

HADFRAME.CO.UK

BUYING A HADFRAME LIGHTWEIGHT STEEL FRAMED PROPERTY

BOPAS Explained

BOPAS which stands for Building Offsite Property Assurance Scheme provides assurance to the lending community (mortgage companies) that innovatively constructed properties against which they may be lending, will deliver a consistent durability performance based on a standard time frame of 60 years, which translates to two 30-year mortgage terms. This would be the minimum expectation for structural components.

Companies who design, supply and install innovative methods of constructing houses seek BOPAS approval to determine that their system is technically of a high enough quality to last 60 years and also that their systems are robust enough that every house they build is built consistently to an approved standard detail.

The process of BOPAS accreditation is made up of a technical assessment and this will include the Hadham Construction design, manufacture and installation, right up to the finished product. The property will not only need to meet building regulations, but will also have to satisfy every aspect of the approved standard detail criteria as well.

The CML, Council of Mortgage Lenders states on their web site that If a property is a non-traditional construction, lenders will require that it meets certain key criteria. It may help to obtain certification for the property from one of the major bodies such as the:

- British Board of Agreement (BBA)
 - Building Research Establishment (BRE)
 - Buildoffsite Property Assurance Scheme (BOPAS).
- <https://www.cml.org.uk/consumers/buying-a-home/new-build/>

Why do you need warranty insurance

A new home warranty can be a 10 or 12 years, it is an insurance policy which protects buyers of new homes from structural defects. It is a condition of most mortgage applications that a structural a warranty is in place for newly built or converted properties.

Buying Warranty insurance Cover for Steel Framed House

BLP and LABC provide warranty insurance, this insurance cover meets the cost of re-instating the Premises in the event of a defect occurring in the structural parts, the structural parts include the parts of the premises which are essential to the structural stability and waterproofing, such as walls, foundations, windows and roof.

<https://www.blpinsurance.com/>
<https://www.labcwarranty.co.uk/>

LABC Warranty offer a traditional 10 year insurance policy and BLP offer a 10 or 12 year insurance policy, these offer buyers protection for their new homes, in the event of structural defects.



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Mortgage Lenders for Steel Framed Houses

The following companies will provide mortgage on steel framed properties, subject to meeting the same underwriting criteria such as survey valuation and loan to value as a standard build.

- Santander
- Halifax Building Society
- HSBC

Why buy a Steel Framed House

- very ecological approach to building due to the minimal waste both in manufacture and on site construction.
- With increases in energy costs, lightweight steel houses allow for excellent insulation when combined with the latest cladding systems.
- Fast to construct, particular if being clad with composite panels.
- Greater solidarity and strength.

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