

# De-risk your land and unlock its potential with our Land Quality Service

**Are you looking to invest or bring forward a residential scheme on brownfield land or sites with challenging ground conditions? How confident are you that ground risks are understood to protect your investment and accurately value the land to account for potential ground-related issues or abnormalities? Are the proposed solutions suitable for your development plans, timeframes, and budget?**

Our Land Quality Service team can help you answer these questions. They can evaluate whether the remediation or solutions offered can meet the land quality requirements of the NHBC Standards, making them acceptable for our Buildmark warranty and insurance products. An NHBC Certificate of Land Quality provides technical oversight to safeguard your investment, reassuring that the planned solutions or strategies applied are suitable, achievable and capable of delivering acceptable outcomes. This reduces the risk of development or land partners needing to alter contract terms or value, minimising unnecessary work and abortive costs.

## Specialist input from geotechnical and geo-environmental engineers

Our specialist team of geotechnical and geo-environmental engineers have worked on some of the largest land regeneration schemes in the UK. Together, they provide a technical opinion on all forms of land from brownfield and geotechnically challenging sites to marginal and greenfield sites.

## Three assessment stages provide a pathway to warranty acceptance

The service includes thorough review and assessment of the site's (1) investigation, (2) land remediation work proposals and (3) verification works for compliance with NHBC Standards.

On successful completion, a Certificate of Land Quality is issued, outlining the checks performed to provide confidence in the land quality aspects of the site. Additionally, it provides clarity on what has been accepted, including foundation strategies and details what still needs to be considered. This enhances confidence for schemes with complex contamination and geotechnical risks, ensuring a smooth path to warranty approval.

## The benefits to you

Addressing challenging ground conditions at the earliest opportunity reduces risks, safeguards your investment and provides confidence towards the project delivery.

### Time saving benefits of early engagement with our Land Quality team

- Early understanding of current and future challenges, supporting decision-making and effective planning.
- Provides confidence in the valuation, inhibiting future challenges because risks are identified and addressed early.
- Our specialist team is fully conversant with residential markets to quickly consider issues or plan changes.

### Quality benefits from working with our experts

- Our specialist engineers know the requirements of the NHBC Standards inside out and provide technical clarity on key elements of work.
- Trusted, independent oversight reassures others that NHBC land quality requirements can or have been met and that the pathway to warranty acceptance is clear.
- Considers compatibility of remedial and geotechnical solutions and clarifies the site's status from the viewpoint of a warranty provider.

### Cost saving benefits for your proposed development

- A Certificate of Land Quality provides certainty that the land quality aspects of the site will be acceptable to NHBC for future warranty.
- Developing land that has been pre-checked against NHBC Land Quality requirements will help you understand the land's value due to abnormalities.
- Reduces the likelihood of buyers renegotiating costs or development partners needing to alter contract terms.
- Provides feedback on proposed alternative value engineering and innovative solutions, minimising the risk of unnecessary work and costs.

## Frequently asked questions

### How far in advance should I engage your Land Quality team?

For maximum benefit, we recommend engaging the team as early as possible in the pre-development stages, ideally at least, a minimum of three months in advance of construction work starting or the exchange of contracts.

### How much does it cost?

This is a bespoke service and several factors, including the complexity and size of the site, the duration of our engagement and the level of service required, will determine the price for each project.

### Do you carry out land quality assessments or land remediation?

No, we don't. Our Land Quality Service offers technical risk management for clients who want to evaluate and remediate their sites for future residential development or who need assurance that proposed foundation or remedial solutions for their development objectives, comply with the NHBC Standards (Chapter 4.1 Land Quality: Managing Ground Conditions), supporting their future application for warranty and insurance cover.

### We use our technical advisors and consultants who provide guidance and guarantees. Why do we need the NHBC Land Quality team?

Consultants are usually experts in one specific area. Our team includes both geotechnical and geo-environmental specialists who work together to ensure that solutions are well-matched across both areas and practical for construction. Only NHBC has the authority to determine whether proposals (or works) can meet the requirements of the NHBC Standards.

### Planning approval has already been granted, and environmental conditions are discharged.

Planning often ignores whether a site is practical for residential development. Instead, it focuses on regulations like contamination, noise, wildlife and water. Our Land Quality Service is fully focused on whether the site is right for future home building and will meet the land quality requirements of NHBC Standards.

### Viability is a concern but our partners are confident that it will be delivered on time and within budget, so why do we need this service?

Land that has been pre-checked against NHBC land quality requirements will reduce the need for development partners to alter contract terms or the risk of unnecessary work and costs (eg the need for a raft as opposed to a reinforced strip, identified late in the day, may reduce land value by £7,500/plot)



## Get in touch

The team would love to hear from you. If you have any questions at all, please visit [nhbc.co.uk/lqs](https://nhbc.co.uk/lqs) or email us at [lq@nhbc.co.uk](mailto:lq@nhbc.co.uk).