

Managing risk and supporting innovation



Terry Mundy
Business Development Manager
Lloyd's Register EMEA



Developer arranges a meeting with a banker to seek agreement to provide mortgage finance



Presentation of Traditional Designs





Presentation of Non-Traditional Designs





BANK





Manufacturer

BOPAS
Accredited



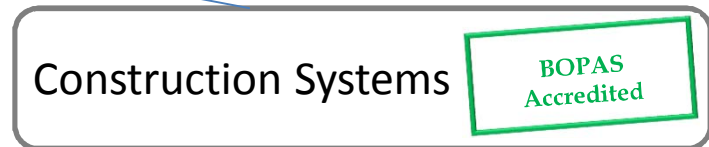
Constructor

BOPAS
Accredited



Site

BOPAS
Approved



Construction Systems

BOPAS
Accredited

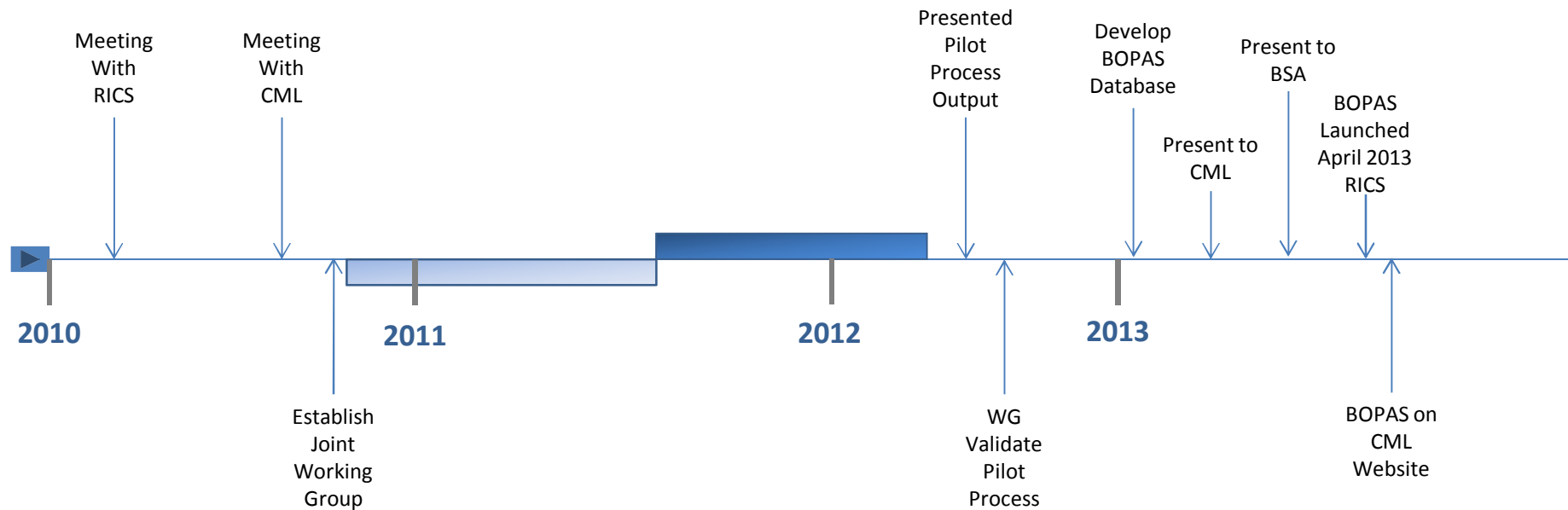


BANK



Mortgage finance agreed in principal as the
construction system BOPAS Accredited

BOPAS Development Timeline



Working Group Define Lenders Needs/Concerns and Develop Response



Perform Pilot BOPAS Assessment on 3 Different Offsite Providers

Scopes of Accreditation



Design



Construction



Manufacture



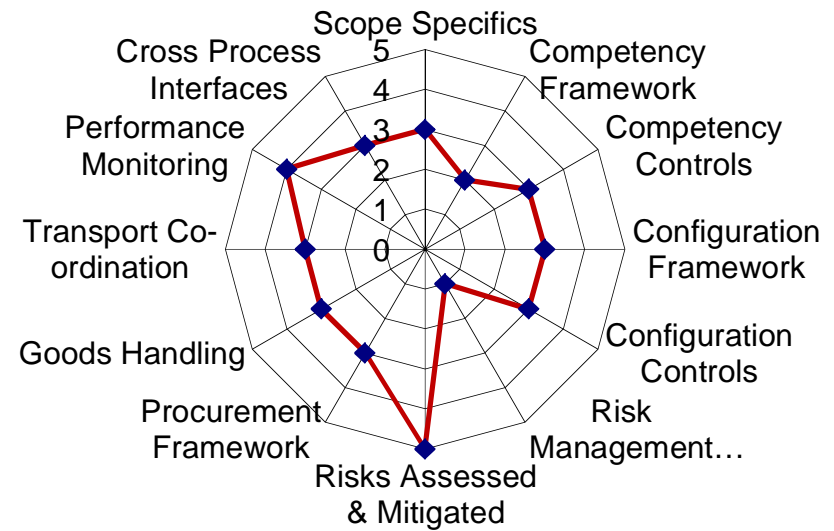
