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[www.londonbuildingcontrol.co.uk](http://www.londonbuildingcontrol.co.uk)



### Dear Colleagues

We welcome you to our NEW monthly Newsletter! You'll find that it is filled with the latest updates in relation to building control regulations, news and events. We want this newsletter to be valuable for you so please, share your feedback and suggestions to help us improve.

Your privacy is important to us! We want you to know that we will not share your contact information with anyone.

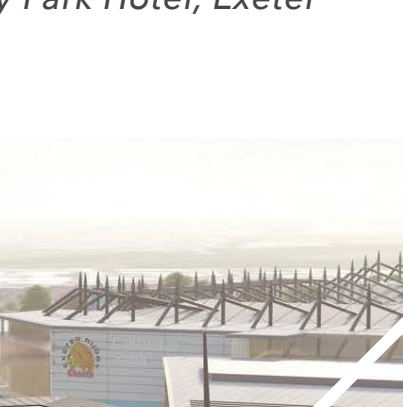
You can unsubscribe by clicking the link at the bottom of this newsletter.

Please feel free to share our Newsletter with your colleagues and clients and let them know they can sign up to receive these notifications via the homepage of our website.

[www.londonbuildingcontrol.co.uk](http://www.londonbuildingcontrol.co.uk)



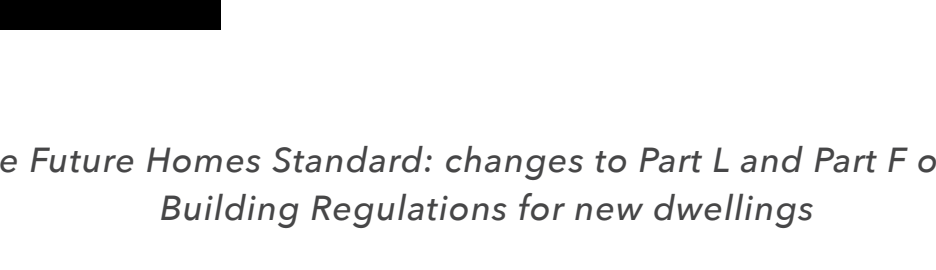
**Chris Wigley**  
Managing Director  
London Building Control Ltd



This £130m scheme will consist of around 262 flats, of which a quarter will be affordable housing



Sitting at the heart of the Nine Elms regeneration area, Nine Elms Parkside is a residential-led mixed-use scheme of 1,870 units. Structured as a series of perimeter blocks with taller elements of 23 storeys, the scheme is set around a new public linear park. The development will provide leisure, cultural and retail uses as well as a new primary school. The £130m scheme will consist of around 262 flats, of which a quarter will be affordable housing.



## LBC Commercial Project News

Work starts on new multi-million pound Sandy Park Hotel, Exeter



Work has recently begun on the new multi-million pound Sandy Park Hotel, which developers hope will be completed by December 2021

London Building Control provided the approved inspector services for the new state-of-the-art hotel which is the next stage in the development plans of Exeter's award-winning Sandy Park complex, which is home to Gallagher Premiership Rugby club Exeter Chiefs, and the region's premier Conference & Banqueting venue.

In addition to housing 250 bedrooms, the eight-storey hotel situated off Old Rydon Lane will provide leisure facilities on the ground floor, as well as a rooftop cocktail bar and restaurant that boasts picturesque views along the River Exe Estuary. Coming under the worldwide Courtyard by Marriott brand, the four-star facility will also boast an impressive glazed bridge link to Sandy Park, as well as an extensive reception area, open plan bar, coffee bar and lounge. The rooftop restaurant is described as 'one of its kind for the area' and will provide a 'unique dining experience for guests and visitors', while the basement of the hotel would provide spa and fitness facilities, including a sauna, steam room and gymnasium.



## Latest Updates from [www.gov.uk](http://www.gov.uk)

*The Future Homes Standard: changes to Part L and Part F of the Building Regulations for new dwellings*

Consultation on the uplift to standards of Part L of the Building Regulations and changes to Part F. This uplift is the first step in achieving the Future Homes Standards.

