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LBC NEWSLETTER ISSUE 9

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www.londonbuildingcontrol.co.uk



Autumn Newsletter October 2024

Dear Colleagues

We hope this edition finds you well.

Enclosed is the latest edition of the LBC Newsletter providing you with business news and technical updates.

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:

London Building Control were appointed to assist with the Office fit-out at the Saatchi Gallery in London.

Works included the forming of a board room, 5 offices, 1 meeting room and 1 tea area. MF ceiling throughout. 6 air conditioning units, new floor coverings installed on existing raised access floor.

SAATCHI GALLERY, CHELSEA

**SAATCHI
GALLERY**

SOUTHBROOK SCHOOL, EXETER

LBC were pleased to again be working with Southwest Norse on the new build standalone single storey library building at Southbrook School, Exeter.



THE NATIONAL ARCHIVES, RICHMOND

A series of phased works are about to start at the National Archives and London Building Control are pleased to be providing the Building Control advice on the alterations to the National Archives Q1 building. Working with HTP Architecture, the work consists of the replacement of all external windows to ground, first, second, third, fourth and fifth floors, ancillary works to wall linings around windows and other related works.



OLD KNEBWORTH ROUNDHOUSE, KNEBWORTH

London Building Control provided the Building Control advice on this unique conversion of a redundant 14m diameter water tank. Providing a comfortable eco-home using modern and traditional materials and techniques to get the most efficient building possible, inspired by the arts and crafts examples of encouraging the harmonisation of indoor with outdoor life for

better overall mental health and general wellbeing for whomever chooses to live there.

Overall, this project has made good use of a redundant industrial structure in greenbelt land. Built by local craftsmen with materials sourced locally wherever possible...

A real work of heart.

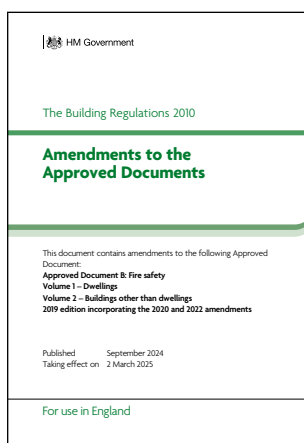


TECHNICAL UPDATES

Part B Fire Safety - Approved Document B Volume 1 (Dwellings) & Volume 2 (Buildings other than dwellings)

Main changes published September 2024 and taking effect on 2 March 2025, subject to the transitional provisions:

- Regulation 38 and Fire Safety information
- Removal of national classes for reaction to fire and roofs
- Introduction of new provisions for sprinklers in care homes.



Part T - Toilet Accommodation is designed to encourage the installation of single-sex toilets over gender neutral facilities in building other than dwellings.

Transitional provisions apply to Part T for applications made after 1 October 2024 or made prior to this but fail to be sufficiently progressed by 1 April 2025.

Part T also applies to material changes of use where the building is:

- A hotel or boarding house where it previously was not;
- A public building where it previously was not;
- Not an exempt building where it previously was; or
- A shop where it previously was not.

There are also changes to other functional requirements to align with Part T:

- Part G (numbers of toilets provided)
- Part M (Accessible facilities - Wheelchair Accessible, Changing Places, Enlarged and Ambulant)

A CPD event will be provided in due course to explain the new requirement.



LBC TEAM PROMOTIONS

LBC always look to promote from within the Company where possible, and it is key for us as a company to offer a clear path for progression at all levels. Following recent annual reviews, we are pleased to announce the following promotions within the company:

Stuart Robertson - Company Director

LBC recently appointed Stuart as a Company Director to strengthen its team of Directors.

Having graduated from the University of Westminster with First Class Honours Degree in Building Control Surveying in 2009 and went on to achieve full membership of the RICS in 2012 and is a current member of the Chartered Institute of Building Engineers. Since joining LBC in 2013, Stuart has undertaken the role of Regional Building Control Manager with responsibility for the Hertfordshire Office managing a team of Surveyors and Administration staff.

Aodhan Fitzsimmons - Head of Major Projects

A Chartered Building Surveyor with first class experience and knowledge primarily within the building control / warranty areas. Since joining LBC, Aodhan has been assisting the plan checking team with a range of high-rise residential, domestic, commercial, and industrial projects.

Andy Kidd - Midlands Regional Manager

With his extensive experience in both Local Authority and private sector Building Control, Andy is now Regional Manager for the Midlands region responsible for overseeing and developing the Midlands team.

Stacy Meadows - Yorkshire Regional Manager

With over 20 years' experience in the construction industry in total, Stacy has spent the last 6 years providing building control project management services to a vast variety of clients and developments, including residential, commercial, industrial, educational, and assembly and recreation sectors.

Based in Harrogate, Stacy now manages the Yorkshire team, personally covering the major projects within the North, with a focus on Leeds and surrounding areas.

David Austin - Senior Surveyor (Manchester office)

A Building Control Surveyor with 17 years' experience covering the North and Midlands areas. Responsible for managing site inspections and undertaking plan checks on a variety of developments ranging from domestic, commercial, schools and healthcare premises.

Adam Middleton - Senior Surveyor (London office)

Adam has worked in both Local Authority Building Control and the private sector. He is responsible for managing site inspections and undertaking plan checks on a variety of developments ranging from domestic, commercial, schools and healthcare premises.

Maria Apps - Admin Operations and Business Support Manager

Maria joined LBC in 2019 and brought with her over 20 years' experience in management and administration. Her new role will see her continue to provide support to the Board of Directors, Senior Management Team and Administration Teams.

