



LONDON
BUILDING CONTROL



LBC NEWSLETTER ISSUE 8

OCTOBER 2023

Welcome | LBC Project News | Revised Application Form

Technical Updates New Major Project Consultancy Service | High-Risk Buildings (HRBs Reminder)

Changes to the Building Regulations 2023 Information for Dutyholders LBC News

Charity Donations & Sponsorship | Building Safety Act update CDP Events

www.londonbuildingcontrol.co.uk



October Newsletter 2023

Dear Colleagues

As the Autumn leaves begin to fall, we hope you and your colleagues are ready to embrace the many changes to the Building Regulations and all that they entail.

This edition of our Newsletters includes updates from our Technical Team and the latest LBC news and events.

Please share our Newsletter with your colleagues/clients and let them know they can sign up to receive copies directly via the homepage of our website <http://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 building control advice for the following projects:

LONDON COLISEUM, WESTMINSTER, LONDON

London Building Control was delighted to be able to offer Building Control advice on recent alterations to form a new shop entrance at London Coliseum.

The London Coliseum theatre in St Martin's Lane, Westminster, built as one of London's largest and most luxurious family theatres.



BLACKBIRD, CIRENCESTER

The 1.4-acre plot sits at the edge of a small village with protected woodland and views across the valley to the south. The property has a 1.5m wide veranda which wraps around the entire building creating a series of routes through and around the building providing a sheltered space from which to view the garden and water.

It was a pleasure to have provided Building Control advice in relation to this new build luxury dwelling which was shortlisted for the 2023 RIBA (Royal Institute of British Architects) Southwest Awards.

Architect credit: [_and-lyons-architects](#) with Hamish Herford

Instagram credits: [@andlyonsarchitects](#) with [@hamish.herford](#)



ST MARY'S CHURCH, LONDON

NEW COURTYARD HOUSING IN STRATFORD, LONDON

The project, a single storey extension, refurbishment and layout redesign of existing church building and transformation of the existing car park into a beautiful landscaped public area for pedestrians to enjoy, is a fantastic asset within the local community.

Photos courtesy of Matthew Lloyd Architects LLP.

The regeneration project comprised of three new buildings within the rear car park to provide; 4 x 3 bed apartments, 3 x 2 bed apartments and 2 x 1 bed semi-detached houses, with associated landscaping and improvement works to the entire site.

Photos by Agnese Sanvito



Revised Application Form - October 2023

Recent changes to the Building Regulations have required us to amend our application form to ensure we collect the appropriate information to be able to register new projects.

We are no longer able to accept previous versions of the application form, so please ensure if submitting a new application you use the form provided here:

Application Form Oct2023.



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TECHNICAL UPDATES

New Major Project Consultancy Service

London Building Control are pleased to introduce our new compliance and building regulation consultancy service to support duty holders like Principal Designers and Contractors in fulfilling their legal obligations.

Furthermore, following the new higher-risk Building's legislation, the BSR will become the regulator but will expect a Registered Building Control Approver like LBC to perform an advisory role.

The expertise of our professional team spans all sectors of construction from domestic to complex

multi-million-pound commercial developments throughout England. Led by Michael Morgan, our Technical & Major Projects Manager, our dedicated and experienced team of technical experts and surveyors are there to assist when it comes to any developments, with Building Safety Act, Building Regulations compliance and allied legislation.

Contact Michael Morgan
(mmorgan@londonbuildingcontrol.co.uk) if you wish to discuss an upcoming project or to obtain further information.

High-Risk Buildings (HRBs Reminder)



It is a legal requirement under the Building Safety Act 2022 for all higher-risk residential buildings 18 metres tall or higher, or at least 7 storeys tall, with two or more residential units to be registered with the Building Safety Regulator by 1 October 2023.

You can apply to register a high-rise residential building online.



Changes to the Building Regulations 2023 Information for Dutyholders

Background and what has changed

The Government has published amendments to the Building Regulations, which will apply to all applications for building control consent from 1 October 2023.

In addition, the Government has formed a new regulatory body within the Health and Safety Executive (HSE) called the Building Safety Regulator (BSR). The BSR will oversee many aspects of building safety, including Building Regulations and Building Control.

If you, or someone on your behalf, have submitted a building control application, you have new legal responsibilities from 1 October 2023 as a Client, Designer or Contractor. You must follow these legal procedures so that your building control application can be considered.

If you do not follow the procedures prescribed for your role, it will result in your application being rejected or reverted to local council control, which will require the same information.

Registered Building Control Approvers

Approved inspectors are independently monitored and regulated by the Construction Industry Council Approved Inspector Register (CICAIR) under the Building Act 1984. Under the new building control system all Approved Inspectors will need to become Registered Building Control Approvers (RBCA) which requires registration with the BSR.

The registration process will begin in October 2023 with all Approved Inspectors expecting to have applied for registration before 6 April 2024 when this becomes a requirement.

Registered Building Inspectors

Building control is to become a regulated profession, meaning that the job title 'Building Inspector' will be protected in law. There is a requirement for certain qualifications or experience to be held by individuals working within the profession and for them to register with the regulator (BSR) as Registered Building Inspectors (RBIs). This will become a requirement from April 2024 and applies to individuals within Local Authorities and those working for Approved Inspectors.

