Please provide plans showing the original property and any proposed alterations to be made. Where possible, please provide electronic copies of documentation. We will not be able to return any paper copies supplied.

Approximate year in which the property was built

I.e. property built in 1960 etc

	Yes	No
Has the Developer / Builder had experience in conversion or refurbishment projects	<input type="checkbox"/>	<input type="checkbox"/>
Has a condition survey been carried out	<input type="checkbox"/>	<input type="checkbox"/>
Have any other surveys or tests been carried out on the existing structure	<input type="checkbox"/>	<input type="checkbox"/>
Is the site in a conservation area	<input type="checkbox"/>	<input type="checkbox"/>
Does the development contain any barn conversions	<input type="checkbox"/>	<input type="checkbox"/>
Is the building listed	<input type="checkbox"/>	<input type="checkbox"/>
<i>Grade of listing if applicable:</i>		

We cannot provide cover for any conversions of grade 1 listed building, properties constructed using Oak as part of the structure or the waterproof envelope or any barn conversions.

Please provide a brief description of the works being carried out

Please provide copies of relevant surveys, reports etc. with this application. Where possible, please provide electronic copies of documentation. We will not be able to return any paper copies supplied.

9. Claims Experience and General Insurance Questions

Have you or any director or partner / any individual or organisation referenced within this form:	Yes	No
Sustained any losses or had any claims in the last three years that would be covered by this Insurance		
Ever been refused property insurance or had any special terms imposed by any insurer		
Ever been convicted or is there any prosecution pending for any offence involving dishonesty of any kind		
Ever been prosecuted or received notification of intended prosecution under the Health and Safety at Work Act 1974 or Consumer Protection Act 1987		
Ever been involved with a house builder or construction company that has gone into liquidation / declared bankrupt in the past. If Yes, please provide details of what company and when. A Statement of Affairs will usually be required if the liquidation / bankruptcy occurred in the last 5 years		

If Yes to any of the above, please provide details

If Yes, please confirm the party involved, extent, nature and value of each claim.

This section is to be completed in respect of all parties referenced within this form i.e.

New Homes: Developer (Land Owner) and Builder

Social Housing: Housing Association and Builder

10. Declaration

It is important that you answer all questions fully, truthfully and accurately. Please remember that the answers you give will be used to determine the terms that we can offer. If incorrect information is provided, this may result in the policy being amended or cancelled and may reduce the amount payable in the event of a claim or may result in the non-payment of a claim.

I/We declare that to the best of my/our knowledge and belief, the information I/we have given is correct and complete in every detail on behalf of the proposed insured.

Signed

Job title

For and on behalf of:

Name

Date:

This declaration should be signed by the current land owner or any beneficiary of any policies or products provided.

11. Supplementary Information

How did you hear about LABC Warranty	
Advert	<input type="checkbox"/>
Architect	<input type="checkbox"/>
Existing client	<input type="checkbox"/>
Local Authority Building Control	<input type="checkbox"/>
Presentation or seminar	<input type="checkbox"/>
Search engine	<input type="checkbox"/>
Website	<input type="checkbox"/>
Word of mouth	<input type="checkbox"/>
Other	<input type="checkbox"/>

If Other, please provide details

Please return this form to:

LABC Warranty,
2 Shore Lines Building, Shore Road,
Birkenhead, Wirral CH41 1AU

T: 0800 183 1755
E: enquiries@labcwarranty.co.uk
www.labcwarranty.co.uk

By completing this form, you are agreeing to LABC Warranty saving and processing the information provided. LABC Warranty may share personal information with credit reference agencies and companies for use in credit decisions and fraud prevention, to pursue debtors and to assist us in the administration of warranty and insurance cover. We may also make periodic searches at credit reference agencies and fraud prevention agencies to manage your account.

If you are an individual consumer, sole trader or partnership, please note that by submitting this application form, you indicate your consent to receiving email marketing messages from us. If you want to receive such messages, tick here

For further details, please refer to www.labcwarranty.co.uk/privacy-policy.

Please provide any additional information pertinent to your application.

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