

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)

Contact name

Address

Postcode

Telephone

Email address

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

Company name (if applicable)

Contact name

Address

Postcode

Telephone

Email address

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

Company name (if applicable)

Contact name

Address

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 or BSR providing your Building Control and carrying out your inspections

Contact name

Address

Postcode

Telephone

Email address

Date Building Regulations submission made

Are the works associated with high-risk building?

Yes

☐

No

☐

Please provide details of the Local Authority or confirm if the scheme is to be registered with the Building Safety Regulator (BSR). Please note LABC Warranty are ONLY able to provide a structural warranty quotation if a Local Authority or the BSR is undertaking the Building Control oversight.

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

Maximum number of storeys below or partially below ground level

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.

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	☐
Partnership	☐
Private Limited Company	☐
Public Limited Company	☐
Other	☐

If Other, please provide details

For Limited Companies please provide your company registration number

Year the Developer was established

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

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 your 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.

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.

4.3 Details of Previous Development Projects

Site address	No. of Units	Construction Type – i.e. New build, refurbishment / conversion or extension	Reconstruction cost of the build	Warranty provider (if applicable)

If there is any other relevant construction experience which may assist our assessment of your application for company registration then please detail on a supplementary sheet.

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.

Definition: Reconstruction cost is the cost of rebuilding the unit(s) on a like for like basis including demolition and professional fees but removing any land costs, adoptable roads and sewers, landscaping, utility charges and one off costs. These figures will be evaluated in conjunction with industry standard benchmark tools to determine the representative cost for insuring purposes

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

Company Registration Number

Address

Contact name

Postcode

Telephone

LABC Warranty registration number

Email address

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	☐
Partnership	☐
Private Limited Company	☐
Public Limited Company	☐
Other	☐

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

Site address	No. of Units	Construction Type – i.e. New build, refurbishment / conversion or extension	Reconstruction cost of the build	Warranty provider (if applicable)

If there is any other relevant construction experience which may assist our assessment of your application for company registration then please detail on a supplementary sheet.

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.

Definition: Reconstruction cost is the cost of rebuilding the unit(s) on a like for like basis including demolition and professional fees but removing any land costs, adoptable roads and sewers, landscaping, utility charges and one off costs. These figures will be evaluated in conjunction with industry standard benchmark tools to determine the representative cost for insuring purposes.

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

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

Company Registration Number

Address

Contact name

Postcode

Telephone

LABC Warranty registration number

Email address

Additional information (if applicable)

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:

		✓
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>	Open panel	
	Closed panel	
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>		

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

Traditional construction is defined as brick or block cavity construction or accredited timber frame. Please note that any closed panel timber frame is considered as a non-traditional construction method.

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. Development Information

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

Contact name

Address

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)

Loss of Rent	☐
Insolvency of Builder during construction	☐

If Insolvency cover is required, please provide contract cost

Definition: Reconstruction cost is the cost of rebuilding the unit(s) on a like for like basis including demolition and professional fees but removing any land costs, adoptable roads and sewers, landscaping, utility charges and one off costs. These figures will be evaluated in conjunction with industry standard benchmark tools to determine the representative cost for insuring purposes.

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.

Definition: Reconstruction cost is the cost of rebuilding the unit(s) on a like for like basis including demolition and professional fees but removing any land costs, adoptable roads and sewers, landscaping, utility charges and one off costs. These figures will be evaluated in conjunction with industry standard benchmark tools to determine the representative cost for insuring purposes.

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

Total estimated reconstruction cost of units

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 if 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		

Structural engineering company name

Address

Contact name

Postcode

Telephone

Email address

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 including demolition and professional fees but removing any land costs, adoptable roads and sewers, landscaping, utility charges and one off costs. These figures will be evaluated in conjunction with industry standard benchmark tools to determine the representative cost for insuring purposes.

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.

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	
Storage	
Communal	
Other	
Industrial	
Livestock	
Other	

If Other, please provide details

Approximate year in which the property was built

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

Please provide a brief description of the works being carried out

Please provide electronic copies of the existing and proposed plans

I.e. property built in 1960 etc.

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 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 5 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 and a liquidators report will usually be required if the liquidation / bankruptcy occurred in the last 5 years		

Please note this should be completed in relation to the company making the application.

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	☐
Architect	☐
Existing client	☐
Local Authority Building Control	☐
Presentation or seminar	☐
Search engine	☐
Website	☐
Word of mouth	☐
Other	☐

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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