

NHBC Bespoke Technical Risk Management Plans (BTRMPs)

The next stage in our new technical risk management strategy



Introduction and background

We introduced Key Stage Inspections in 1999 and they remain central to the way we manage technical risk on site. However, we recognise that:

- our Builders are not one size
- projects are not one size
- construction risks are not the same on each project.

Bespoke Technical Risk Management Plans enhance our Key Stage Inspection process and help us target specific risks between key stages on each project.

What are Bespoke Technical Risk Management Plans?

Bespoke Technical Risk Management Plans are produced for each new site to:

- identify any specific construction risks based on our claims and industry insights
- confirm any additional risk management activities that we will undertake.

These additional activities may include:

- Risk Based Inspections - additional called-for inspections to help us target specific risks between key stages. 24 hours' notice is required and Quality Common Scoring feedback will be provided following each inspection. Reportable Items will be recorded if defects are identified during inspections.
- Quality Benchmark Reports - additional feedback reports for specific construction risks, to support site managers to 'build right first time'.
- Moments in Time - photographic evidence may be requested in addition to or instead of some Risk Based Inspections.
- Inflight Joint Virtual Meetings - meetings may be arranged ahead of higher risk construction elements or key points in the project.

Bespoke Technical Risk Management Plans are live documents that will be updated throughout the life of a project in response to the quality of construction experienced on site.

What are the benefits of Bespoke Technical Risk Management Plans?

- more focus on specific risks between key stages on every new warranty and building control project to help improve construction quality
- higher-risk areas of construction identified and highlighted at an early stage on each project to help us offer additional support (we can help with Risk Guides, toolbox talks, training etc.)
- additional risk management activities to reduce the risk of defects occurring and improve the quality of new homes.

When will Bespoke Technical Risk Management Plans be introduced?

- Plans will be implemented on all new sites submitted from 1 July 2023 onwards.

NHBC Bespoke Technical Risk Management Plans (BTRMPs)

The next stage in our new technical risk management strategy



Example Bespoke Technical Risk Management Plan

Bespoke TRM Plan

Bespoke Technical Risk Management (TRM) Plan – Appendix (Site Record Book Copy)

Project Reference No	0006145255	Site ID	6154448
WJ Ref	30872	Version	1
Builder	Example South Midlands A Division of Example UK Ltd	Date of issue	31/01/23
Site address	NHBC House, Milton Keynes, Buckinghamshire, MK5 8FP	NHBC Project Lead	Example
No of Plots	20	Building Inspector	Example
		Site Manager	Example

NHBC will arrange the following joint virtual meetings:

Joint Virtual Meeting	Comments	Date	Required attendees
None			

Please place in the Site Inspection book
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Bespoke TRM Plan

Bespoke TRM Plan

The following Risk Based Inspections are required to be undertaken in addition to Key Stage Inspections. Please provide a minimum of 24 hours' notice for all inspections.

Seq no	Construction Risk	Comments	Applies To Blocks/Plots	Benchmarking ¹		Risk Based Inspections required	Moments in Time ² Photos to be agreed with Building Inspector/Notes
				Required	Completed Date		
1	Spandrel Panels	During the pre-plaster inspection please inspect the condition of the unit, lateral restraints, fixings and fire stopping of any separating walls. Please refer to NHBC Risk Guides for Spandrel Panels	1-20	Y		1-20	
2	Bay Windows	Please inspect all waterproofing, DPCs and cavity trays (Raked joints before flashings go in). Refer to the NHBC Risk Guide for cavity trays/DPCs - Superstructure. See MIT comments	1-2,6,10-14	Y		1-2,6,10-14	Physical inspection not required. Your Building Inspector will request photographic evidence via the TAI APP - please ensure the photos show waterproofing, DPCs and cavity trays.
3	Render	Please inspect the preparation of the background including bed joint reinforcement, movement joints and render beads. Refer also to manufacturers guidance and NHBC Risk Guide for Render.	1-5,15-20	Y		1-5,15-20	Not required

Please place in the Site Inspection book
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Bespoke TRM Plan

Seq no	Construction Risk	Comments	Applies To Blocks/Plots	Required	Completed Date	Risk Based Inspections required	Moments in Time ² Photos to be agreed with Building Inspector/Notes
4	Other 1	Ground source heat pumps - Please inspect before covering. No Physical Inspection Required. See MIT Comments	1-20	N		1-20	Your comments in line required of installed ground source heat pump prior to covering Your Building Inspector will request photographic evidence via the TAI APP

Notes

- Benchmarking - Our Building Inspector will produce a Quality Benchmark Report for the 1st plot/block ready for inspection.
- Moment in Time photos will be requested by our Building Inspector via the TAI App.

Please place in the Site Inspection book
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Risk Based Inspections – Appendix (keep in site inspection book)

Date: 31/01/23

Site ID: 6154448
Builder: Example South Midlands A Division of Example UK Ltd
Site at: NHBC House, Milton Keynes, Buckinghamshire, MK5 8FP
No of Units: 20

Please provide the NHBC Building Inspector with 24 hours minimum notice for inspection of the following Risk Based Inspection Stages of construction. Please note that these inspections are required in addition to Key Stage Inspections.

Construction risk	Comments	Applies To	
		Plots	Blocks
Spandrel Panels	During the pre-plaster inspection please inspect the condition of the unit, lateral restraints, fixings and fire stopping of any separating walls. Please refer to NHBC Risk Guides for Spandrel Panels	1-20	
Bay Windows	Please inspect all waterproofing, DPCs, cavity trays (Raked joints before flashings go in). Refer to the NHBC Risk Guide for cavity trays/DPCs - Superstructure.	1-2,6,10-14	
Render	Please inspect the preparation of the background including bed joint reinforcement, movement joints and render beads. Refer also to manufacturers guidance and NHBC Risk Guide for Render.	1-5,15-20	
Other 1	Ground source heat pumps - Please inspect before covering	1-20	

Footnote to Building Inspector – Please place in the Site Inspection book at your earliest opportunity and confirm inspection arrangements to the Builder

Copied to: Example

Please place in the Site Inspection book
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