Project
Management

Gap Analysis



Full implementation audit assessment

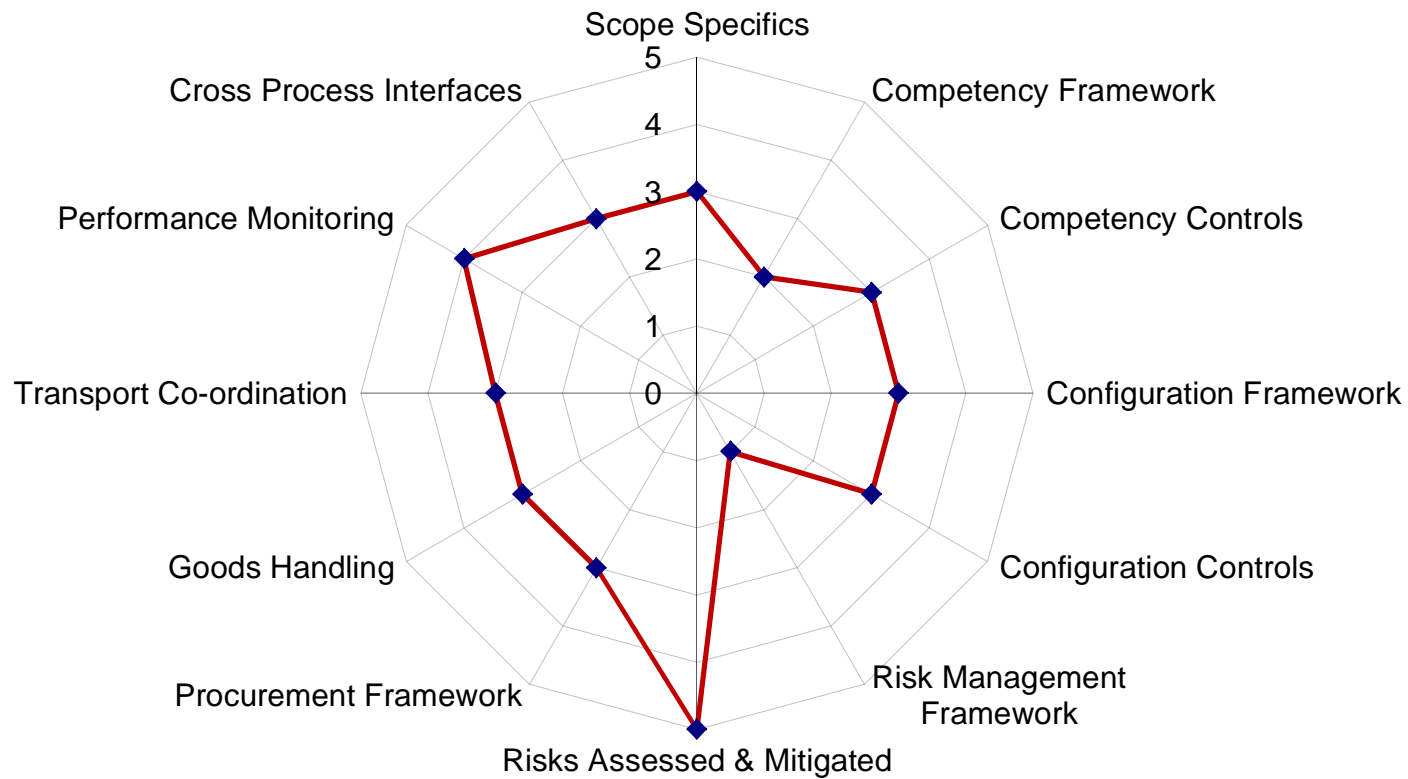
Assessment score



Accreditation Assessment Process



Assessment score



Every BOPAS approved building system will...

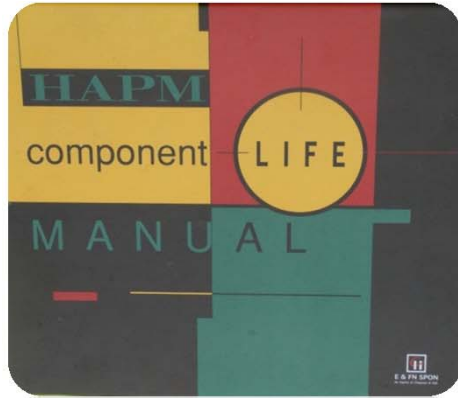
- ...have a BLP Durability & Maintenance Assessment that confirms a minimum of 60 year service life with no disproportionate maintenance
- ...have been confirmed as acceptable by BLP for provision of housing warranty insurance / defects insurance: **BLPSECURE** and **BLPSECUREPLUS** (includes component cover) - subject to scheme specific checks
- ...have been accredited by Lloyds Register for process & control



The methodology

- BLP does not publish its own standards; it draws on the profusion of existing industry standards embraced in:
 - Approved Documents
