

Glossary

Adverse selection	The possibility that, if builders are free to select which homes they submit to warranty schemes, they may do so in a way adverse to the interests of an insurer.
BEC	Building Employers Confederation.
BGD	Building Guarantee Department of MMI .
BSA	Building Societies Association.
BUILD	Building Users' Insurance against Latent Defects, in non-residential buildings, based on a report under that title by IFSC .
Builder	One who constructs homes (as distinct from a developer) but who may, and often does, act also as developer. In this report the term `builder' is, for convenience, used to denote either builder or developer, as appropriate, unless otherwise stated.
Building Regulations	Statutory requirements for construction of buildings generally, including new homes, aimed primarily at health and safety aspects.
Buildmark	Brand name of the NHBC warranty scheme: applied to the documentation supplied to the purchaser.
CA	Consumers' Association.
CML	Council of Mortgage Lenders.
Conversions	Include conversion of non-residential buildings for residential use, and subdivision of existing houses into new flats, for example, where substantial new building work is required.
Decennial insurance	Ten-year insurance against cost of remedying defects, as in France, without the other elements of structural warranty services.
Developer	One who arranges for the construction of homes, or who is concerned in such arrangements, but does not construct them.
DoE	Department of the Environment.
DTI	Department of Trade and Industry.
Dual sourcing	Obtaining a supply of structural warranty services from more than one source.
FMB	Federation of Master Builders.
Foundation 15	Brand name of structural warranty service provided by MMI .
Generation	For the purposes of insurance, all houses registered under a particular structural warranty scheme in the same calendar year.

HAPM	Housing Association Property Mutual Ltd.
HBF	House Builders Federation.
Heave	Expansion of ground under a home due, for example, to absorption of rainfall after contraction caused by a drought; the opposite of subsidence .
HIA	Housing Improvement Association (parent body of the original NHBRC).
HSC	Housing Standards Company Ltd, a subsidiary of MMI ; provider of Foundation 15 .
IFSC	Insurance Feasibility Steering Committee, set up by the Building Economic Development Council; authors of the BUILD report.
Inspection	The process of inspecting a building at intervals during construction.
Minet	Minet Insurance Brokers (UK) Ltd.
MMI	Municipal Mutual Insurance Ltd; leading insurer to local government and parent company of HSC .
Munich Re	Munich Reinsurance Company; lead reinsurer to the NHBC scheme.
Muniguard	Original name of the defects insurance scheme proposed by MMI , which developed into Foundation 15 .
NFBTE	National Federation of Building Trades Employers; forerunner of HBF .
NHBC	National House Building Council.
NHBRC	National House Builders Registration Council, original name of NHBC .
NHSB	National Housing Standards Board.
OFT	Office of Fair Trading.
Parker Morris	Standards formerly obligatory for homes built by local authorities and new town corporations.
Plot	Area of land occupied by a single home; individual homes, including flats etc, on a building site are commonly designated by plot numbers.
PRC	Precast reinforced concrete.
Reinsurance	Insurance cover taken out by an insurance company against aggregate losses in excess of stated limits, usually with insurers specialising in this class of business.
RIBA	Royal Institute of British Architects.

RICS	Royal Institution of Chartered Surveyors.
Site	A continuous area of land on which a number of homes are under construction by one developer.
Subsidence	Contraction of the ground under a home caused, for example, by drying out or mining operations.
VHSG	Volume Housebuilders Study Group.