

LBC NEWSLETTER ISSUE 3 - NOVEMBER 2020



Corporate
Approved
Inspectors



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Autumn Newsletter

Dear Colleagues

Attached is our latest Newsletter regarding LBC's latest news and events which we hope you enjoy.

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 do share our Newsletter with your colleagues and clients and let them know they can sign up to receive copies directly via the homepage of our website.

<https://www.londonbuildingcontrol.co.uk/>

Project News

East Wick and Sweetwater - Joint Venture at Queen Elizabeth Olympic Park

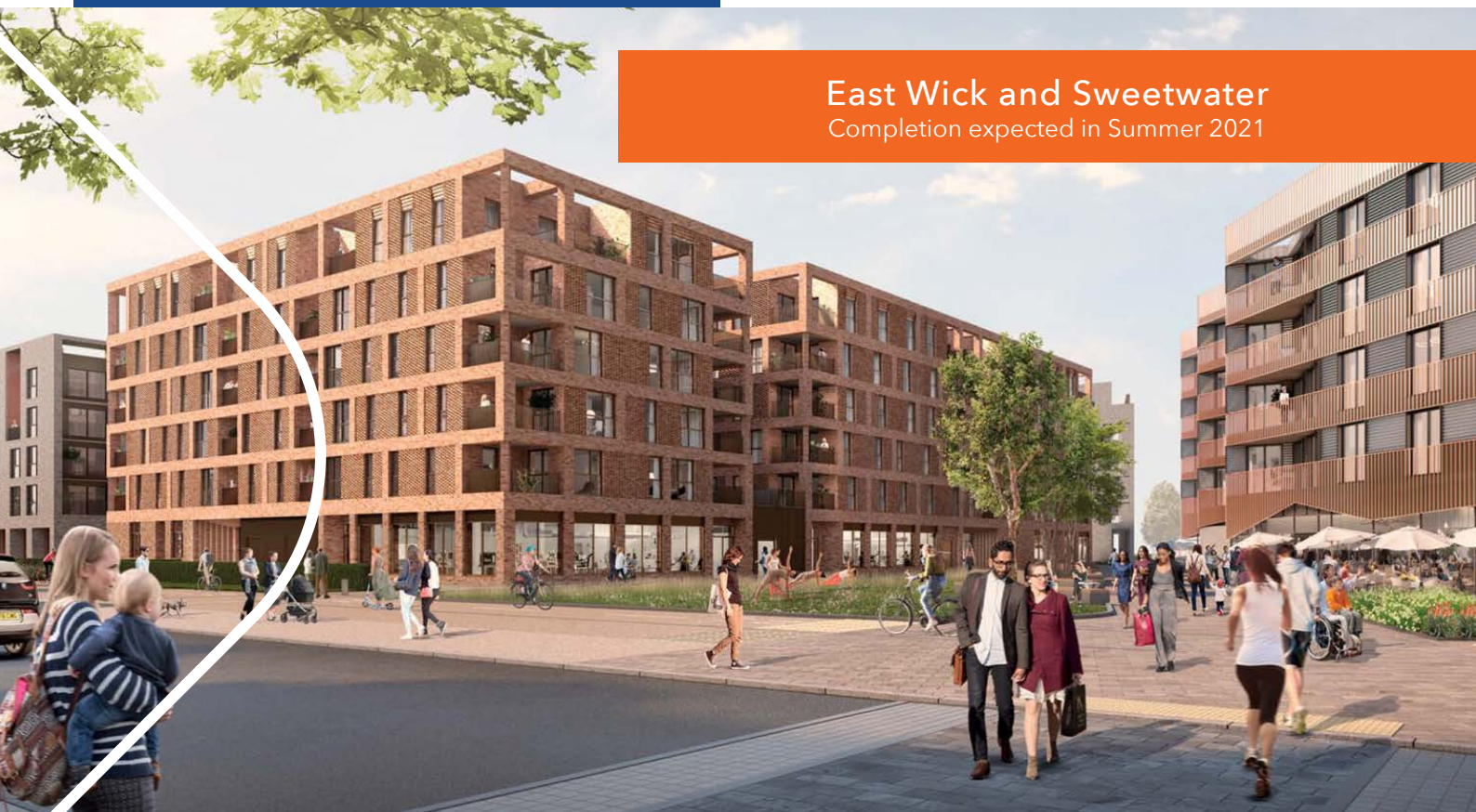
This joint venture, in which LBC are providing the Building Control on, is developing the two new East Wick and Sweetwater neighbourhoods of 1,800 homes to Queen Elizabeth Olympic Park as well as new schools, nurseries, commercial and community spaces.