 - British Standard's & Codes of Practice
 - BRE Reports and Papers
 - Trade Association Best Practice Guidance
 - 3rd Party Certifications etc.
- Creating a technical risk management system designed to handle whatever comes along.

20+ years of research



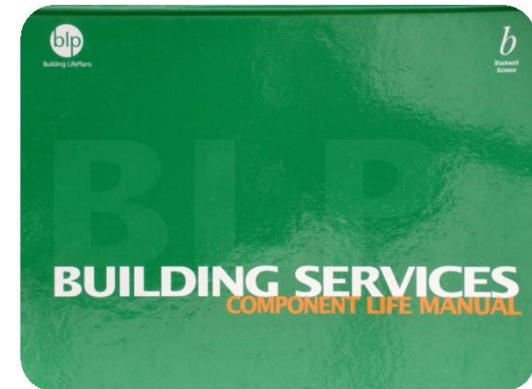
Durability of Building Services Plant
DETR Partners in Innovation
Project reference: C1/39/3/5/cc2036



Building Performance Group
141-143 Drury Lane
London
WC2B 5TS



Building Services
Component
Durability
Studies



Building Performance Group
141-143 Drury Lane
London
WC2B 5TS



BUILDING
DEFECTS
INSURANCE

Confidence in the system

So surveyors, valuers, lenders and purchasers can be confident about the long term durability of the system and safe in the knowledge that at least one warranty provider will provide cover (will not preclude other providers)



