

LBC NEWSLETTER ISSUE 5 - FEBRUARY 2022



Corporate
Approved
Inspectors



Contents:

Welcome | LBC Project news | Technical Updates Lack of charging points hinders
EV take-up | Our People | Regulatory & Compliance CPD Events



Winter Newsletter 2022

We hope this Winter edition of our Newsletter finds you well and ready for the new challenges of 2022.

You will find enclosed details of our new schedule of online CPD events covering the latest revisions to the Building Regulations.

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

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/>

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.

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:

SOMA COCKTAIL BAR, SOHO

We are pleased to have provided the building control advice on the complete fit out of this cool, moody cocktail bar in the centre of Soho.

Finished to a high standard the simple interiors create an elegant backdrop. Holding court in the middle of the room is the 9-metre-long hand-finished stainless-steel bar, which can seat 23 guests. Walnut furnishings and pops of colour give the whole space a speakeasy vibe.

We are hugely experienced in the leisure and retail sectors and understand that when you're a major developer on a national roll-out you need quick decisions and a high level of service. Contact us if you would like advice on your new project.

Image courtesy of Felix Speller.



Haidilao Hot Pot, Bullring Shopping Centre, Birmingham

We provided the Building Control services for the latest Haidilao Hot pot restaurant which is based in the UK's largest city-centre shopping centre The Bullring, Birmingham.

This full fit out included construction of a mezzanine floor, the construction of the front of house staircase, a new fire escape staircase and new mechanical, electrical and plumbing works.

In keeping with the Haidilao look, interiors are sleek whilst pop music gives the space a lively and party-ready atmosphere. With individual built-in cooking vats, the eatery gives patrons the opportunity to prepare their own bespoke soupy dishes using a varied range of broths, marinated meats and vegetables.

It was a pleasure to work with the Haidilao team and London Construction Contractor Ltd on this project.



Mickey's Bar, Exmouth

Design Command and Michael Caines team won the 2021 SBID International Design Award for Restaurant Design with this amazing restaurant inspired by the lively beach bars in Greece and Ibiza.

VSIM ENGINEERING BUILDING, EXETER



Located at Exeter Science Park, LBC were pleased to provide the Building Control advice for the fit out of the existing VSIM Engineering Building. The works comprised of:

- the provision of workshop accommodation
- a battery charging area and storage, together with a specialist Dyno test Cell area for testing battery powered engines
- the subdivision for an autonomous drone test flight area
- provision of office space, meeting rooms and kitchenette
- associated external works.

The University of Exeter VSimulators facility can recreate any environment either physically or virtually, immersing up to 9 researchers in a simultaneous experience and LBC were pleased to be involved in this ground-breaking project.



TECHNICAL UPDATES

Lack of charging points hinders EV take-up

Opinion: Motorists are being nudged towards electric vehicles as a greener alternative to petrol and diesel cars. But the UK needs more charging points to enable this transition.

In September, about 15% of new cars sold in the UK were battery-powered electric vehicles, and a smaller proportion were plug-in hybrids.

The government has stipulated that all new cars and vans should be zero-emission by 2035, as part of its net-zero target for 2050.

But although figures have increased substantially in recent years, take-up is still too slow to achieve these targets.

This lack of progress is in part due to the global shortage of the semiconductors that electric vehicles (EVs) need. But it is also to do with the location of charging points.

Government to mandate charging points

As I mentioned in a previous article, most EV owners still charge at home or work.

According to data from Rightmove the number of households with EV charging has risen rapidly and potential homebuyers see it as a key feature.

The government has decided to enforce charge points in new buildings, and legislation, a new approved document and draft technical guidance are all due next year. It has also set up the **Office for Zero Emission Vehicles** to oversee this and related policies and initiatives.

While the exact requirements for charge points are yet to be finalised, they may include:

- minimum power of 7kW, which will in effect prevent use of domestic 13A sockets
- control circuitry and basic safety electronics
- compliance with relevant parts of BS EN 61851-1: 2019 Electric vehicle conductive charging system
- cables suitable for all kinds of EV
- accessible locations compliant with the Equality Act 2010.

- Electrical safety of EVs is likely to fall under other legislation such as **Electrical Safety: Approved Document Part P**, the **Electricity at Work Regulations 1989**, and the **IET Wiring Regulations**.
- A separate mandate may require that charge points are smart. Smart chargers can analyse and protect EV batteries, and even help with repair. They respond to the condition of the battery to charge it as quickly as possible.
- Requirements for small, non-residential buildings may be limited, depending on the capital cost of installation. Where it would be excessively difficult to install charging points - for instance, where local electricity supply infrastructure is poor - new dwellings may be exempt as well.

Most people still charge at home, but many UK households have no off-street parking, so workplace or on-street charging should be available as well. Expanding provision should also ensure more affordable charging for lower-income households.

