

LBC NEWSLETTER ISSUE 6 - OCTOBER 2022



Corporate
Approved
Inspectors



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Autumn Newsletter 2022

Dear Colleagues

We hope this Autumn edition of our Newsletter finds you well.

This edition 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:



WAGWORKS DAY-CARE, LONDON

Situated on the borders of Putney and Fulham, West London, the internal strip out and re-fit of this large commercial unit has provided a great private members club for dogs.

This new venture is certainly the smartest place in town for socialising, training and spa treatments for many a pampered pooch and LBC are pleased to have provided the Building Control advice for the project.

Photography by Ruth Ward.



N FAMILY CLUB NURSERY, HIGHGATE, LONDON

London Building Control are delighted to have provided the Building Control advice on this new N Family Club Nursery in Highgate, London.

The works consisted of the conversion of the former bank building and garden, in the heart of Highgate village. The sensitive restoration to this impressive period property provides an inspiring environment for the young children that attend.



WINTERSGILL PLACE CARE HOME, HESSLE

LBC were pleased to provide the Building Control advice on the erection of this new-build residential care home in Hesse in the county of East Riding of Yorkshire.

This modern care home with extensive facilities provides a wonderful environment for its residents.



TECHNICAL UPDATES

BUILDING REGULATIONS LATEST

Alan Stokes BSc(Hons),
FRICS, FCABE, MIFireE, C.BuildE
*Southwest Regional Building Control Manager
& Head of Plan Checking*

We have seen a number of significant changes to The Building Regulations recently with more changes shortly to be introduced.

LBC have provided a series of on-line seminars on the June changes and will be covering the further amended requirements, in particular Part B, in due course.

15 June 2022

In June, we saw the introduction of the heavily revised Part F (Ventilation) and Part L (Conservation of Fuel and Power) along with two new additions, Part O (Overheating) and Part S (Infrastructure for the charging of Electric Vehicles).

1 October 2022

Part J - Combustion Appliances and Fuel Storage Systems, revised guidance issued.

1 December 2022

Part B - Fire Safety Volumes 1 & 2, revised guidance due.

26 December 2022 -

Part R is being revised and split into two Approved Documents:

- Volume 1 Physical Infrastructure and Network Connection for New Dwellings
- Volume 2 Physical Infrastructure for High-Speed Electronic Communications Networks.

We are also awaiting the revised BS 9991: 2021 Fire safety in the design, management and use of residential buildings. Code of practice which is likely to bring further Fire Safety requirements for tall residential buildings. Once the BS is released, we will cover the changes in a Fire Safety CPD session including Part B.

To sign up to receive CPD invites and LBCs Newsletter register your details [here](#).

BUILDING SAFETY ACT 2022

Building Safety Regulator - BSR

Michael Morgan MRICS

Technical and Major Projects Manager

Following Dame Judith Hackitt's critical review of the industry, The Building Safety Act 2022 achieved Royal Assent on the 28th of April 2022. This multifaceted piece of legislation embodies the biggest overhaul of the construction industry for many years. LBC are delivering CPD's which seek to cut through the jargon and provide meaningful updates on the proposals. Look out for this on our website under 'learning hub'.

As part of the Act a new framework of 'Duty holder' roles and responsibilities, for clients, designers and contractors working on buildings, is established. The government have hailed this as a new era of accountability with limitation periods extending for claims under legislation like the Defective Premises Act 1972 as well as enacting Civil Liability legislation, making it easier to hold those responsible to account for failures.

At the centre of the new regime a new national Building Safety Regulator (BSR) is established that resides within the Health and Safety Executive office. The BSR will be responsible for monitoring the safety of all buildings in England with extensive powers to regulate the construction industry including existing 'higher-risk buildings' (HRBs).

HRBs are preliminary defined as residential buildings of two or more units that are at least 7 storeys or 18 metres tall, but also includes hospitals and care homes meeting those height thresholds for the design and construction stages only. A new 'gateway' process with 'hard stops' will be introduced where the BSR becomes the building control authority to supervise a new building safety inspectorate. This will mean that without formal approvals the project cannot proceed.

One of the most publicised areas of debate with significant implications on professionals dealing with all projects is competency requirements stemming from the Act. The BSR are tasked with the duty to facilitate the betterment of competency assessments and declarations in the industry, including a shake-up of rules and regulations surrounding the architects, consultants and the building control profession.