Valuer

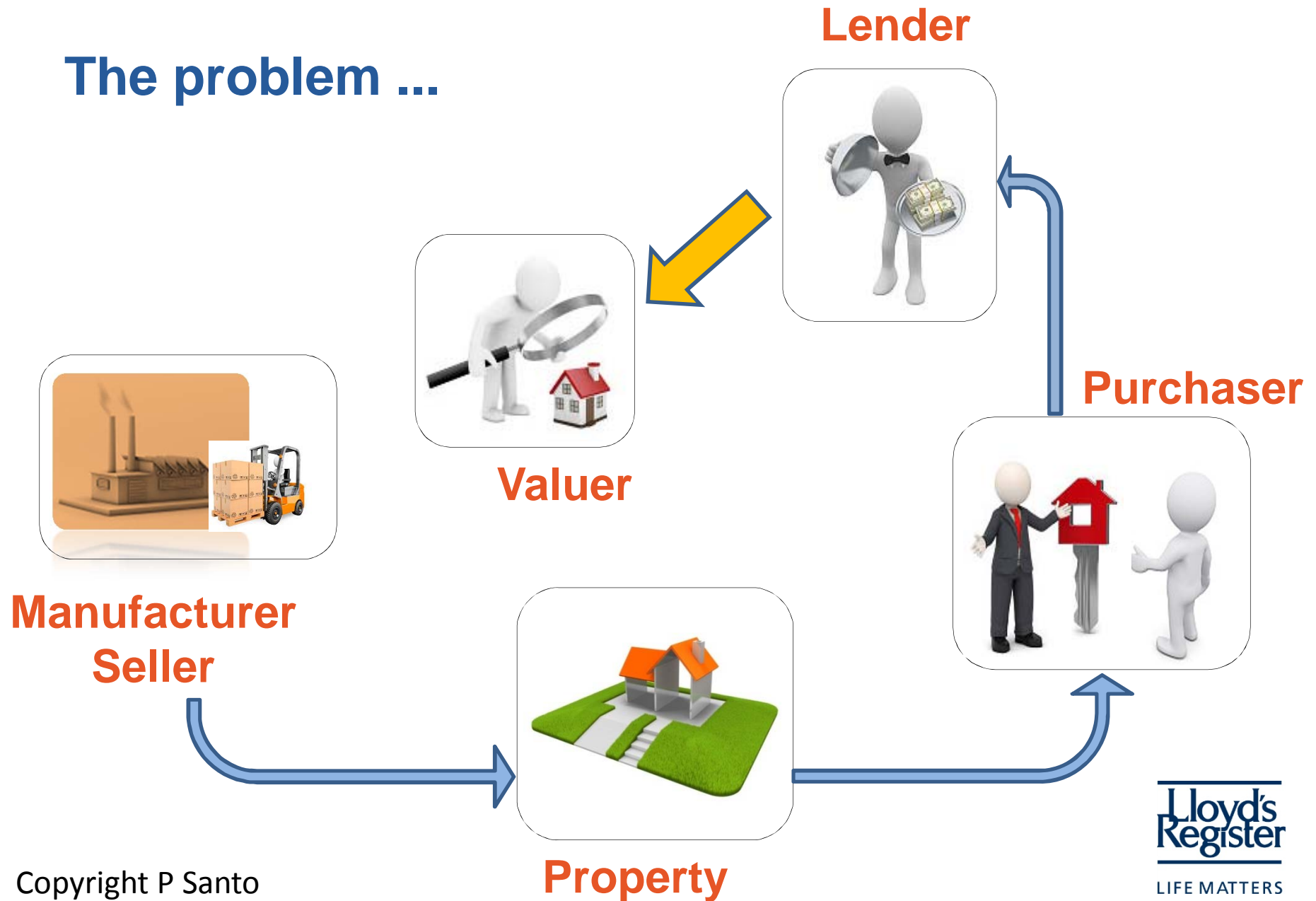


Lender



Purchaser

The problem ...