The initial phase, which marks the first of seven construction phases, will see the delivery of four mixed-use buildings, including 302 apartments, townhouses and several associated commercial facilities including retail and leisure amenities.

Work is well underway with completion expected in Summer 2021. At construction peak, the project will employ approximately 500 people with 7% of its workforce formed of apprentices. A selection of homes has already been released for sale, following on from a successful start letting the first apartments with new residents moving in soon.

East Wick and Sweetwater

Completion expected in Summer 2021



Latest Updates Building Safety Bill



The draft Building Safety Bill was issued in response to the Grenfell Tower disaster and subsequent building regulation reviews. It proposes a radical new approach to the regulatory system for building control and building safety in England. The draft bill defines certain buildings in scope as 'higher risk buildings' which warrant additional oversight from a regulatory perspective. Although still yet to be confirmed, buildings where people live and sleep such as apartment blocks, supported accommodation and student residences over 18m tall are likely to be covered by the new regime. It proposes new committees as well as a new Homes Ombudsman to action the necessary reform.

Based on Hackitt report proposals, the Building Safety Regulator (BSR) will head up the new building safety regime with key aims that include the implementation of a more stringent national safety system for in-scope buildings and enforce strict sanctions for those who do not comply. It will also lead on measures to improve the competence and scrutinise professionals working in the built environment sector.

It will also have involvement in the Building Control function on in scope buildings with increased regulation and probity of Building Control Bodies approved to work on such schemes.

Another key feature of the Bill, championed by Robert Jenrick MP the secretary of State for Housing, is that it will focus on a 'new era of accountability'. A new gateway system for 'duty holders' is proposed with the objective of allocating responsibility to different phases of the building's lifecycle. During the design and construction phase, principle designers and contractors will be primarily accountable with the BSR assessing, controlling and authorising the building safety process. A 'golden thread' of information will be a major part of the new procedure connecting the different phases and will be readily accessed at any point. The building will only be certified once the BSR is satisfied that the accountable person has met all statutory obligations and will also be required to appoint a Building Safety Manager to support the day-to-day management of the building.

There is still a lot more details to flesh out before this Bill becomes legislation, but LBC supports the principles of the Building Safety Bill for the betterment of building safety and has already taken steps to implement upcoming changes.

Setting the Bar – A new competence regime for building a safer future

Over the last two years The Competence Steering Group (CSG) has brought together organisations across the built environment and fire industries organisations representing building owners and manager with the aim of producing a blueprint to improve competence for those working on higher-risk buildings and drive a culture of change right across the industry.

Setting the Bar is the second and final report of the CSG and us an update of their previous report published in 2019. The work was initiated by the recommendations in Dame Judith Hackitt's review Building A Safer Future.

London Building Control welcome this final report and are committed to seeing the recommendations implemented.

[View the Setting the Bar Report](#)

Changes to Part B – Fire Safety New Sprinkler and Wayfinding guidance published.

The government has published amendments to Approved Document B of the Building Regulations Fire Safety Volume 1 Dwellings.

There are two main important changes:

- Blocks of flats with their top storey more than 11m above ground level should be fitted with a sprinkler system throughout the building.
- Wayfinding signage for the fire service should be provided in all blocks of flats with a top storey more than 11m above ground level. Floor identification signs should be provided on every landing of a protected stairway and every protected corridor/lobby into which a firefighting lift opens. Flat indicator signs to identify flat numbers should also be used and supplemented by arrows where necessary. Guidance is given on the location, font and size of signage.

The changes apply to new-build, changes of use, material alterations and extensions.

