

Build Timeline for Social Housing

Local Authority Building Control – Standard Inspection Framework	LABC New Home Warranty Surveyors*	LABC NHW Customer Service Unit	Services	
(Most local authorities will produce a bespoke inspection plan)	Surveyors instructed on receipt of deposit payment/quotation acceptance sheet	Proposal Form assessed within 5 working days of completion. Full payment or quotation acceptance sheet received	SAP assessment	
Commencement	Refurb assessment	Refurbishment assessment (if applicable)	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	
Foundations or ground beams	Key stage inspection	Site audit inspection begins		
		Overall Initial Certificate and policy document are issued to Housing Association		
Oversite	Key stage inspection			
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
		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

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

LABC New Home Warranty is a trading name of MD Insurance Services Ltd. MD Insurance Services Ltd. is the Scheme Administrator for the LABC New Home Warranty. MD Insurance Services Ltd. is authorised and regulated by the Financial Services Authority. MD Insurance Services Ltd. is registered in England No: 3642459.

03A-370-2.00-280109