



The Editor,  
Gazette.

Dear Editor,

We would like to draw your readers' attention to a concern which has been growing regarding the number of residential property sales that are closed prior to the issue of the N.H.B.G.S. Six Year Guarantee Certificate.

The practice of closing a sale without evidence of our Guarantee Certificate having been issued leaves house purchasers in a position that they may be purchasing an uncertified dwelling either because of the fact that the final inspection has not taken place or that the Certificate has not been issued for reasons of certain additional works that have been specified as a pre-condition for its release.

N.H.B.G.S. procedures are designed to ensure that, subject to a final main structure inspection which takes place well before completion, the Guarantee Certificate is in the hands of the builder for passing on to the purchaser. We would therefore ask practitioners to encourage good practice and ensure that the Certificate is available to purchasers at the closing of sales.

Under normal circumstances there should be no reason whatsoever for the non-observance of the foregoing procedures thereby affording the purchasers the protection intended to be conferred on certification.

Yours sincerely,

Michael Greene  
Managing Director  
National House Building Guarantee Scheme

#### **RE: CLOSING OF SALES WITHOUT GUARANTEE CERTIFICATES**