The changes in the amendment take effect on 26 November 2020 and MHCLG has announced the transitional provisions:

- Where an Initial Notice has been served before 26 November 2020 and the work has started before 29 January 2021, the 2019 Approved Document B will apply.
- Where an Initial Notice has been served after 26 November 2020 or the work has not started before 29 January 2021, the 2020 amendments will apply.

For further information on any of these issues please contact your local LBC office or call 0207 099 3636.



OUR PEOPLE

Michael Morgan joins LBC as Technical / Major Project Manager

London Building Control are very pleased to announce that our team is continuing to grow and strengthen.

As of 1 October 2020, Michael Morgan has joined us as the new Technical & Major Projects Manager responsible for covering complex/commercial projects, delivering CPD training, liaising with clients and with prospective projects as well as providing technical guidance/support to both staff and customers.

A Chartered Surveyor and Chartered Building Engineer, Michael has worked in both Local Authority Building Control and the private sector.

Martyn Janzemin, General Manager of London Building Control, said "We're very excited to have Michael on board. His depth of experience and knowledge will complement our growing team of seasoned Managers. Please join me in welcoming our new team member and do please contact him to introduce yourselves or for technical advice!"



More information about Michael is available at the company's Our People page.

Or you can contact him directly via:

Telephone: 07586 020848 or 0207 099 3636

Email: mmorgan@londonbuildingcontrol.co.uk



Regulatory & Compliance CPD Events



We are offering a range of free CPD Webinars via Zoom (see list below) designed to support the construction sector. The sessions are ideal for Architects, Designers, Contractors, Planning Consultants and Developers. The sessions focus on recent regulatory and environmental legislation changes and will be presented by members of LBC's Technical Team, Alan Stokes, Michael Morgan and Nick Southall.

Active Fire Precautions -
When and Where are they needed

Accessibility and Facilities -
The Variable Requirements in Part M Vol 1

Residential Fire Safety -
Design & Flexibility

Proposed changes to The Building Regulations - an update from MHCLG

Commercial Fire Safety design and the flexibility

CDM Procedures and requirements for Principal Designers

Interested in a bespoke CPD event?

We are happy to provide bespoke courses for our clients' (for groups of 8 or more) and can tailor content to specific needs, if this is of interest, please contact Michael Morgan

mmorgan@londonbuildingcontrol.co.uk

Sign up for LBC Ebulletins

To sign up to receive CPD invites, LBC Newsletter and regular updates [please register your details here](#).



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



HOT OFF THE PRESS

LBC News and Events

LBC attains Corporate Membership of The Institute of Fire Engineers



We are pleased to announce that we have recently attained Corporate Membership of the Institute of Fire Engineers.

This has resulted in the majority of our Surveying Team becoming IFE members and in turn ensuring they have a place within an appropriate professional body. We are looking forward to our Surveyors being able to develop their skills further in this area and are also pleased to have received formal approval from the IFE for the recent programme of online events we have organised.

Shortlist announced for New London Awards 2020

Congratulations to all at Niblock (Builders) Limited on being shortlisted for this year's New London Awards 2020.

The project at Poplar Works is a multi-million-pound fashion hub. Developed by Poplar HARAC in partnership with London College of Fashion, UAL and The Tramperry and designed and constructed by Niblock Building Contractors.

The project has transformed garages at Abbott Road and Teviot Street and the open space next to the A12, into a fashion and makers enterprise centre, which will comprise manufacturing, training and affordable studio space, together with a community accessible café, events space and garden area. Poplar Works will bring training and employment opportunities to the area, support inclusive sustainable growth and pilot change in local area for the fashion industry.

Supported by the Mayor of London, NLA's annual Awards seek projects of the highest design quality which make a positive

contribution to their surroundings and life in the capital. A prestigious international jury of architecture and urban design experts, advised by a team of London-based expert assessors, will now go on to select winners, both built and unbuilt, in 13 different categories.

LBC are proud to have provided the Building Control service for this impressive project and we wish NiBlock all the very best.



