

Building Control Prospectus

INSIDE:

Commercial & Industrial projects • Registered details
Services available to you • LABC Warranty ...and much more

Introduction

Welcome to Slough Building Control Services, we are part of the LABC organisation, where we pride ourselves on delivering a high quality, responsive and competitive service.

I hope that you can spare a few moments to look through this document and find out about the many ways in which our services can work with you in the successful delivery of your building project.

Slough Building Control has extensive experience in a wide range of projects of all sizes and complexities. Working with our partners we also have a wealth of experience in working across England and Wales and so are able to offer you a national service at a local level.

Our whole philosophy is about building relationships with you, our customers, whether you are using us for the first time or you are a regular customer.

Whether you are using us for the first time or you are a regular customer, Slough Building Control Services are here to help in a personal, helpful and, above all, professional manner.

We very much look forward to working with you.

Sanjay Dhuna
Head of Building Control and Planning

***This publication is also available as an e-book:
www.buildingprospectus.co.uk/slough***



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We very gratefully acknowledge the support of the firms whose advertisements appear throughout this publication.

As a reciprocal gesture we have pleasure in drawing the attention of our readers to their announcements. It is necessary however for it to be made clear that, whilst every care has been taken in compiling this publication and the statements it contains, neither the promoter involved nor the Publisher can accept responsibility for any inaccuracies, or for the products or services advertised.

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From conception to completion of your building project

The benefits of using your Building Control team:

- Experienced professional surveyors
- Extensive local knowledge and access to historical records
- Free pre-submission advice (some authorities may only offer the first hour free of charge)
- Electronic application submission
- Speedy examination and feedback on project plans
- Regular progress reports
- Site visits and attendance at project meetings
- Value for money
- Updates on changes in legislation and approved documents
- Liaison with fire service, planning, highways if required
- Completion Certificates on all developments ■



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Additional services provided by your local Building Control team

Our Building Control team offers a unique service to its customers and includes professional advice on public safety legislation relating to buildings. We interpret our role in a supportive and proactive way, helping our customers achieve the standards required. We also provide professional guidance for the following:



Dangerous Buildings and Demolitions

The Building Control team enforces legislation relating to dangerous structures and the demolition of buildings. Powers derive from the Building Act 1984 and have evolved from the earliest public health legislation first enacted in the nineteenth century.

A building that is reported as dangerous will usually be inspected the same day or if it is an emergency, by a surveyor on duty 24 hours a day, 365 days a year (in most cases). Responsibilities also include the supervision of private demolition under the provisions of sections 80 and 81 of the Building Act, to ensure that buildings are demolished in a safe manner thus preventing any danger to the public during the course of the work.



Fire safety

Our surveyors enforce fire safety standards working closely with the Fire and Rescue Service on all issues relating to fire safety, thereby speeding up any design process and development of the project from start to finish.

Take part in our Customer Liaison Panels

Our customer liaison panels are an established and popular forum providing support to our customers.

- Building Regulations
- Find out about upcoming changes to legislation and contribute to the consultation process
- Provide feedback to your Building Control team to help us improve our service
- Discuss technical design or construction issues ■



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Commercial and Industrial Projects

There are many benefits to be gained by using your Building Control team for any proposed commercial or industrial projects:

- Access to a wealth of experience across a full range of projects including hospitals and schools
- Specialist knowledge in more complex areas of the regulations
- Free pre-submission advice (some authorities may only offer the first hour free of charge)
- Early consultation to help in the development of your proposal, bringing together all interested parties both within the local authority and external agencies
- As part of your project team, the ability to respond quickly to assist with any ongoing design or site issues including visits to your offices
- Access to historical records (where available) in relation to local conditions and many of the designs for existing buildings
- Access to highly valued insurance products for latent defects and contaminated land
- Same day inspections
- Regular updates and reports tailored to your requirements ■



Building Control

Local Authority Building Control (LABC) is by far the largest provider of building control services to the UK construction industry. We provide building control services on the most technically complex projects and developments and have unparalleled experience across all sectors of the industry.

We have 3,000 professional surveyors and technical support staff, making us the largest building control supplier in the UK, with a 75% market share.

With the expert knowledge to deal with any building regulation issue, from means of escape and fire engineering, access and acoustics, to energy efficiency and sustainability, no other organisation has the same breadth or depth of technical expertise or experience.

We are committed to working as part of your design team, providing essential pre-application advice and helping develop workable solutions to technically complex challenges. We embrace innovation and adopt a flexible and pragmatic approach to help create the best developments. Our in-depth experience and practical knowledge covers all

types of buildings from home extensions to national sports stadia, offices to retail, industrial to hotels, new homes to hospitals. No other building control provider has undertaken the same scale or complexity of project work.

We support customers to create buildings that are safe, sustainable, accessible and environmentally efficient. Working as part of your design team, we offer prompt, proactive and practical help.

Through our extensive network of surveyors we provide help and support throughout the construction programme and understand the need for consistent timely decisions as well as the pressure to deliver on time and on budget. Our local contacts and knowledge are invaluable to help streamline the development process and, for those time-sensitive decisions, we're usually no more than 20-30 minutes from any project site.

