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Guidance Document

The BRE Global Certification PRC Homes Repair Scheme (the Scheme) is intended to provide an owner of a Pre-cast Reinforced Concrete (PRC) Home with a means to demonstrate structural integrity of the home to mortgage lenders and home insurers.

Background

The Scheme builds on the system operated by a subsidiary of NHBC PRC Homes Ltd (a subsidiary of the National House Building Council (NHBC) between 1985 and 1996 to license repair scheme for housing systems designated as defective under the 1984 housing defects legislation and incorporated into the Housing Act of 1985.

The primary source of information for developing individual repair specifications was contained in a number of reports prepared by BRE following on-site investigation and analysis of the majority of systems.

The outcome was that a series of prescriptive repair specifications was established, one for each system, and licences to implement the repair specifications were issued to designers able to demonstrate competence in the application of the repairs to individual dwellings. Approved parties issued certifications of completion which were acceptable to lenders and insurers for each dwelling.

In the intervening years a large number of dwellings have been rehabilitated using this approach but the original repair specifications have not been updated to account for changes in construction practice or building regulations and the lack of a central register of completion certificates has resulted in difficulties for sale and resale of properties where certificates have been lost.

The original repair specifications were wholly prescriptive and experience has shown that in some instances the implementation of a full repair in every case has led to unnecessary work being carried out. The development of alternative cladding products allows the possibility of including alternatives to brickwork (as previously universally required) to be incorporated in repair specifications.

The Scheme therefore reintroduces a formal means of preparing and registering Certificates that are acceptable to Mortgage Lenders and Insurers. Scheme is more flexible than its predecessor in that it allows for the approval of System Repair Specifications which permit stated variations in the extent of work to be carried out and a choice of external finishes.

The Scheme

The Scheme has two key means of ensuring that repair works should be of a suitable standard to meet mortgage lenders' and insurers' requirements.

- Registered Practitioners who have demonstrated to the Scheme Manager that they have the qualifications and experience necessary to design and administer Approved Repair Specifications and subsequently confirm that these have been carried out to an acceptable standard.

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- Evaluated Specifications which can only be prepared, modified and used by a Registered Practitioner if they (the Specifications) have been formally registered following an approval assessment by the Scheme Manager.

The methodology ensures that structural repairs to Pre-cast Concrete Homes are of a suitable quality to meet the requirements of mortgage lenders and insurers and meet current building regulations, at the same time allowing enough flexibility to ensure that repairs on any particular property are appropriate in the circumstances.

There are three main elements to the Scheme:

- The Register of Practitioners
- The Register of PRC Home System Repair Specifications (Register of Specifications)
- The Register of Properties that have been confirmed as satisfactory by Registered Practitioners under the Scheme (Register of Properties)

These Registers are maintained by BRE (the Scheme Manager) and published on The Scheme web-site <http://www.bregloballistings.com/search/scheme.jsp?id=4>.

To be included on the Register of Practitioners, an individual (not a company) must demonstrate to the Scheme Manager that they are competent and have appropriate qualifications, experience and professional indemnity insurance cover. This will be audited by the Scheme Manager on an annual basis and take into account their previous year's activities.

Only designs prepared by a Registered Practitioner can be considered by the Scheme Manager for inclusion on the Register of Specifications. The Registered Practitioner is automatically registered to use the specification that they have registered but must obtain additional agreement to use other registered specifications.

The property to be repaired is registered on the 'Register of Properties' at commencement of the works.

A 'Certificate of Structural Repair' is prepared by the 'Registered Practitioner'. The Certificate only becomes valid when formally registered and published on the 'Register of Properties'.

BRE Global Standard Terms and Conditions apply.

Applications by Registered Practitioners

Applications must be in writing using the attached form and sent with the fees and information requested to PRC Homes Repair Scheme, BRE, Watford WD25 9XX.

If the requested information has not been provided in the detail specified on the application form the Scheme Manager reserves the right to make additional charges.

If an application is rejected then there is recourse to an Appeals procedure.

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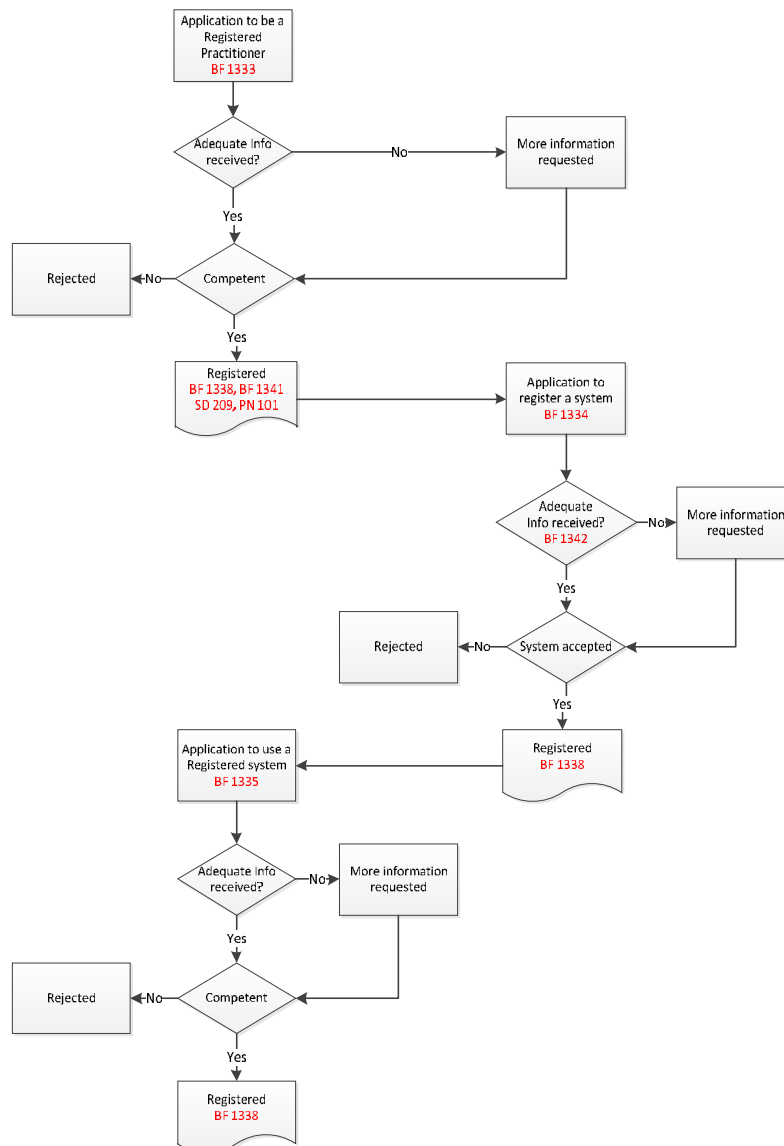
Certificates

Certificates of Structural Repair, which should be acceptable to Mortgage Lenders and Insurers, will be issued by the Registered Practitioner. The Certificate is only valid if it has been registered on the Register of Properties by the Scheme Manager and the Registration number is included on the Certificate.

The issue of a validated Certificate confirms that in the opinion of the Registered Practitioner, the PRC Homes repairs have been carried out by a competent contractor to an Evaluated Specification to a satisfactory standard. A satisfactory standard means that the Evaluated Specification has been implemented correctly.

Overview of the Scheme, including the points at which the scheme documentation is relevant

Part A – Practitioner Registration



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Part B– Repair Registration

