

BCNEWSLETTER ISSUEA. OCTOBER 2021

Corporate Approved Inspectors

## Contents:

Welcome | LBC Project news | One requirements | Our People Technical Updates Fire Safety - New Planning Gateway Regulatory & Compliance CPD Events





#### Autumn Newsletter 2021

Welcome to the Autumn edition of our Newsletter.

This edition includes technical updates from our Major Projects Team and the latest LBC news and events.

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.

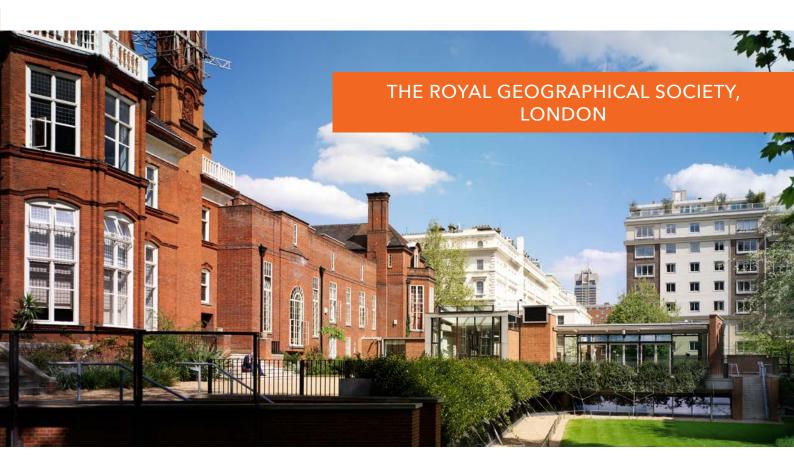
Please do share our Newsletter with your colleagues and clients and let them know they can sign up to receive copies directly via the homepage of our website.

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

We hope you enjoy our Newsletter.

# **Project News**

We cover a wide range of commercial and residential projects and have recently provided the building control advice on the following projects:



Working with A & R Wright Consulting on the works at Lowther Lodge. This iconic Grade II\* Victorian building has been The Royal Geographical Society's headquarters for almost a century. Works consisted of structural steel bracing to the cantilevering chimney on the south elevation of Lowther Lodge.



A brand new, luxury development of nine apartments situated in a prime residential location between Purley and Coulsdon. Featuring both one- and two-bedroom apartments which were finished to a very high standard. Outside, there are allocated parking spaces and thoughtfully landscaped communal grounds.



An impressive detached residential dwelling in Exeter, where we oversaw various stages of the construction to ensure the site works were meeting the minimum requirements of the Building Regulations and good construction practise were achieved.

# TECHNICAL UPDATES Fire Safety - New Planning Gateway One requirements – now in operation



As a first step to introducing the Government's new Building Safety Bill a number of new requirements have been added into the planning system (referred to as Planning Gateway One).

The purpose of the new requirements is to ensure fire safety matters as they relate to land use planning are incorporated at the planning stage for schemes involving a relevant highrise residential building. These changes came into effect on 1st August 2021 and involves the Building Safety Regulator under the Health and Safety Executive (HSE) becoming a statutory consultee before permission is granted for the development.

### What type of buildings are "relevant buildings"?

Relevant buildings contain two or more dwellings or educational accommodation and meet the height condition (18m or more in height, or 7 or more storeys whichever is reached first).

## Fire Statement

Fire statements will support the consideration of information on fire safety matters as they relate to land use planning matters (e.g. layout and access). It is the intention that the information provided within the fire statement is focussed and concise, specific and relevant to the development, and proportionate to the scale, type and complexity of the proposal. A fire statement will evidence thinking that fire safety matters, as they relate to planning, have been incorporated into the planning application.