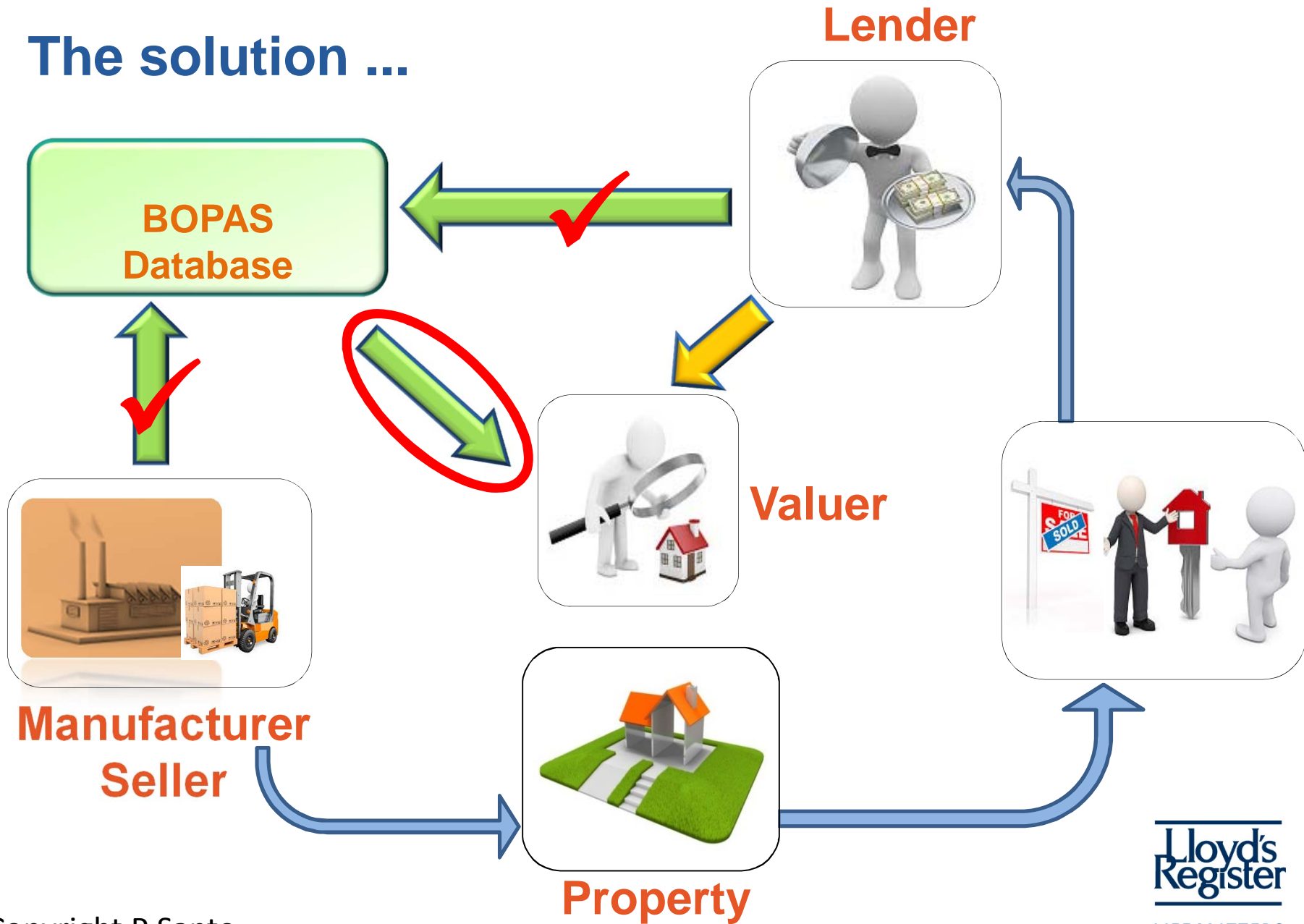
The problem ...



The problem ...

