



London Building Control Ltd

Corporate Approved Inspectors

A NEW APPROACH TO BUILDING CONTROL

- ✓ An alternative route for building regulations certification
- ✓ Giving you a choice between private sector and Local Authority building control
- ✓ Government approved and regulated by the Construction Industry Council
- ✓ Both commercial and domestic work undertaken
- ✓ Consistency of approach as we are not restricted to LA boundaries
- ✓ Fast plan check
- ✓ Site inspections arranged quickly and conveniently
- ✓ Weekend service by arrangement with surveyors
- ✓ Your own allocated surveyors
- ✓ A prompt response to your enquiries
- ✓ Available for site meetings
- ✓ Responding to the needs of today's construction industry
- ✓ Working together to complete works and ensure compliance with the regulations

Building Act 1984 & The Building (Approved Inspectors etc) Regulations 2010

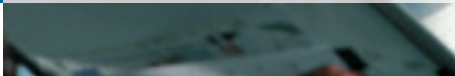
London Building Control Ltd is approved by the Construction Industry Council on behalf of the government for all types of building work (Serial No. 129). The Secretary of State has designated the CIC for approval of building control bodies as an alternative to Local Authority building control.

This leaflet only provides an outline of the above Act and Regulations, which should be referred to for full details.



WHO WE ARE

London Building Control Ltd was incorporated in 2006 with the aim of providing a fresh approach to building control. Although we predominantly work in the capital, our surveyors cover the south of England and beyond. Building control is often perceived as a bureaucratic, painstakingly slow process. We aim to be fast and efficient - responding to our clients' needs. The company is approved for all types of building work by the Construction Industry Council (on behalf of the government). We provide an alternative building control service for architects, corporate firms, organisations and agencies, as well as home-owners and the general public.



HOW DOES IT WORK?

London Building Control Ltd works in lieu of the Local Authority building control to make sure the project complies with the current building regulations.

We check the plans and details, make inspections and certify the project at the end of works, consulting statutory bodies if necessary (such as Thames Water to check for sewers, or Fire Authorities for fire safety). We have to notify the LA both before works commence and again at completion of the works (they will record this for future enquiries at the council, such as local searches). So you don't deal with LA building inspectors on our sites.

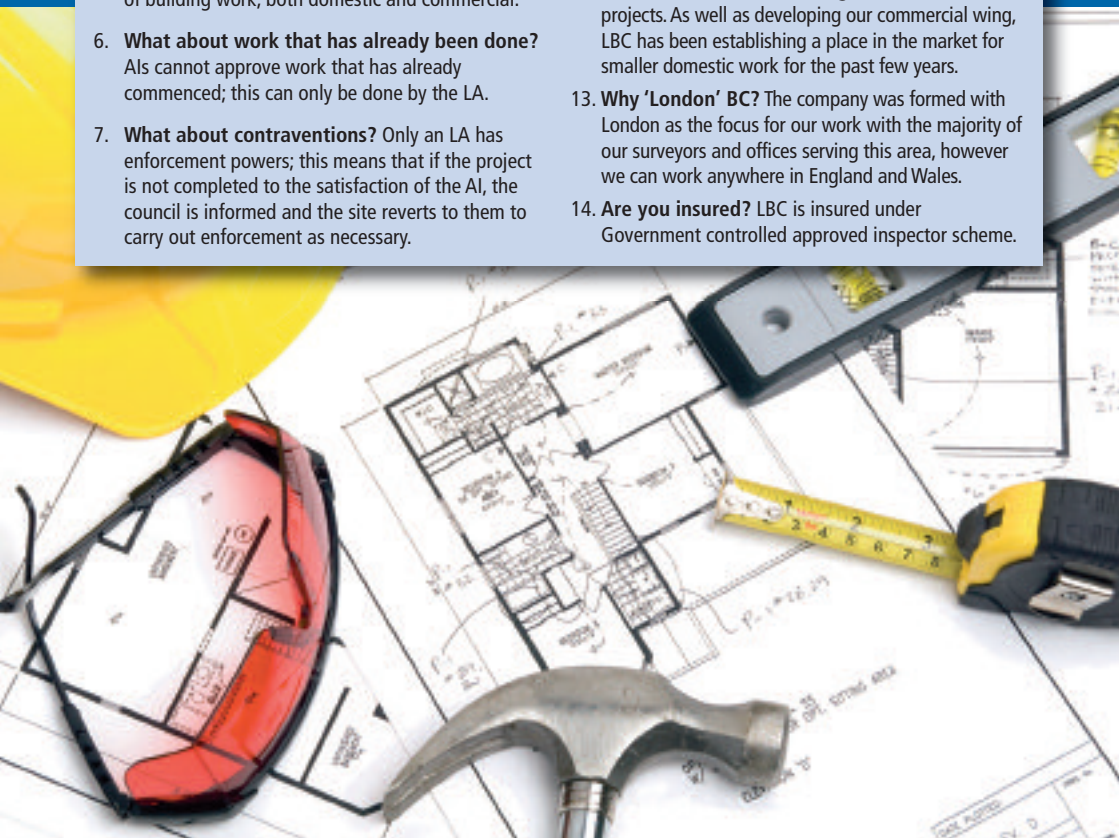
Works must not start before registration of our Notice with the LA, which takes about 7 days allowing for the post - otherwise the LA has the right to take over control of the work.