The consultation sets out plans for the Future Homes Standard, including proposed options to increase the energy efficiency requirements for new homes in 2020. The Future Homes Standard will require new build homes to be future-proofed with low carbon heating and world-leading levels of energy efficiency; it will be introduced by 2025.

This document is the first stage of a two-part consultation about proposed changes to the Building Regulations.

It also covers the wider impacts of Part L for new homes, including changes to Part F (ventilation), its associated Approved Document guidance, airtightness and improving as-built performance of the constructed home.

The closing date of this consultation has been revised to 7 February 2020.

For further information and to read the consultation document referred to above visit:  
<https://www.gov.uk/housing-local-and-community/building-regulation>



## HOT OFF THE PRESS LBC News and Events

### Mayfair office new address

We are pleased to announce that our Mayfair Head Office has now relocated to new, smarter business premises at:

**13 Woodstock Street, Mayfair, London W1C 2AG**

Our contact number has also changed to **0207 099 3636**, and you can continue to email us at: [info@londonbuildingcontrol.co.uk](mailto:info@londonbuildingcontrol.co.uk)

Our new premises are near to Oxford Street and offer spacious client meeting rooms and facilities. We look forward to continuing to work with you at our new address.

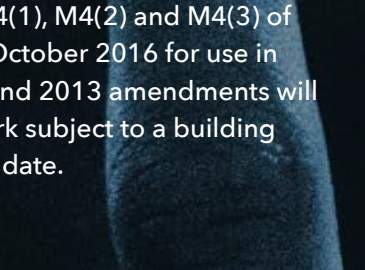
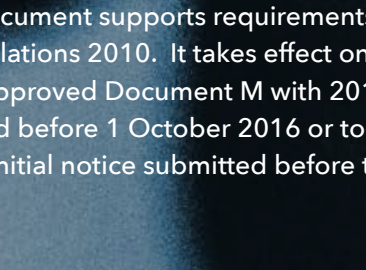
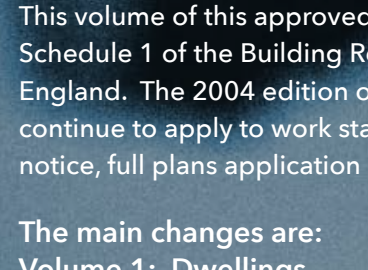


## LBC proud patrons of CRASH Charity

LBC, as a new patron of CRASH, are honoured to provide its support to this very practical charity that assists homeless and hospice charities with construction related projects. The CRASH team understand the value of the construction industry's skills, time and knowledge and are experts at getting the most out of all of these, to best aid these invaluable projects. LBC recently provided its support, along with other CRASH Patrons and Supporters, on the internal alterations made to The Upper Room in London (a Charity that has been helping homeless and vulnerable people since 1990 providing free evening meals and essential survival services).

Being a patron provides great opportunities to meet other like-minded people in the industry at the various meetings/events that CRASH organises. London Building Control are very much looking forward to supporting CRASH further and are proud to be helping make that difference to so many lives by supporting their excellent work.

To find out more about CRASH and how your company can get involved visit  
<http://www.crash.org.uk>



*Congratulations to LBC's latest MCABE professionals*



Huge congratulations to LBC's newest MCABE professionals who recently passed their CABE professional interviews.

Chartered Membership (MCABE) recognises an individual's professional competence as a fully qualified Building Engineer, which is demonstrated through a mix of academic qualifications and practical experience. MCABE demonstrates a clear commitment to high ethical standards, to cross sector collaboration and to continuous professional development. All the team at LBC are proud of our colleague's achievements and wish them all the very best in their future development.

## MPIPM 2020 Networking Runs



Join the MPIPM 2020 runs with fellow property and construction professionals and for every person who attends London Building Control will donate £10 to the charity CRASH.

A Monday evening welcome run and morning runs from Tuesday to Thursday take place along the coast under the clear blue sky of Cannes.

This event is open to professionals working in the property and construction sector attending MPIPM. Please share with Colleagues, Clients and Contacts who may enjoy the events.