The government's **EV Homecharge Scheme** provides up to £350 towards a charge point. This scheme will continue into 2022, and expand to target people in rented and leasehold accommodation.

The Department for Transport (DfT) has also opened its **Workplace Charging Scheme** to SMEs and the charity sector. This offers certain smaller businesses such as bed and breakfasts a grant of up to 75% or £350, whichever is lower, towards the cost of the installation. The DfT does expect this to increase the rate at which charging points are installed. However, all this has implications for site planning as well as building designs.

Outstanding barriers to EV take-up

The government wants to progress EV take-up in the UK to alleviate socioeconomic disparities, among other issues. To do so, it will need to address common worries about EV ownership, with range remaining the main concern for consumers.

Charging points - particularly public facilities - aren't reliable or plentiful enough to accommodate a drastic increase in EV usage as yet, with many drivers reporting that points are out of order. However, charging will need to become as ubiquitous and as reliable as petrol stations.

As demand for charging infrastructure is predicted to increase, it is important that the developers engage with power network providers and charge point operators at an early stage to ensure that sites can accommodate the planned expansion.

Road transport accounts for **10% of global emissions** and these are rising faster than any other sector. So it's imperative that charge points form part of the push towards carbon-neutrality.

Michael Morgan MRICS
Technical and Major Projects Manager



OUR PEOPLE

LBC continues to expand and to support our Surveying Team.

The following new appointments have been made throughout the organisation:

Mayfair office

Building Control Surveyor -
Billy Fleet and Jason Ford

Manchester office

Senior Building Control Surveyor -
Clive Kirkpatrick, Jonathan Proudlove,
Peter Atherton and Tim Woods



LBC Achieves amazing Carbon Footprint reduction

Great news!

After a year of committing to reducing our Carbon footprint with Ecologi our end of year results shows a carbon reduction of 781.73t, which equates to 12,091 new trees planted across the world.

LBC are proud to be supporting Ecologi in our pledge to plant a tree for every new building control application processed and look forward to an even better result in 2022.





Frankie Storey Wins his first professional fight

Huge congratulations to Frankie Storey who sealed his first win in the professional ranks as he overcame Stanislav Bilohurov at the Watford Leisure Centre recently.

With over 500 fans in attendance, Storey was up against a Ukranian opponent who came into the bout with three defeats and a draw from his four previous bouts. It was a war of attrition at times and certainly not the introduction many debutants face when entering the paid ranks.

Bilohurov showed his durability to ward off the enhancing Storey and despite taking some heavy shots saw it through to the final bell, where the Lutonian had his hand raised.

LBC are proud to sponsor Frankie and wish him every success for his future as a professional.

Picture: Richard Owen
(Don't Pose Photography)

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, Michael Morgan and Nick Southall.

Book now on:

<https://www.londonbuildingcontrol.co.uk/learning-hub/forthcoming-events/>

New Part O & S
Michael Morgan
28 April 2022, 12.30-1.30pm

With the government pushing for net zero, Approved Document O and S have been release and are due to take effect in 15 June 2022. Approved Document O covers overheating mitigation requirements of the building regulations as set out in new requirements under Schedule 1 and in a number of specific building regulations. Approved Document S provides technical guidance regarding the installation and charge point requirements for electric vehicles in relation to compliance with new technical requirements in the Building Regulations.

This CPD will provide an overview of these requirements and technical guidance.



The background of the entire page is a blue-tinted image showing several hands of different skin tones reaching upwards to hold a glowing, translucent sphere. The sphere has a bright white center and a blue outer glow. The hands are positioned around the sphere, with fingers pointing towards it. The overall mood is one of collective effort and support.

Approved Documents L Volumes 1 & 2 Conservation of Fuel and Power

Alan Stokes

5 May 2022, 12.30-1.30pm

New homes will have to produce around 30% less carbon emissions from 2022, as part of a major update to the Building Regulations.

The significant update provides an uplift to existing energy efficiency standards for homes and marks a steppingstone towards the introduction of the Future Homes Standard in 2025.

The new Building Regulations comprise five new Approved Documents, including uplifts to Part L (fuel and power) and Part F (ventilation), which will come into effect from 15 June 2022, and will have a marked impact on new homes and existing homes.

Approved Document F Volumes 1 and 2 - Ventilation

Nick Southall

12 May 2022, 12.30-1.30pm

There are significant changes planned for ventilation in buildings within these new documents.

This presentation will explore the research leading up to the changes, the new requirements for buildings that are becoming ever more airtight and also the extending of the provisions to works on existing buildings.

Sign up for LBC Ebulletins

To sign up to receive CPD invites, LBC Newsletter and regular updates contact maria@londonbuildingcontrol.co.uk



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