



London Building Control Newsletter – Issue 10

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Spring Newsletter February 2025

Dear Colleagues

We hope this edition finds you well.

Enclosed is the latest edition of the LBC Newsletter providing 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:

TITHEBARN GREEN LOCAL CENTRE, EXETER



Our Southwest Team provided the Building Control advice on the construction of a new Local Centre for the Tithegreen Community.

With a ground floor convenience store and café, and space for a healthcare facility on the first floor.

Outdoor features include a multi-use games area (MUGA), a neighbourhood Equipped Area for Play (NEAP) and extensive green spaces and new playing fields.

Congratulations to all involved including Devon Contractors and Eagle One Limited on creating this vibrant hub.

MORI'S, BATTERSEA, LONDON

LBC were happy to provide the Building Control advice for this new flagship store on Northcote Road.

Works consisted of new shopfront signage, new exterior decorations, new decorative works. Internal, new joinery, new lighting, new fire alarm and smoke detection, new small electrical works.

RONNIE SCOTT'S JAZZ CLUB, SOHO



LBC were delighted to be involved in the minor refurbishment to this famous ground floor jazz venue.



TECHNICAL UPDATES

BS 9991: The national standard for fire safety in residential buildings revision

The UK's most widely used fire safety standard, BS 9991:2024 gives guidance on ensuring an adequate degree of life safety is achieved in the event of fire in residential buildings and provides a level of protection for property and businesses in proximity to residential buildings.

Key updates to BS 9991:2024

The 2024 revision incorporates significant updates to address modern building complexities and advancements in fire safety research.

Key updates include:

- **Expanded scope:** Residential care homes are now included, recognising their specific evacuation and fire safety challenges.
- **Changes to timber usage:** Restrictions on the reaction-to-fire classifications for load-bearing timber elements have been removed, reflecting current evidence on mass timber use in medium and high-rise residential buildings.
- **Revised sprinkler and single-stair guidance:** Updates introduce a new height limit for single-stair buildings and refine sprinkler installation recommendations.

- **European fire door classifications:** National classifications are replaced with European standards for greater consistency and reliability.
- **Enhanced smoke control and evacuation lift recommendations:** Improved provisions for tall buildings ensure better safety during fire emergencies.
- **Updates to ancillary areas, kitchens, and external wall systems:** Revised guidance incorporates the latest safety practices for these critical areas.

This essential update also includes the latest recommendations for firefighting systems, occupant safety, and environmental protection.

If you have any queries in relation to the above, please contact our Technical Team to discuss.

LBC PROFESSIONAL SERVICES CONSULTANCY

The Building Safety Act (BSA) has been hailed as a once in a generation change.

This has introduced new responsibilities and legal requirements for Clients, Principal Designers, Contractors and other appointed persons. Furthermore, a new regime means that Higher-Risk Buildings (HRBs) will undergo a new route to compliance whereby the Building Safety Regulator (BSR) will be the Authority Having Jurisdiction (AHJ).

With many years of experience in this sector, LBC Professional Services can assist Dutyholders by providing the expertise required to manage and monitor compliance risk and advice on revised Building Regulations which includes support through gateway 2 process for HRB applications. This complete BSA advisory role covers the following:

- Client BRPD advisory service and support
- Principal Designer advisory service and support
- Principal Contractor advisory service and support

Scope of Service

Following our appointment as BRPD advisors we will:

- Request and obtain the necessary information to advise on HRB and Building Regulation compliance matters.
- Liaise as necessary with clients, designers, and contractors to assist with their Building Regulation compliance duties as well as advising on competency.

- Review design information and provide compliance reports highlighting risks and any significant departures from guidance.
- Assess amendments throughout the scheme up to Gateway 3 and provide written feedback on compliance and non-compliances.
- Review and advise on compliance for all documents necessary to make an application to the BSR-Regulation 12.
- Retain full records of compliance assessments and philosophy for future reference and continuity

It is important to note that this role differs to that of the Building Control Body or AHJ, who have a statutory function to perform on the project. It is also important to note that this is not a Principal Designer nor Principal Contractor role and therefore does not relieve dutyholders of their legal compliance responsibilities. The advisory role supports dutyholders with their legal obligations in an advisory capacity.

Note: We cannot perform any RBCA restricted functions or activities on a project we are appointed as a BSA advisor as this would be a conflict of interest.

Contact Us

For further information contact Angie Grover (angie@lbcps.co.uk) if you wish to discuss an upcoming project.



PROFESSIONAL
S E R V I C E S

NEWS

CRASH Charity Social Value Report



CRASH Charity unites the construction industry by channelling the professional expertise, products and donations of its Corporate Patrons.

As one of their Corporate Patrons, London Building Control are pleased to have been able to support this excellent charity by underpinning every project they undertake. During April 2023 to March 2024, with LBCs support, CRASH has helped 44 homelessness and hospice projects and received donations and professional expertise totalling £10,600. Specific project involvement has been on the following.