All RBIs will have their competence third party validated against the Building Inspector Competency Framework for the class of registration they are applying for. This will help ensure high performance and consistency across all sectors.

Click the image link below to a document with some helpful information for Dutyholders on the numerous recent changes to the Building Regulations and other associated legislation.



HOT OFF THE PRESS

LBC News

Staff Development

Level 3 NVQ Diploma in Building Control and Technical Support

LBC are committed to the development of their staff team and offer our congratulations to Hugo Cardona, Jayne Collins, William Day, Ryan Robinson and Teresa Ellicott on successfully completing the Level 3 NVQ Diploma in Building Control and Technical Support. They now join the rest of our admin team with a recognised technical support qualification.

British Institute of Interior Design - CPD Accreditation

Earlier in the year we received umbrella accreditation by the BIID for all London Building Control CPD events put forward for the interior design, architecture, and specifier market.

The British Institute of Interior Design, the only professional institute for interior designers in the UK, felt we were offering something different from others, as the information LBC provides is fast paced and constantly evolving.

If you would like to find out more about the events on offer, please visit the Learning Hub section on our website or contact maria@londonbuildingcontrol.co.uk



London Building Control Ltd registers its 100,000 project

The company has experienced steady growth since its inception in 2006 and in July we celebrated registering our 100,000th project. The lucky project owner was delighted to be offered free of charge service as part of our celebrations of this landmark number of projects registered.

Summer Team Building Event

The staff team joined together for a fun evening in Mayfair this summer at Aqua Nueva in Mayfair. Luckily the sun was shining, and the rooftop venue provided a great social space for us all to meet.

LBC realise the importance of teamwork and were pleased that so many of our staff took the opportunity to meet with colleagues throughout the company. It was a great opportunity for all to see each other in a different light as well as strengthening the bonds between us.

Great Yorkshire Day Lunch 2023

Our representatives were privileged to be a part of Yorkshire Day 2023. Held at the hallowed grounds of Stationer's Hall. A campus as rich in history, as it is in beauty. The white rose sailed upon this venue's great mast and decorated every proud Yorkshire plate.

Lunch consisted of the finest ingredients, and delegates buried in to piles of Yorkshire puds, and supped many a fine ale together. This years Guest speaker was Dame Maureen Lipman DBE, a timeless figure and accomplished entertainer and owes it all to her Yorkshire roots!



DONATIONS & SPONSORSHIP

Throughout the year LBC have contributed to some great causes!

Crucial support continues for CRASH Charity



LBC have supported CRASH charity for numerous years and are proud to again be continuing support for the construction industry's charity helping homelessness and hospice organisations with their construction projects.

Alongside our fellow corporate patrons and CRASH, we have contributed to helping 40 homelessness and hospice projects over the last year by providing professional industry expertise, construction products and donations or grants. These projects have transformed hostels and day centres for vulnerable people who are homeless. They have also created caring environments at hospices for children and adults who require end of life care.



Great Ormond Street Hospital

LBC are happy to continue supporting the much-needed Great Ormond Street Hospital (GOSH). Since its formation in 1852, the hospital has been dedicated to children's healthcare and to finding new and better ways to treat childhood illnesses.





Ecologi support to help reduce our Carbon Footprint

Our ongoing commitment to reduce our Carbon footprint with Ecologi by planting a tree for every new building control application processed, means over 16,000 new trees were planted across the world during 2022.



MIPIM 2023

LBC donated £10 to LandAid for every person who joined the daily runs hosted by Property Sports Network. The runs were a great way to meet people, clear heads and have a healthy balance whilst in Cannes.



VolkerFitzpatrick raises £22k at Annual Golf Day

VolkerFitzpatrick achieved a remarkable fundraising success, raising a total of £23,008 in aid of CRASH during their 6th annual 'Paul Lane Memorial Golf Day'. The event was held at the prestigious Belfry Golf Resort PGA course and surpassed last year's record-breaking amount of £22k.

The annual event, which pays tribute to late friend and colleague Paul Lane, Head of Quality at VolkerFitzpatrick, saw the collaborative efforts of the building division team to deliver an enjoyable day out for their supply chain.



EWD Eagles FC

Established in 2022, by Jatinder Singh Phlora (Senior Surveyor at LBC) and his friends, EWD Eagles FC won the Leaders Trophy Cup in their first season. Sharing a common passion for community and football culture Jatinder and his friends have enabled the team to grow into a formidable force in the local football scene.

Amazingly, EWD won The Leaders Trophy Cup final a remarkable achievement in their first season! They put on a stunning performance throughout the game that had their huge fan base on the edge of their seats.

As proud sponsors, LBC wish the team, and all involved all the best on their fantastic achievement.

Building Safety Act update

3rd November at 12,30pm



With The Building Safety Act 2022 firmly in place and secondary legislation now taking shape LBC provides this CPD to update you on the changes.

Hailed as the biggest overhaul of the construction industry for many years, this legislation imposes new responsibilities on “Dutyholders”, clients, designers and contractors with a keen focus on competency demonstration and a new national Building Safety Regulator (BSR) overseeing the implementation. The BSR are also now the ‘regulator’ for High-Risk Buildings in England.

This CPD seeks to cut through the jargon and provide meaningful update on the proposed changes.

To ensure you receive an invite to this event please register your details [here](#).



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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