Do contact the LBC team if you require further information in relation to the above.





HOT OFF THE PRESS

LBC News

London Building Control relicensed by CICAIR

Following our CICAIR audit, for the 5 yearly license reapproval, conducted in accordance with the CICAIR Monitoring and Re-approvals Protocol. LBC Ltd are pleased to announce we have been relicensed by CICAIR. The license will run until June 2027. This allows the company to continue providing its professional Building Control Service.

Approved Inspectors registered with CICAIR Ltd are qualified to undertake building control work in accordance with Part II of the Building Act 1984 and the Building (Approved Inspectors etc.) Regulations 2010.



CABE 2022 Conference

Our team of Surveyors recently attended the CABE Annual Conference which explored the current environmental challenges that the industry is facing. Speakers included climatologists, government advisors and industry experts who explored best practice, delving into legislative changes and what they mean.



OUR PEOPLE

LBC continues to expand and to support our Surveying Team.

The following new appointments have been made throughout the organisation:

Two new Directors appointed

We are delighted to announce the appointment of Adam L'Aimable and Michael Lansley as Directors. Their appointments have strengthened our Board and taken our team of directors to four.

Adam L'Aimable BSc (Hons), MFPWS C. Build E MCABE, MRICS

Having worked within the construction industry for many years Adam has been involved in commercial and residential projects throughout the UK. His extensive knowledge and understanding of the industry and building control has led to many project successes including the conversion of ex local authority 17th Century grade II listed building into a boutique hotel and a National Trust Property conversion, development, and refurbishment Project with a build cost of over £2.5 million. Adam has also contributed to articles published in the CABE magazine and previously sat as a Board Member for the 2020 panel.



Michael Lansley C.BuildE, FCABE

Michael has been responsible for the effective management, co-ordination, and monitoring of the Building Control function with London Building Control for the past four years. He oversees and provides advice on building regulation applications including liaison with various statutory authorities and outside bodies. With a background in various senior and principal Building Control surveyor positions with 3 major London Boroughs, Michael has significant commercial experience in general building surveying in London and the Southeast. Highlights in Michael's career have been working on major projects including lead management responsibility of a major Grade 1 listed building in Oxford city centre from a dilapidated cinema to a nightclub and music venue, a member of JLAB which delivered the Olympic Park, in particular the Riverside Arena, zone concessionaries and disabled football.



Michael is a Fellow of CABE and regularly sits on interview panels for prospective members.

Mayfair office welcomes

Senior Building Control Surveyor -
Siamack Rowaichi

Building Control Surveyor -
Elvis Kurtulaj
Teona Cretu

Assistant Building Control Surveyors -
Anamaria Paraoaru

Southwest office welcomes

Senior Building Control Surveyors -
Rob Shaw and Stuart Otani

Apprentice Building Control Surveyor -
Bertie Balkwill

Herts office welcomes

Building Control Surveyor -
Phil Marsh

REGULATORY & COMPLIANCE CPD EVENTS

We offer a range of free CPD Webinars via Zoom 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 are presented by members of LBC's Technical Team - Alan Stokes, Michael Morgan and Nick Southall.

Forthcoming changes to Part B (Fire Safety) and an update on changes to Part J & R with Alan Stokes
Thursday 17 November, 12.30pm

A CPD presentation to highlight the forthcoming changes to Part B (Fire Safety) effective on the 1 December 2022, which will also include a recap of other recent changes to the Approved Document guidance. We shall also provide a brief update on Part J (Combustion Appliances) effective 1 October 2022 and Part R (Network Connections) effective 26 December 2022.

[Book a place](#)

Building Safety Update with Michael Morgan
Tuesday 29 November, 12.30pm

Following Dame Judith Hackitt's damning review of the industry, The Building Safety Act 2022 achieved Royal Assent on 28 April 2022. This multifaceted piece of legislation embodies the biggest overhaul of the construction industry for many years; establishing new "Duty holder" obligations for clients, designers and contractors; an overhaul of competency standards; a national Building Safety Regulator with responsibilities for monitoring the safety of all buildings in England and other radical changes. This CPD seeks to cut through the jargon and provide a meaningful update on the proposed changes.

[Book a place](#)

To sign up to receive CPD invites and LBC's Newsletter register your details here.