Teresa Ellicott - Admin Office Manager (Exeter)

Having worked for many years in a structural and civil engineering office, Teresa joined LBC in the Admin Team in Exeter. Since joining she has gained the Tech CABE qualification and experience in all BC admin roles.

Congratulations to all the above for achieving the well-deserved promotions and thank you to everyone at LBC for their hard work over the last year.



Building Regulations Principal Designer (BRPD) Compliance and Consultancy Service

Our BRPD Compliance and Consultancy Service is available to support duty holders such as Principal Designers and Contractors in fulfilling their legal obligations in relation to the new Higher-Risk Buildings' legislation.

The Building Safety Regulator (BSR) now regulate higher-risk buildings and raise safety standard of all buildings.

London Building Control, as a Registered Building Control Approver, provide a compliance and consultancy service to help duty holders understand the challenges and increased demands posed by the new regulations.

The expertise of our professional team spans all sectors of construction from domestic to complex multi-million-pound commercial developments throughout England. Led by Nick Southall, our dedicated, experienced team of technical Regional Building Inspectors are available to assist when it comes to any developments with The Building Safety Act, Building Regulations compliance and allied legislation.

For further information contact Nick Southall (Nicksouthall@londonbuildingcontrol.co.uk) if you wish to discuss an upcoming project.

MAJOR PROJECTS

We have recently restructured our Major Projects Team, to provide a designated team of Registered Building Inspector Plan Checkers and Surveyors with RBI status to class 3G/H. The expertise of the team spans all sectors of construction from domestic to complex multi-million-pound commercial developments.

Major Projects include

- volume sites with 10 plus dwellings,
- complex commercial low-rise buildings (including care homes, hospitals, schools etc),
- high rise commercial buildings including those over 18m, non-standard construction projects, apartment blocks up to 18m, and
- large complex dwelling houses.



Sandy Park Hotel, Exeter Devon

LBC are proud to have provided the Building Control Advice on this state-of-the-art hotel at Exeter's award-winning Sandy Park complex, home to Gallagher Premiership Rugby club Exeter Chiefs, and the region's premier Conference & Banqueting venue. In addition to housing 250 bedrooms, the eight-storey hotel provides leisure facilities, a rooftop cocktail bar and restaurant that boasts picturesque views along the River Exe Estuary.

Coming under the worldwide Courtyard by Marriott brand, the four-star facility also boasts an impressive glazed bridge link to Sandy Park, as well as an extensive reception area, open plan bar, coffee bar and lounge. The rooftop restaurant is described as 'one of its kind for the area' and will provide a 'unique dining experience for guests and visitors'.



Wintersgill Place Care Home, Hessle

We were pleased to provide the Building Control advice on the erection of this new-build residential care home in Hessle in the county of East Riding of Yorkshire. This modern care home with extensive facilities provides a wonderful environment for its residents.



Plot C2, Nine Elms Parkside, London

Sitting at the heart of the Nine Elms regeneration area, Nine Elms Parkside is a residential-led mixed-use scheme of 1,870 units. Structured as a series of perimeter blocks with taller elements of 23 storeys, the scheme is set around a new public linear park. The development provides leisure, cultural and retail uses as well as a new primary school. The £130m scheme consists of 262 flats, of which a quarter are affordable housing.

The Major Projects Team provide Clients with:

- Early project assessment to ensure compliance and avoid costly errors.
- Confirming the mandatory Fire officer consultations and engagement at the start of your project to eliminate project delays.
- Designated Design Team Meetings to provide guidance on all aspects of building control, including best practice.
- Site Inspection including pre-start, intermediate and pre-final to make sure the project meets building regulations and is in line with proposed plans.
- Compliance - A consistent approach to meeting the Building Regulations.

*For further information contact
Aodhan Fitzsimmons
(Aodhan@londonbuildingcontrol.co.uk)
if you wish to discuss an upcoming
project or require a fee quotation.*

NEWS

Charlie Wamala - Completes ABBE Level 6 NVQ Diploma in Building Control

Huge congratulations to Charlie Wamala whose hard work and determination have meant he has now completed the ABBE Level 6 NVQ Diploma in Building Control.



VolkerFitzpatrick Paul Lane Memorial Golf Day 2024



The LBC Golf Team again took part in the VolkerFitzpatrick Paul Lane Memorial Golf Day recently. This annual event held by VolkerFitzpatrick to remember a colleague and raise vital funds for construction industry's charity, CRASH, leaving a legacy by supporting their work with homelessness charities and hospices across the UK. The event raised an astounding £23,647 thanks to the generous participation and contributions from those in the construction industry. Special congratulations to the winning team, Taziker, and to our own team - Adam L'Aimable, Joe Dainty, Jonathon Proudlove and Josh Elvin on coming fourth.



The demand for CRASH services is on the increase and events like this secure their ability to help homeless and hospices with their vital construction projects.

Great Yorkshire Day 2024

Our representatives were again privileged to attend the T P Bennett - Great Yorkshire Day 2024. It was an unforgettable experience and thoroughly enjoyed by all attendees.

Thanks to all at global architect and design practice, TP Bennett for hosting.



September Golf Day in aid of Youth Talk



Despite awful weather conditions, the LBC Golf Team (Adam L'Aimable, Adam Middleton, Jatinder Phlora and Michael Lansley) were happy to take part in the in the Golf Day held at the Centurion Gold Club in Hemel Hempstead.

The event raised valuable funds for Youth Talk an amazing charity that provides free, confidential counselling to 13-25 year olds in St Albans and surrounding areas.



REGULATORY & COMPLIANCE CPD EVENTS



Part T - Toilet Accommodation

A CPD event will be provided in due course to explain the new requirement.

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

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