National resource, local delivery

LABC's network includes all local authority teams in England and Wales. We have unparalleled resources, delivered by more than 300 local authority teams. LABC provides training, technical policy and management services to all members to ensure customer service consistency.

Adding value

Working on tens of thousands of projects every year, our surveyors have gained expertise working across a wide range of sectors and building types. We are eager to be involved in your project at the earliest possible stage. Through early engagement we add value to your projects. Our involvement at design





stage will save time and money by helping you to develop cost-effective design solutions.

Local engagement and site knowledge

LABC personnel have a detailed knowledge of their local area and specific site information such as ground conditions, drainage issues and contaminated land among others. Local authorities hold vast archives, which have proven invaluable in avoiding some of the costly pitfalls of redeveloping existing structures. We have regular weekly meetings with the local fire services to review major applications and fire strategy, thus reducing your commercial risk. We also liaise with colleagues in other local authority departments, such as highways and environmental health to ease and streamline the development process. We are the local service option.

We offer a prompt and proactive, commercially aware service. We understand the commercial and contractual pressure involved in delivering construction projects and are familiar with the programming issues of major builds. We can provide a same-day inspection service, as well as out of hours inspections by arrangement and will do our utmost to accommodate



any reasonable request. We can usually be on site within 20-30 minutes – our local availability means we don't waste your time or money travelling.

Cost

LABC only recovers the cost of providing the building control service and no more. The building control fee will be calculated and quoted at the outset of the project. There are no profit margins and no shareholders to satisfy. Each customer will receive a unique service plan explaining the building control inputs from design team feedback, plan approval, inspections and site feedback through to completion certification.

As with the provision of any service, cost is only one aspect of the package and can only be evaluated alongside equivalent service schedules. Cost reductions achieved by cutting the level of service and inspection regimes will not provide good value for either the client or contractor and will be to the detriment of the project and standards of quality and compliance. ■

Customer Partnership Scheme

LABC's 'partner authority scheme' is shared by all local authority teams in England and Wales. Customers using this scheme are able to choose any local authority team or individual surveyor (whom they enjoy working with) to undertake all pre-application and design work, regardless of the project's geographical location.

Large corporate customers may even choose a number of 'partners' who each work alongside various regional offices. The LABC 'account manager' will liaise with local LABC colleagues at the project location to discuss site-specific issues such as drainage, contamination and liaison with the local fire service. LABC works closely with Local Authority Building Standards Scotland (LABSS) to provide liaison and account management in Scotland. ■



- Use of the LABC Partner logo on all of your marketing materials
- Easy access to the planning department, the highways engineers and local fire service

Benefits of Partnering

- A single point of contact for all your building control work in England, Wales and Scotland
- Competitive pricing on high volumes of repeat work or major developments
- Site inspections from a local professional team with invaluable local contacts and knowledge
- Simplified correspondence, faster resolution of queries and reduced paperwork
- Simplified fees and invoicing arrangements
- Electronic submissions and e-working
- In-depth expertise on structure, fire, acoustics, warranties, access, contamination, energy and sustainability from LABC specialists



To join our LABC Partner Authority Scheme visit <http://www.labc.uk.com/partnerauthoritiescheme>

Sustainability

LABC sits on the boards and advisory panels of some of the UK's and Europe's foremost sustainability organisations and is regularly consulted by government departments.



With our technical expertise and in depth understanding of the construction industry, we can assist your design team through the complexity of delivering a sustainable development. This can mean advice on what actually works and how to reduce the performance gap between the design 'promise' and 'as built' performance. By utilising our local workforce, we spend more time working on your project, minimise travel and, ultimately, help reduce the carbon footprint of your project. ■



Key features and benefits of our service

- Helpful and flexible approach
- Early adoption of innovation and new solutions
- Commercially aware, proactive service
- Speedy resolution of queries
- Unparalleled resource of experienced surveyors, providing expert technical advice
- Consistency of interpretation
- Reduced risk and cost
- Value – service charged at cost – no profit margin or shareholders
- Local site knowledge and engagement
- Established relationship with local fire service, highways etc.
- Local employment
- Sustainable method of delivery
- Nationally resourced organisation - locally delivered service



Awards for 'excellence'

Local authority building control plays a key role in achieving excellence through building standards, technical innovation and sustainable designs and, in recognition, LABC hosts a number of Building Excellence Awards to acknowledge and celebrate high levels of excellence. These events are hosted at a regional level, with the ultimate prize being awarded at the Grand Final awards ceremony held in London in the autumn. Regional and Welsh award winners are automatically forwarded into the Grand Final competition.

LABC Building Excellence Awards recognise the achievements of both individuals and companies within a number of categories, from domestic



extensions through to large commercial projects and continue to grow from strength to strength. You can take part.

If you have recently completed, or are about to complete a project that you are proud of, tell your local authority building control team to nominate you. The LABC Building Excellence Awards are all about very high standards of compliance and quality of construction. We look for good partnership, working between us to produce an exemplary project. ■



Registered solutions, products, systems & building types

LABC Registered Details enables developers, architects, designers, technical specifiers and contractors to register or use existing design details to fast-track the building control checking and approvals process across more than 300 local authorities in England and Wales.