EXCITING NEW 3D PRINTING PROJECT

LBC are pleased to be providing the Building Control advice on this new 3D concrete printed scheme of 46 eco-homes in Lancashire.

3D printing provides a cheaper alternative to conventional building work and this project is about putting community over profits, which is important. The housing will go to homeless veterans and low-income families, giving them somewhere safe to live.

**Harcourt Technologies Limited (HTL.tech),
Harcourt Architects and Lindsay Baxter Design
Statement**

Harcourt Technologies Limited (HTL.tech) and Harcourt Architects and Lindsay Baxter Design are delighted to announce that our 3D Concrete printed (3DCP) structural wall specification has been determined as compliant with UK Building Regs Part A (Structure) by London Building Control (LBC).

This is a first for 3DCP technology in the UK and is a huge step forward for its' deployment throughout the UK and other countries whose building regulations are technically comparable.

Since our very first engagement, LBC have been exemplary in their positive attitude to what is a new technology and have provided very clear and practical advice at every stage in achieving this positive outcome.

Combined with the critical and focused support of our Structural Engineers, Lindsay Baxter Design Ltd we look forward to working with LBC on our upcoming and future 3DCP projects as we help roll out the delivery of more affordable, consistent, and efficient high-quality homes and buildings throughout the UK and beyond.

**Harcourt
Architects**

HTL
.TECH

l b d
lindsay baxter design ltd



Staff Development

LBC are committed to the development of their staff team and offer our congratulations to Josh King and Gordon Stagg on successfully completing the NVQ Level 6 Diploma in Building Control and to Charlie Wamala on completing the Level 4 Diploma in Building Control Site Inspection and Plan Assessment.



Charity Support

Doug's Den: A hangout for terminally ill teens

We are incredibly proud to have collaborated with our fellow CRASH Corporate Patrons (Arcadis, Masterson Holdings and Reds10) to create Doug's Den, a dedicated therapeutic hangout space for teenage patients at Helen & Douglas House.

Arcadis undertook the initial project visit with CRASH and produced a report. Masterson Holdings provided the groundwork, and LBC provided the building control services. An amazing £107,871 worth of donated professional services and building products was provided.

Helen & Douglas House is a home from home for terminally ill babies, children, and their families. It is a comforting place where families can enjoy creating happy memories together in their child's last days, weeks, months or years. There to support the whole family at an unimaginably challenging time, providing practical and emotional support as families face the challenges of terminal illness.

Over £22k raised for CRASH Charity at the Paul Lane Memorial Charity Golf Event



The 2022 Paul Lane Memorial Golf Day organised by CRASH Corporate Patron, Volker Fitzpatrick raised £22,331 for CRASH Charity.

The golf day is to celebrate the life of Paul Lane, former VolkerFitzpatrick Head of Quality, who passed away in 2018.

28 teams competed in the event. London Building Control's team (Adam Middleton, Jatinder Phlora, Michael Lansley and Paul Grisbrook) came joint 3rd with Paul Grisbrook beating the pro's score!

Congratulations to the winners, First Class Safety, and to all who took part in this incredibly special day.

£88k of support to Crawley Open House, West Sussex

New Resource Centre for the Homeless and Unemployed

As a CRASH Corporate Patron, LBC were pleased to be involved in the creation of a new resource centre giving homeless people employability and life skills.

The building is a light industrial unit which was in a dire condition, last used as an Indian takeaway. The asbestos roof needed replacing, the building needed stripping back to a shell, and new partition walls and flooring installed to create the spaces needed and maximise the use of the building. Gas pipes needed relocating and a heating system installed.

The building required a complete refurbishment, and Crawley Open House needed help with the project to provide a safe, appropriate environment for the new services they planned to run from this building.

Working with our fellow CRASH Patrons, AECOM, Arcadis and Cundall we collaborated to create this new space. The total value of support reaching over £88,000!



Grass Roots Football Sponsorship



LBC are the proud new sponsors of:

Hunston Community Club CFC U15's youth team
Ryan Robinson from our South office manages the team and all of us at LBC wish them all the best of luck for the coming season.

Letchworth Garden City Eagles



Whose 450 strong membership consists of players between the ages of 6 and 18, boys and girls. Good luck in the upcoming season to all involved.



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