

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

Do you need to evaluate a site with challenging ground conditions for future residential or mixed-use development? Do you need assurance that your proposed foundation or remedial solutions will comply with the NHBC Standards?

Our Land Quality team can help to reduce your risk of future non-compliance. Through a Land Quality Certificate, they can provide advance reassurance that your strategies or completed works are suitable for your development plans and will comply with the requirements of 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 includes 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 land's value and assist you in meeting our warranty requirements.



The benefits to you

Addressing challenging ground conditions before starting work on site streamlines the building process, reducing risks of delays, unforeseen costs and abnormalities.

Time saving benefits of early engagement with our Land Quality team

- Provides time to discuss proposals for the land and allows us to contribute to compliant solutions. Substructure elements are resolved in advance to minimise the potential for future issues and delays.
- You have clarity on the challenges to be tackled and those still ahead, making decision-making easier, more transparent and efficient.

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.
- You and your wider stakeholders can be reassured that your strategies are suitable for your residential development plans.

Cost saving benefits for your proposed development

- Certainty in procurement because you have certainty on what is accepted or recognise what still needs to be addressed. Minimising the risk of unexpected or need for additional work.
- Reduced risk of abnormalities being found late and causing costly delays to your programme.
- Allows consideration of value engineering or innovative solutions.

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 work starting.

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 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 have my own consultants, why do I need the NHBC Land Quality team?

Consultants are usually focused 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.

When I register a site with NHBC, doesn't the NHBC warranty team assess land quality matters then?

On sites with challenging ground conditions, it's unlikely to be in your best interests to wait until the point of registration to find out if your detailed designs are going to meet the NHBC Standards. By engaging our Land Quality Service early, you can simplify the warranty acceptance process. Our team can review your proposals and work with you to achieve solutions that mean you can achieve your goals without the risk of abortive costs. This is particularly useful where innovative or unique approaches, are being considered.

Can you help me maximise material re-use on my site?

If you're thinking of building on engineered fill and need to keep the material on site, as the team who wrote the Engineered Fill chapter of the NHBC Standards, our specialists are best placed to help you get it right.

I want to use innovative methods, will NHBC impose a more onerous or conservative solution?

Our team often supports housebuilders in gaining acceptance of 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.