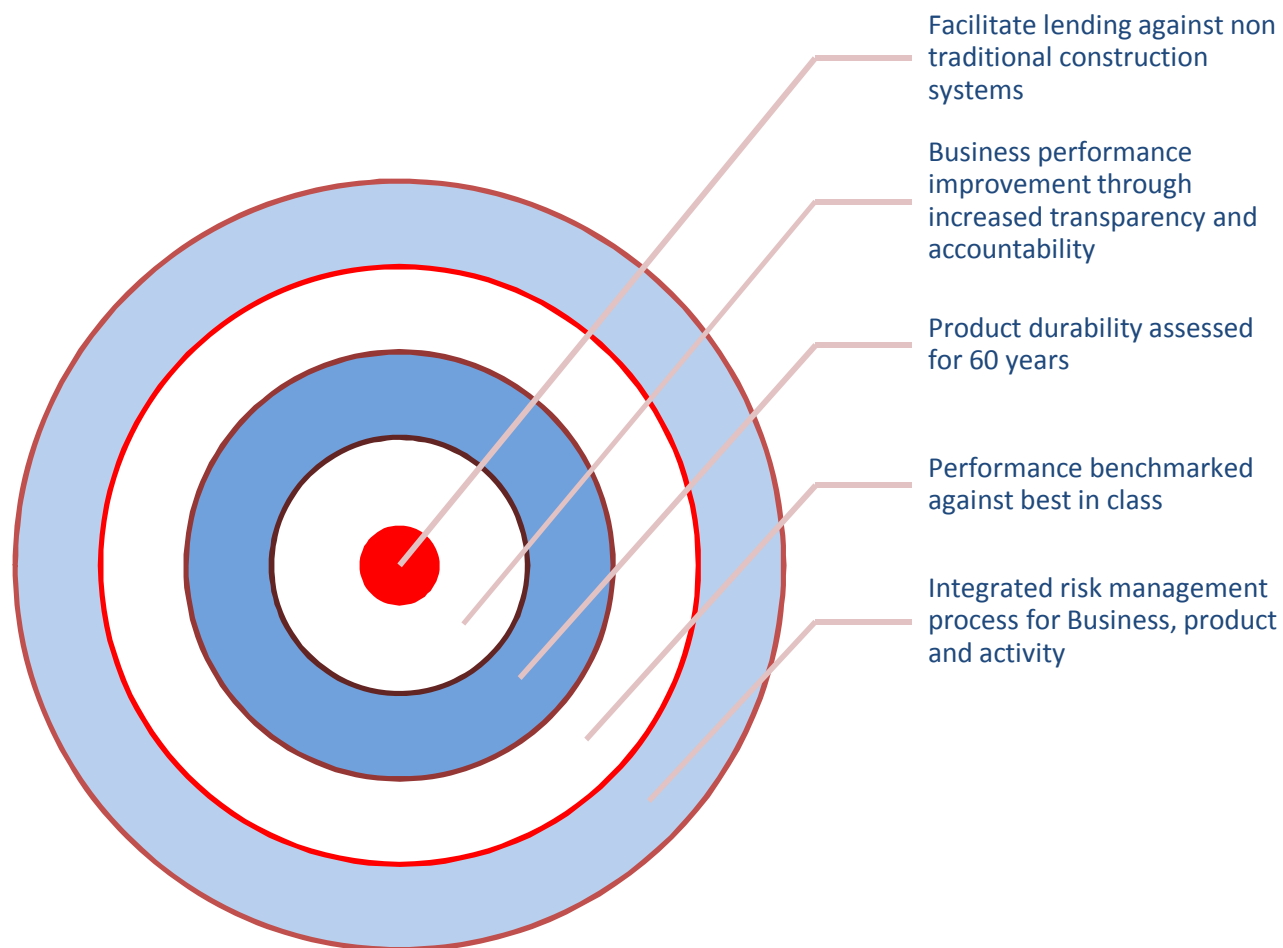


The solution ...





BOPAS Aim - Promotional and Business Performance Target



*build*offsite

Property Assurance Scheme

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