The fire statement must be on a form published by the Secretary of State (or a form to substantially the same effect); and include the particulars specified or referred to in the form. Competence, qualifications and experience will need to be demonstrated for the person producing the fire statement and it is a recommendation that they are completed by a suitably qualified engineer with relevant experience in fire safety. For further information and to download the draft statutory instrument, the draft fire statement form and the draft fire statement guidance visit:

https://www.gov.uk/guidance/buildingsafety-planning-gateway-one?utm\_ medium=email&utm\_campaign=govuknotifications&utm\_source=29470ccd-9333-4bed-9966-6a898b4a10cc&utm\_content=daily

### Revised Manual to the Building Regulations

Now available from the GOV.UK website is the enhanced Manual to the Building Regulations. This new edition of the manual has been designed to be clear and useful for a range of audiences, and is split into two volumes: an accessible overview and a more detailed set of guidance.

The Independent Review of Building Regulations and Fire Safety led by Dame Judith Hackitt made a number of recommendations to enhance the safety of buildings, including to reinstate an enhanced Manual to the Building Regulations (PDF, 8.94MB, 62 pages) and to publish a fully searchable PDF of all Approved Documents.

### Revised Part M Volume 2 - Buildings other than Dwellings Main changes made by the 2020 Amendments

The guidance in paragraphs 5.6 and 5.7 has been amended to mandate for the provision of changing places toilets within appropriately sized, publicly accessible buildings. Clarification is also provided on how the capacities should be derived in these buildings.

### Forthcoming changes to Parts F & L

We will be arranging future CPD events in relation to the new Parts F, L and M as information becomes available.

Visit the Forthcoming Events section of our website or register to receive our up-to-date list of available CPD events.

https://www.londonbuildingcontrol.co.uk







# OUR PEOPLE

LBC continues to expand and to support our Surveying Team. The following new appointments have been made throughout the organisation:

#### **Mayfair office**

Senior Building Control Surveyors -Steve Jary, Anthony John-Baptiste and Lukasz Stepniewski

Building Control Surveyor -Suleman Adam, Adrian Erofei-Acceleanu and George Hurrell

#### Hertfordshire office

Senior Building Control Surveyor -Hamza Malik

#### Manchester office

Senior Building Control Surveyor – Bilal Altaf, covering Yorkshire and surrounding areas.

# Successful professional career progression

Congratulations to our latest two employees, Charlene Collins and Jack House, on successfully completing their Building Surveying Degree.

Charlene and Jack started their careers with LBC in the Administration Team and through hard work have now progressed to become our two newest Assistant Building Control Surveyors covering projects in the central London area.

The dedication Jack and Charlene have shown has been exceptional and we have no doubt that a long and rewarding career awaits them both.





## NLA Expert Panel Invitation - Technical Competency

Michael Morgan, LBCs Technical & Major Projects Manager has recently joined the NLA Expert Panel on Technical Competency.

The NLA brings people together to shape a better city and improve quality of life across London by seeking to guide policymakers and professionals and engaging a wider audience in the debate.

The Expert Panels bring together industry experts from across the NLA membership to advise on core programmes, provide thoughtleadership on design, development and construction in London and respond to new policies or consultations.

Panels are formed of 12-15 individuals, representing the public and private sectors across development, design, planning and construction in London, and providing a unique voice to comment on the key issues facing the capital. Michael is a Chartered Surveyor, Chartered Building Engineer and Associate member of the Institution of Fire Engineers with a cando problem-solving nature. Having worked in the construction industry for over 18 years, his expertise has been developed in Building Control, Fire Safety, Sustainability and other related disciplines.

He has a wide and varied project portfolio, ranging from high end apartment blocks to shopping centres, which is reflected in the extent of his knowledge base. Having dealt with many high profile complex designs; Michael advocates a consistent, rational and commercial approach to compliance. Michael develops company policies, training schemes and produces technical documents. Michael delivers technical seminars and training including courses on behalf of CABE. He also works as part of the RICS editorial board for Built Environment publications and has written numerous articles published nationally.



# REGULATORY & COMPLIANCE CPD EVENTS

Now available to book are our free CPD webinars 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 and Michael Morgan.

