

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.

If you or the landowner does not have an existing rental portfolio of at least five units it is unlikely we will be able to offer cover. If this is the case, please call 0800 183 1755

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 Accounting Purposes (please complete if different to main contact)

Company name (if applicable)

Contact name

Address

Postcode

Telephone

Email address

Guidance notes

This form should be used if you wish to apply for a quotation either or both of: Private Rental (PR) Private Rental Select (PRS)

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

Maximum number of storeys above ground level

Maximum number of storeys below or partially below ground level

Number of separate blocks

Are any blocks over £3,000,000

Yes No

If Yes, complete the following table

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

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.

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.

4. 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

4.1 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 4.2

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.

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

4.2 Non-Traditional & Non-Standard Construction

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

Yes No If No, please proceed to Section 5

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>		

Additional information

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

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.

5. 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	PR	NB	SD	F	£100K	£250k	1	
2								✓
3	PR	C	D	F	£120K	£300K	2	

Definitions & how to complete:

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.

- PR Private Rental
- PRS Private Rental Select

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

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.

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.

5.1 Private Rental
 Details of the Owner of the proposed Private Rental/Private Rental Select development

Private Rental Insured Party Name

Contact name

Address

Postcode

Telephone

Email address

Rental Portfolio

Please provide addresses and dates when first let of 5 rental properties

Address of rental property	Date when first let (month/year)

Period of cover required

10 years

12 years

Total estimated reconstruction cost of units

For Private Rental Select only: Excess required (please select one option)	
£50,000.00	
£100,000.00	
£250,000.00	
£500,000.00	
£1,000,000.00	

We will also provide an illustration of the premiums payable for other excess options within the quotation correspondence.

5.1.1 Additional cover options available (please tick options required)

	Yes	No
Loss of Rent		
Insolvency of the builder during construction (Private Rental only: not available for Private Rental Select)		

If Insolvency cover is required, please provide contract cost

Examples include student accommodation, retirement / care home developments, units retained as part of an on-going investment portfolio. The scheme is not designed for Developers building with the intention to sell, but who may rent properties for a period initially.

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

Definition: The Insured Party should be the owner of the Private Rental/Private Rental Select development i.e. the party which will receive the rental income.

If you or the landowner does not have an existing rental portfolio of at least five units it is unlikely we will be able to offer cover. If this is the case, please call 0800 183 1755.

Please note:

The excess selected must not exceed 10% of the Sum Insured i.e. if the development has a reconstruction cost of £2,000,000 then you are only able to select the £50,000 and £100,000 options. We are unable to offer terms with a £250,000 excess or above for a development of this size. The excess for the M&E element of cover of this product is defaulted to 20% of the excess.

The excess options above are only available for projects registered under Private Rental Select and cannot be requested for the PRS scheme.

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.

6. Builder Registration

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

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

6.1 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

6.2 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

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.

6.3 Details of Previous Development Projects

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

6.4 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.

6.5 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

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.

Additional information

7. 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 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.

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.

8. 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.

Private Rental/Private Rental Select: Insured Party (owner) and builder

9. 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.

10. 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

Please provide any additional information pertinent to your application on a separate sheet with this application

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

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 LABC Warranty. If you do not want to receive such messages, tick here

MD Insurance Services Ltd. is the Scheme Administrator for LABC Warranty. MD Insurance Services Ltd. is authorised and regulated by the Financial Conduct Authority. MD Insurance Services Ltd. is registered in England No: 3642459.

