

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

Are you involved in the remediation, ground improvement or enabling works on land with challenging ground conditions that is intended for future residential development? If so, our Land Quality Service can support you in enhancing the site's appeal and protecting its value.

If you are a remediator, our Land Quality team can provide reassurance to your potential buyers and wider stakeholders, through a Land Quality Certificate, that your remediation strategies or completed works are suitable for future residential development and will comply with the land quality requirements of NHBC Standards.

If you are a consultant, designer or third-party technical advisor, our team can provide independent confirmation that your recommendations to landowners, developers, or funders for sites with complex contamination or geotechnical issues will comply with the NHBC Standards.

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 offer technical opinion on all forms of land at pre-development stage, from brownfield and geotechnically challenging sites to marginal and greenfield sites.

Three assessment stages provide a pathway to warranty acceptance

The service can include thorough review and assessment of the site's (1) investigation, (2) land remediation 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 ensure confidence in the land quality aspects of the site and specifying which foundation solutions are acceptable to us. This is likely to enhance the site's appeal to residential developers and investors and protect its value.



The benefits to you

Engaging with our Land Quality team at the earliest opportunity provides time saving, quality and cost benefits.

Time saving benefits of early engagement with our Land Quality team

- Provides the opportunity to discuss your desired outcomes and allows our in-house specialists to contribute to compliant solutions early on.
- You have clarity on technical matters, allowing alternative options or proposals to be considered, making decision-making more transparent and efficient.

Quality benefits from working with our specialists

- Trusted, independent oversight demonstrates that strategies or works are within risk appetite on sites with difficult conditions.
- Our specialist engineers know the requirements of the NHBC Standards inside out and provide independent, technical clarity on key elements of work.
- You and your wider stakeholders can be reassured where difficult contaminants are present or if your planned approach is new and innovative.

Cost saving benefits for your proposed development

- Our independent certificate of land quality provides clear information on the land's status, reducing the likelihood of buyers renegotiating land value or altering contract terms.
- You receive expert feedback on proposed alternative value engineering and innovative solutions, protecting reputation and minimising the risk of unnecessary re-work and costs.

Frequently asked questions

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

For maximum benefit, we would always recommend that you engage the team as early as possible in the pre-development stages. At the very least, a minimum of three months in advance of construction work starting on site or land sale.

How much does it cost?

This is a bespoke service and the price for each project will be determined by a number of factors such as the complexity and size of the site, the duration of our engagement and the level of service required.

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 customers' development objectives, comply with the NHBC Standards (Chapter 4.1 Land Quality: Managing Ground Conditions), supporting their future application for warranty and insurance cover.

I'm an expert in remediation and land regeneration, why do I need the NHBC Land Quality team?

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.

Can you advise on maximising material re-use on a site?

Yes. Our Land Quality team wrote the Engineered Fill chapter of the NHBC Standards so are absolutely best placed to help you get this right.

I want to use innovative methods, can you support on this?

Our team has often supported proposals for innovative methods, such as ground improvement solutions on peaty ground or sites with high-ground gas risks. Please ask to see some case studies.

Get in touch

The team would love to hear from you. If you have any questions at all, please visit nhbc.co.uk/lqs, or you can email us on lq@nhbc.co.uk.