Book now on: https://www.londonbuildingcontrol.co.uk/learning-hub/forthcoming-events

Building Safety Bill Update and Gateway 1 Michael Morgan Thurs 23 September 2021, 12.30pm

An update on LBC's recent review of the Draft Building Safety Bill and its contents with insight into what this will mean for the industry, updates on progress and an introduction to the gateway process.

Common issues with loft conversions - a recipe for success Michael Morgan Thurs 18 November, 12.30pm

Discussions surrounding common compliance issues when designing and constructing a residential loft conversion with some hints and tips on how to show compliance.

Common issues with domestic extensions - a recipe for success Alan Stokes Thurs 9 December 2021,12.30pm

Drawing upon our own experiences, we will examine common defects in relation to domestic extensions from excavations through to completion of works and how early design and application can turn potential problems into a successful project.

Fire Safety Update Michael Morgan 20 January 2022, 12.30pm

LBC's latest fire safety update going over recent legislation and guidance in the discipline of fire safety in buildings controlled under the building regulations together with some updates on allied legislation.

#### 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 contact maria@londonbuildingcontrol.co.uk

# LBC pledge continued support as a Corporate Patron of CRASH



LBC are proud to be continuing our crucial support for CRASH – a unique charity that assists homelessness and hospice charities with construction related projects across the UK.

Donations for CRASH were hit extremely hard hit during the pandemic, and continue to be, due to so many fundraising events being cancelled, but with continued support from LBC and our fellow supporters CRASH were nonetheless able to continue delivering practical support. In the last year CRASH provided help to 33 homelessness and hospice construction projects, despite being reduced to 3 full time, and 2 part time employees. The help delivered translates into hundreds of adults and children receiving the help and care they need whether they have been homeless and require shelter or need end of life care and compassion in a hospice.

This year CRASH celebrates 25 years since the charity was registered with the Charity Commission. They have come a long way and helped thousands of men, women, and children in that time.



Creating Places that Care for People

# The Paul Lane Memorial Golf Day in aid of Crash Charity



Held at The Belfry Gold Resort, this year's Paul Lane Memorial Golf Day was another great success and raised much needed funds for Crash Charity.

Organised by Volker Fitzpatrick, LBCs team (Michael Lansley, Adam Middleton, Paul Grisbrook, and Jatinder Phlora) stepped up and joined over 28 teams from the engineering and construction industry to provide enormous support for this fundraiser for CRASH Charity.

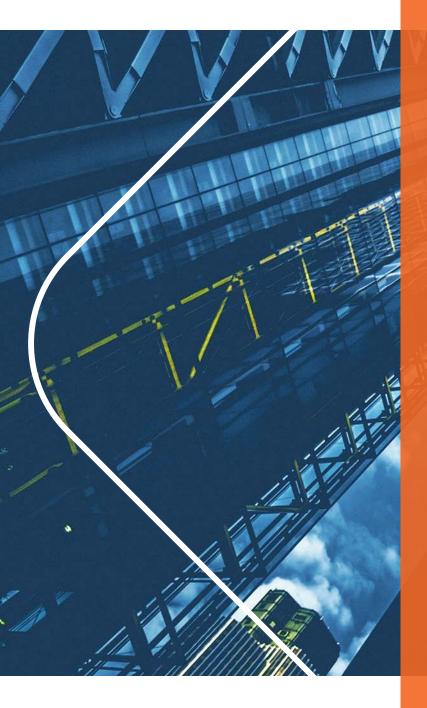
LBC were delighted to contribute 4 football match tickets to the auction which raised £1500.

Overall, over £19,000 was raised throughout this well supported event.

CRASH Charity assist homelessness and hospice charities with construction related projects, creating places that care for people.

For further information visit www.crash.org.uk







X

mulum

### **Head Office:**

London Building Control, 13 Woodstock Street, Mayfair, London, W1C 2AG

Tel: 0207 099 3636 www.londonbuildingcontrol.co.uk info@londonbuildingcontrol.co.uk

### Offices also in:

Chichester: 01243 780779 Manchester: 0161 660 0806 Welwyn Garden City: 01707 248611 Exeter: 01392 240770