Herriot Hospice - £42,855 of support

Herriot Hospice Homecare provide hospice at home services including clinical and complimentary therapies, counselling and bereavement support for adults and children in the two rural districts of North Yorkshire. They applied to CRASH for help transforming the former cottage hospital in Thirsk into Herriot Hospice at the Lambert, a modern hospice building that will offer in-patient care to these rural communities for the first time. CRASH Corporate Patrons collaborated to reconfigure the space; Herriot Hospice at the Lambert will make in-patient hospice care accessible in the area for the first time, helping to meet the needs of the local community. The Lambert will also house bereavement support rooms, a café and community hub facility - providing a warm and welcoming place for people to visit and stay.

"We are incredibly grateful to CRASH and its corporate patrons and supporters for their generous support for Herriot Hospice.

Their Expertise and gifts in kind are helping us ensure we open our doors in early 2024. Without this fantastic support from right across our community, Herriot Hospice wouldn't be in the place it is now - on the cusp of serving families across Hambleton and Richmondshire. Tony Collins, Chief Executive at Herriot Hospice Homecare"



The Manna - £51,365 of support

The Manna is a day centre in Islington, London that supports people who are marginalised, vulnerable or homeless. With an average of 90 visitors a day, they offer a safe place where people can visit without judgement. Visitors can have a shower and wash their clothes; they can have something to eat and the chance to speak to a friendly face and receive independent advice.

With the help of our Corporate Patron companies, the shower room has been transformed into a clean and easy to maintain space. The new flooring in the main dining area and office area is durable and has removed all trips hazards. New energy efficient lighting has been fitted throughout the hall which has helped to give the space a cheerful lift. And finally, the bespoke colour palette now gives the space the warm cosy feeling it deserves.

"We approached CRASH seeking help with a shower that was so well-used it had become shabby and not very pleasant and a floor that had pieces missing. CRASH undertook to tackle both these problems.

But it didn't stop there! They looked round the building and came up with lots more ideas, things we hadn't really noticed or were reluctant to ask for.

A big thank you to all involved, and CRASH who made us feel we were working in partnership rather than being recipients of charity. We now feel much more confident that we can offer our visitors a good standard of facilities and they feel that they matter." Anne Cartwright, Volunteer at The Manna





LBC Directors and staff are pleased to have supported the following local charities in 2024 with generous donations made to each.

The Blackdown Support Group



The Blackdown Support Group was initiated in April 1991. It began as a collaboration between the Blackdown Practice and volunteers from the community. The Founders' vision was to set up a voluntary group which could provide social and practical support to the communities of the Blackdown Hills and in doing so, relieve pressure on the local social and health care services, as well as improving the health and happiness of local people. We have continued their work ever since. Blackdown Support Group is now a registered Charity with its own Constitution and Board of Trustees. Our small staff team and dedicated band of volunteers work together to provide help across the 140 sq. miles of the Blackdowns.

Norfolkandwaveneymind.org.uk



The local Mind mental health charity offering an extensive range of mental health services, along with associated training, advice and information.

Also offer a range of services including 1:1 talking therapies, gardening projects, access to employment services, mental health training and education for businesses, schools and individuals, residential care and support programmes.

Herts Young Homeless



hyh has been supporting people in Hertfordshire since 1998. Their experienced workers are experts in their field and have directly helped over 5400 young people facing homelessness in the last 5 years alone. Over 136,000 young people are facing homelessness in the UK right now, but hyh provide vital services to support these young people in achieving bright futures.



NewHope

London Building Control is generously supporting New Hope's Tenancy Sustainment Team, their work with people recovering from homelessness and families staying in temporary accommodation services. People living in temporary accommodation are often moved with little notice or are rapidly rehoused and so arrive with very little, due to domestic violence or relationship breakdown. This is especially damaging for families with children so your support will help improve the lives of vulnerable people and families this winter by helping provide caring, compassionate support from our dedicated team.



PASCO (Parents & Carers Support Organisation)

Since 1999, PACSO has supported families in Chichester and Arun who have a child with special educational needs or disabilities, through providing a wide range of play and social activities, thereby offering much needed respite for parents/carers. Welcoming children and young people of all ages (0-25) and disabilities – physical, learning and behavioural (no diagnosis required).



Dr Kershaw's Hospice

Dr Kershaw's Hospice provides free, specialist, end-of-life and palliative care (an area of healthcare that focuses on relieving and preventing the suffering of patients) for adults with life-limiting illnesses in Oldham and its surrounding areas in a peaceful and homely environment. The Hospice opened in 1989 following the conversion and development of a 1930s cottage hospital originally built with a legacy from Dr John Kershaw, a local GP.



Wood Street Mission

Wood Street Mission is a children's charity helping children and families living on a low income in Manchester and Salford. They provide practical help to help meet children's day-to-day needs and improve their life chances. Through Family Basics they provide struggling families with children's clothes, bedding and baby equipment, and toys and books which are important for children's wellbeing and development.



Leeds Hospitals Charity

The charity that champions, supports and gives thanks to the NHS. Bringing together thousands of donors to make a real difference for the people and patients of Yorkshire. They do this by funding life-saving equipment, treatments, research into rare diseases and home comforts – whatever will make the biggest impact to the people who need it most.

REGULATORY & COMPLIANCE CPD EVENTS



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