LABC Registered House Types are used by volume house builders for a one-off certification of their house type portfolio.

Registered Systems cover the remaining elements of a building that are manufactured, brought to site and installed in the same way each time. LABC is keen to register new and innovative products which contribute to the 'environmental and sustainability' agendas.

This service enables manufacturers and builders to register their products so that individual local authority



building control teams can accept and approve it. It also entitles companies to use our coveted LABC Registered logo on marketing and promotional literature including exhibition stands and banners, which will give the whole construction industry an instant assurance that advertised systems, products or building types have been rigorously checked and independently peer reviewed by LABC members.

LABC works with the test and certification industry and then assesses solutions against the requirements of building control, taking into account the difference between laboratory and real-life installation and use. Architects, designers and technical specifiers also benefit from access to a library of LABC-certified products to use in their design projects. ■

Additional professional services from LABC

To provide clients with a complete development support service, LABC enables you to add complementary consultancy services into the development team from a single source. Our unique association with some of the country's leading construction industry experts and local authority expertise allow us to provide you with a bespoke service that you simply cannot get from other providers. ■



We are able to provide the full range of supplementary services including: -

- BREEAM consultancy and assessments
- Code for Sustainable Homes, SAPs, SBEMs and bespoke energy assessments
- Acoustic and air tightness consultancy and testing
- Fire engineering
- Fire risk assessments
- Structural engineering
- CDM
- Warranties
- Hydrology and more... if the service you require isn't listed please contact us for assistance on consult@labc.uk.com or via our website www.labc.uk.com/consult



Fire risk assessments

LABC runs a fire risk assessment service across England and Wales. This service is unique and is aimed at employers, property portfolio/estate managers and health and safety specialists who want the reassurance of using fully trained and accredited professional assessors.

Our fire risk assessment service is FRACS and ISO 9001 accredited. Our assessors are professionally qualified building surveyors working for local authority building control teams and provide coverage across England and Wales. As well as being trained in fire risk assessment, all surveyors have undertaken rigorous examination and

independent assessment by Warrington Certification, part of the Warrington Fire Group.

Housing associations, educational establishments, student accommodation, health establishments, care homes, public buildings, hospitality, commercial and retail properties all carry special risks and need the highest level of assessments. LABC's fire risk assessments provide clients with complete peace of mind, mitigation and accountability. ■

For further information visit

www.labc.uk.com/consult



LABC Warranty

LABC Warranty works in partnership with LABC to provide a complete range of developer services and warranties supporting construction and home builders from self builds to commercial developments.

If you are building or converting a residential development (including mixed-use developments) in order to market to potential clients, the LABC warranty could be for you.

The warranty provides the cost of rectifying works, partial or complete rebuilding where a new property has suffered major damage. Having a warranty in place gives the client peace of mind and the assurance that the development has been built to the highest standards. It also gives you the edge over your competitors and gives mortgage lenders the confidence they require to release funds.

LABC Warranty has a national network of surveyors with a wealth of practical experience and an in-depth understanding of the building industry, giving you expert advice and guidance during the development process. It is the fastest growing warranty provider in the market. The ten-year warranty has full Council of Mortgage Lenders approval across the banking sector



and also includes a full risk transfer policy to give both builders and homeowners peace of mind.

LABC Warranty, together with LABC, can provide you with a complete range of developer service to support your build, from residential to non-residential warranties. The synergies of providing these services under one roof allow LABC Warranty to pass on significant cost savings to the customer.

As LABC's business partner, LABC Warranty will work alongside building control surveyors and will additionally review developments in accordance with their technical standards.

LABC Warranty is underwritten by global insurers and the policies have been designed to provide developers and individuals working alongside their local authority with a credible latent defects product which caters for their needs. ■

A range of policies is available for:

- Volume new homes
- Social housing
- Low volume and high spec new homes
- Self-build
- Completed housing
- Commercial building latent defects
- Social housing stock regeneration

LABC Warranty

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Acoustics testing

LABC Acoustics has been established as part of LABC's additional professional services to offer "essential complementary services for the construction industry" in addition to the building control function.

It offers price-matched UKAS Sound Testing, Sound Insulation Building Audits, Desktop Assessments for Design covering Residential, Commercial Schools and Healthcare schemes and BREEAM design and commissioning surveys.

Internal Building Acoustics

- UKAS accredited pre-completion sound insulation testing
- Sound insulation building audits
- Sound insulation design advice for Approved Document E 2003 (ADE 2003) and Code for Sustainable Homes (CSfH)
- Schools (BB93) and Healthcare (HTM 08-01)
- BREEAM design services and commissioning testing

Noise and Vibration

- PPG24 noise assessments for planning
- BS4142 assessments for planning/nuisance
- Vibration building damage and human response
- BREEAM credits for acoustics (HEA13 and POL8)

It is able to deliver all these services locally across the country. Its electronic quality management systems ensure survey lead times, data analysis and report delivery is streamlined and meets demanding timescales. ■

LABC Acoustics

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