Timings: 6pm to 7pm - Monday 9th March and 7am to 8 am - Tuesday 10th March, Wednesday 11th March and Thursday 12th March

Click here to register:

[https://www.eventbrite.co.uk/e/mipim-2020-property-construction-networking-runs-tickets-695819605177?aff=odemailchimp&mc\\_cid=433b8b87b&mc\\_eid=ef3fe0892](https://www.eventbrite.co.uk/e/mipim-2020-property-construction-networking-runs-tickets-695819605177?aff=odemailchimp&mc_cid=433b8b87b&mc_eid=ef3fe0892)



## Looking for Building Control Approval for your project?

### How we can help

We offer free pre-application advice and quotations so if you would like to discuss the provision of building control services for the project you are working on or considering, please do contact us.

Tel: 0207 099 3636  
[info@londonbuildingcontrol.co.uk](mailto:info@londonbuildingcontrol.co.uk)

## Frequently Asked Questions

### What are Optional Requirements?

On the 1st October 2015, as part of the Housing Standards Review, Government aimed to consolidate legislation into The Building Regulations from standards previously applied through the Planning process including Access and Water Efficiency.

The Local Planning Authority (LPA) can impose Optional Requirements when granting consent for residential schemes with regard to M4(2), M4(3) and G2 of the revised requirements of The Building Regulations which came into force on 1st October 2015.

The applicant is required to declare whether the LPA has imposed any Optional Requirements when making an application to the Building Control Body (our application form provides a simple 'tick-box' facility for this purpose) and it is for the Building Control Body to ensure these higher standards are met.

### Part M Access to and use of buildings - Volume 1 Dwellings Main changes in the 2015 editions

This volume of this approved document supports requirements M4(1), M4(2) and M4(3) of Schedule 1 of the Building Regulations 2010. It takes effect on 1 October 2016 for use in England. The 2004 edition of Approved Document M with 2010 and 2013 amendments will continue to apply to work started before 1 October 2016 or to work subject to a building notice, full plans application or initial notice submitted before that date.

The main changes are:  
Volume 1: Dwellings  
Volume 2: Building other than dwellings

Requirement M4 'Sanitary conveniences in dwellings' has been replaced by new requirements:

- M4(1) Category 1: Visitable dwellings
- M4(2) Category 2: Accessible and adaptable dwellings
- M4(3) Category 3: Wheelchair user dwellings

Regulation M4(1) is mandatory for all new dwellings unless one of the optional requirements (m4(2) or M4(3) applies.

M4(2) and M4(3) require increased levels of accessibility and you advised to contact our Technical Team to discuss compliance with these requirements at an early stage in the design process.

### Part G 2 Water Efficiency

The LPA can impose an Optional Requirement to reduce the potential water use from 125 litres per person/day to 110 litres

The revised guidance in the Approved Document, further amended in 2016, is summarised as:

### 2015 Edition

This approved document supports Regulation 36 and Part G of Schedule 1 to the Building Regulations 2010. It takes effect on 1 October 2015 for use in England. The 2010 edition, as amended, will continue to apply to work started before 1 October 2015 or work subject to a building notice, full plans application or initial notice submitted before that date.

### The main changes are:

Introduction of an optional requirement for tighter water efficiency in Regulation 36 (section G2).

Introduction of a fittings approach as an alternative to using the water efficiency calculated (section G2).

Inclusion of the water efficiency calculator methodology into this approved document, with minor alterations resulting from European efficiency labelling and consequential amendments resulting from removal of references to the Code for Sustainable Homes (Appendix A).

The annex listing the relevant competent person self-certification schemes has been deleted.

### Change made by the 2016 amendments

The change, made by Section G2, requires the water efficiency calculator to be completed for new dwellings where a shower will not be provided.



### Head Office:

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[www.londonbuildingcontrol.co.uk](http://www.londonbuildingcontrol.co.uk)  
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### Offices also in:

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Manchester: 0161 804 1278  
Welwyn Garden City: 01707 248611  
Exeter: 01392 240770