

Build Timeline for New Homes

Local Authority Building Control – Standard Inspection Framework	LABC New Home Warranty Surveyors*	LABC NHW Customer Service Unit	Services	Code for Sustainable Homes assessment Home Information Packs required when the property is marketed regardless of build stage PEA's provided as part of the SAP Calculations if required for Home Information Packs
(Most local authorities will produce a bespoke inspection plan)	Surveyors instructed on receipt of deposit payment/quotation acceptance sheet	Registration Form and CNF** Form assessed within 5 working days of completion. Initial deposit payment or quotation acceptance sheet received	SAP assessment	
Commencement	IDA/refurb assessment	Initial Developer Assessment carried out		
Foundations or ground beams	Key stage inspection	Site audit inspection begins		
		Overall Initial Certificate, policy document and relevant indemnities are issued to developer		
Oversite		On receipt of written confirmation of individual unit postal addresses and signed indemnities, individual Initial Certificates and policy documents issued		
Drainage				
Damp proof course				
Structure	Key stage inspection			
Pre-plaster	First fix (or pre-plaster) Key stage inspection			
Drains test				
Completion	Issue Final Certificate Key stage inspection Issue Certificate of Approval	Final inspection carried out by site audit surveyor and LABC inspector	Acoustic/Air pressure tests (pre-completion)	
		On receipt of written confirmation of house sale prices, Certificates of Insurance issued	Energy performance certificate (EPC)	

*Assessment of detailed design proposals and review of inspection required to manage risk carried out through the whole process
** Contract Notification Form

LABC New Home Warranty Haymarket Court Hinson Street Birkenhead Wirral CH41 5BX