Great new offer exclusive to LBC customers available from Base Energy Services Ltd



Base Energy is a building environmental specialist which provides expert building regulations and planning services consultancy for the built and sustainable environment and are currently offering a New Build Certificate Pack at £650 +VAT (One plot offer through London Building Control only) which includes:

Part L: SAP calculation and EPC certification

Part L: Air Pressure Test

Part G: Water Efficiency Calculations

Part F: Extractor Fan Test

To take advantage of this offer contact directly:

North office:

0151 933 0328 north@baseenergy.co.uk

Or

South office:

0203 286 2016 south@baseenergy.co.uk

Disclaimer

Whilst LBC are happy to recommend Base Energy Services Ltd/Peninsula any contract entered into between the client and the company is entirely separate from and independent of London Building Control Ltd. LBC accept no liability financially or otherwise resulting from any such contract.



London Building Control are pleased to be able to tell you of this amazing new offer, exclusive to LBC customers, that is now available from Peninsula Energy Compliance.

Peninsula provide building compliance solutions throughout the West country and are offering a New Build Compliance Bundle at £500 (NO VAT) (For one unit through London Building Control only).

Peninsula Energy Compliance New Build Compliance Bundle offer

What's in the bundle?

- Design SAP Assessment
- Design Water Calculation
- 'As Built' SAP Assessment
- EPC Certificate
- Air Permeability Test
- Extractor Fan Flow Test

To take advantage of this offer contact Peninsula on 01392 683664 or info@pecairsap.com

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Success for Chichester City Colts Reds and Whites

Congratulations to the players and coaching staff on winning last season's U12s Division C league. The team had a tremendous season and of the 15 games played, they won 13, drew 2 and lost none! They also proudly received cup final medals presented to them by the League.

LBC are pleased to have sponsored the team and wish them continued success throughout the next season.



Charlene Collins volunteers at the City Harvest Depot



City Harvest London was founded in 2014, by a small group of individuals who were aware that in one of the wealthiest cities in the world, there is also acute hunger. They were also aware that there was no transportation network to get the abundance of surplus food to the hungry and so decided to connect the available food with those Londoners who desperately needed it.

Our Assistant Surveyor, Charlene Collins made a difference recently whilst volunteering at City Harvest helping to make sure meals reached the elderly and vulnerable.

[You can join the City Harvest Volunteer team here](#)

LBC donates £810 to CRASH Charities



Alan Stokes recently presented an 'introduction to the requirements and forthcoming 'Changing Places' requirements to Part M Vol 2'. The event was well received by over 80 delegates and as a Patron of CRASH, LBC were pleased to donate £10 per attendee to this very practical charity that assists homelessness and hospice charities with construction related projects.

The event was the latest in a series of free LBC webinars that are aimed at Architects, Designers, Contractors, Planning Consultants and Developers. If you would like to receive our latest events and news ebulletins register here.

To find out more about how you can support CRASH visit: <http://www.crash.org.uk/>

LBC Keeps the sector active with the Property Sports Network

London Building Control is delighted to support the work of the Property Sports Network in 2020.

Over the course of the year to date LBC has worked with the Network to create a series of events aimed at getting the sector active and united in promoting health and well-ness.

Key events at the start of 2020 included a series of physical networking runs and walks and when lockdown came the support of LBC allowed the Network to run over 47 online events in 4 months which included Pilates, High Intensity Interval Training and Yoga classes before work to keep the sector fit and active and entertained at a time when maintaining good mental and physical health was of the upmost importance . Attendees from across the property sector joined in the online sessions, from Southampton to Glasgow and Norwich to Cardiff.

As lock down restrictions are easing LBC is supporting a nationwide series of Netwalking events. Netwalking is all about getting outside, having a stroll and meeting new people from the local property and construction sector. Netwalks are taking place in serval towns and cities around the country with more locations announced each month. All proceeds from ticket sales for netwalks are donated to LandAid. Each year LandAid give around £2m in grants to charities right across the country. This funds mainly capital projects to renovate existing or create new safe, secure and affordable accommodation for young homeless people.

The Property Sports Network's aim is to promote fitness and well-being in the property sector by organising networking events with a sporting or wellness theme. You can see current events at the website www.propertiesportsnetwork.com or join the mailing list here to hear of new events as and when they are announced here: [Mailing List](#)





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