



Raising standards to protect homeowners

NHBC update and policy for use of C4SLs and S4ULs

East Land Quality Forum

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NHBC update and policy for use of C4SLs and S4ULs

Content

- **Who is NHBC?**
- **Category 4 screening values**
- **S4ULs**
- **Other – BS8485:2015**



NHBC update and policy - Who is NHBC?

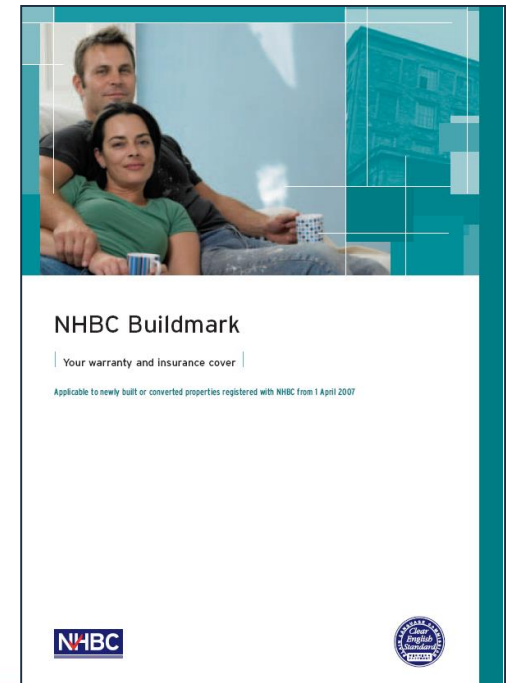
National House Building Council (NHBC)

- Set up in 1936 - combat poor quality in new build housing industry.
- Approx 12,000 builders on register.
- Leading warranty and insurance provider – 10 year Buildmark first introduced 1965.
- Authorised by PRA and Regulated By PRA / FCA

NHBC update and policy - Who is NHBC?

National House Building Council (NHBC)

- Standards setter for UK house-building or new and newly converted homes.
- Approved Inspector – Building Control.



NHBC update and policy - Who is NHBC?

Buildmark Warranty

Contaminated Land Cover included under section 5 of warranty

- **Valid Claims** - *If substance/s within the site curtilage result, or could reasonably be expected to result in a Statutory Notice being served.*
- **Financial limits** - *The maximum claim relating to a Home under Section 5 is the Original **Purchase Price**, up to a maximum of:*
 - ***£1 million** for a newly built Home; or*
 - ***£500,000** for a converted Home*

NHBC update and policy for use of C4SLs and S4ULs

- We are not endorsing either C4SLs or S4UL's.
- Should be based on general consensus – collaborative project.
- Our position on C4SL set out in Technical Extra Issue 15 dated October 2014

<http://www.nhbc.co.uk/Builders/ProductsandServices/TechnicalExtra/>)

- Aim of the article was to inform our registered builders/developers and their consultants.

NHBC update and policy for use of C4SLs and S4ULs

- Our policy is based on assessing sites under Chapter 4.1 of our Standards.
- Provision of Buildmark Warranty - Would it result in a Claim?
- We are not a regulator and not assessing the site under the planning process.



NHBC update and policy for use of C4SLs and S4ULs

NHBC Policy – Category 4 screening levels (C4SL's):

- Accepted by NHBC for developments in England and Wales.
- Must be justifiable and defensible in the CSM.
- Scotland and Northern Ireland – Still minimal risk levels so use with care.
- Developers should check they are accepted by LA.

NHBC update and policy for use of C4SLs and S4ULs

NHBC Policy – C4SL's:

- Attended stakeholder workshops for the first 6 contaminants.
- Initially concerned over some of the proposed concentrations – e.g. Cadmium.
- Involved with the workshop for the next batch – approx 50 contaminants.
- NHBC opinion was that project should concentrate on contaminants of concern- frequency of occurrence.

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NHBC Policy – C4SL's:

- For sites that have started the developer may need to reconsider the screening criteria.
- For sites that are yet to start then risk assessment/site assessment criteria should be reviewed and updated inline with latest guidance.
- SGV for lead still appearing in recently written reports.

NHBC update and policy for use of C4SLs and S4ULs

NHBC Policy – Suitable 4 use levels (S4UL's) .

- Accepted by NHBC; Authoritative & reduces the risk to NHBC Buildmark Warranty.
- NHBC did not attend LQM/CIEH Workshop (S4ULs) but holds the publication.
- C4SLs considered acceptable for assessment of sites for our Buildmark Warranty.
- Would not insist on use of S4UL's.

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NHBC Policy – Other screening criteria

- Happy to review other GACs – have to be justifiable, open and auditable. How have they been derived?
- Atkins ATRISK – we have difficulty in accepting as not clear how they have been derived. Not open access.
- Site Specific Assessment Criteria? Do you remember them? DQRA?

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GAC - C4SL / S4UL's – issues for NHBC:

Common sense still needs to prevail

- Not just a number – is applicable?
- Visual or olfactory issues?
- Would you want it in your garden?
- Growing Medium? Not just about Human Health?
BS3882 requirements should also be met
- Could it still result in a claim?



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Summary

- Sites assessed for the provision of our warranty – not a regulator.
- C4SL and S4ULs both accepted by NHBC – but would not insist on S4ULs over C4SL.
- GAC used should be applicable to your site. Justifiable/ defensible.
- Common Sense?

Other

- BS 8485:2015 Code of practice for the design of protective measures for methane and carbon dioxide ground gases in new building developments

Out for consultation. Some major changes. Please review and comment.

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Thank you for listening

Any questions?

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