SERVICE WE PROVIDE

- Building control certification (including plan checking, site inspections and consultations) in lieu of Local Authority building control
- Building control consultation - pre-application consultation from an Approved Inspector
- Weekend service by arrangement with our surveyors (many builders work at weekends and this facility can fast track your work on site)
- Access statements for disabled persons
- Fire safety fire risk assessments for employers with 5 or more staff (or workplaces with sleeping accommodation)
- General building control reports where there are disputes, or for upgrading of properties

FAQs

- 1. What is an Approved Inspector?** AIs are an alternative to Local Authority building control. Today, both AIs and LA building control are called 'building control bodies' - you can now choose which BCB you wish to use.
- 2. What's the difference between AI and LA building control?** LBC can work anywhere in England and Wales; this means we can offer you a standard approach no matter where you are, with the same surveyors for all your projects. LBC can certify all types of building work except that already carried out (which only LAs can approve).
- 3. Who certifies the AI?** AIs are approved by the CIC on behalf of the Secretary of State and, unlike LAs, are re-assessed every 5 years to ensure competency of our service.
- 4. Can AIs approve planning?** No, at present only LAs can do this.
- 5. Can LBC do lofts or domestic extensions or just commercial work?** LBC can approve all types of building work, both domestic and commercial.
- 6. What about work that has already been done?** AIs cannot approve work that has already commenced; this can only be done by the LA.
- 7. What about contraventions?** Only an LA has enforcement powers; this means that if the project is not completed to the satisfaction of the AI, the council is informed and the site reverts to them to carry out enforcement as necessary.
- 8. Can LBC approve new houses and flats?** Yes, provided clients obtain a linked warranty themselves with NHBC, Premier or BLP insurers. However, an owner-occupied, one off house or rent-only Housing Association scheme does not require a warranty.
- 9. Who deals with the LA?** LBC notifies the council before and at the end of the works
- 10. Who pays the LA?** The AI is paid the fee. No fee is given to the council as they are not the building control authority for AI projects and their inspectors should not enter an AI's site. (On rare occasions, such as where large/tall buildings in London fall under section 20, a fee for that section may be required by the LA).
- 11. What is the LBC fee?** Our fee is usually similar to the LA's, depending upon the project. We tend to charge more for smaller projects, but this is often more than made up for by our quick response to handling your enquiries and needs on site.
- 12. Why haven't we heard about AIs or LBC before?** Most AIs work on larger commercial projects. As well as developing our commercial wing, LBC has been establishing a place in the market for smaller domestic work for the past few years.
- 13. Why 'London' BC?** The company was formed with London as the focus for our work with the majority of our surveyors and offices serving this area, however we can work anywhere in England and Wales.
- 14. Are you insured?** LBC is insured under Government controlled approved inspector scheme.



London Building Control Ltd is approved to certify all types of building work including dwellings:



DOMESTIC PROJECTS

Lofts
Extensions
Garage Conversions
Alterations



NEW FLATS AND HOUSES*

*require a warranty linked to NHBC, BLP or Premier



COMMERCIAL WORK

Including Warehouses,
Industrial units, shops
Alterations
Refurbishments
Shop fit outs
Mezzanines

- Education facilities
- Healthcare facilities
- Theatres
- Arenas
- Multi storey car parks

Fee enquiry and application forms are available on the website.

Details of the project are required to make an accurate quote; our rates are very competitive.

CONTACT US TO DISCUSS YOUR FUTURE PROJECTS:



0845 630 2112

London Building Control Ltd

e:info@londonbuildingcontrol.co.uk f: 0845 862 0232

MAYFAIR OFFICE:

1-6 International House, Yarmouth Place, London W1J 7BU
t: 020 7993 9898



LBC (South) Ltd Our partner on the south coast

1st Floor Theatre House, Theatre Lane, Chichester
West Sussex PO19 1SS www.lbcsouth.co.uk

www.londonbuildingcontrol.co.uk

0845 630 2112