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Welcome to Lincs Building Consultancy. Through recent times the Building Regulations have evolved into a set of documents that support the Community in a way that can sometimes seem cloaked in mystery.

The clearing-up of such a mystery should be the goal for all Building Control bodies, ensuring that members of the community clearly know the impact that this piece of legislation has on their daily lives.

Everyone should know why we need Building Regulations, and particularly that this piece of legislation serves to ensure the health and safety of residents in and around buildings. Additionally, each and every one who comes into contact with this legislation will become aware that it makes significant contributions to the reduction of CO₂ emissions by the limitation of heat loss from buildings.

The Building Regulations are a piece of legislation that really only gains public attention whenever something goes wrong. Fortunately this does not happen very often, relatively speaking, although there are always lessons to be learned and Local Authority Building Control Services are always willing to learn them. Attempting to reflect on those lessons learned can sometimes require great skill and dexterity on the part of Building Control staff. To this aim, they must adapt and develop their skills regularly.

It is in recognition of the changing times that the two Councils, North East Lincolnshire and East Lindsey District Council, have formed Lincs Building Consultancy. Such joint working arrangements create economies of scale, allowing development of junior members of staff, whilst allowing more experienced members to operate at the appropriate level, giving advice when necessary. Additionally this service allows for redirection of resources and has given rise to new working practices that have ultimately improved working practices for both the service and the customer.



Welcome

Over the last 2 years the service has participated in the National Partnership Scheme with local agents and developers. This has proved to be very successful, creating bonds and relationships that can allow projects to develop very quickly with the minimum of interruption.

Lincs Building Consultancy is essentially a proactive, forward-looking service that is building new relationships with local communities, aiming to provide a more comfortable environment within which we all live and work.

Customers who use our services do so in the knowledge that our highly professional team works to the highest of standards having been awarded ISO 9001:2000 for our quality management systems. We have also been awarded the Government's Charter Mark for our outstanding customer service.

Garry Winterton
Director, Lincs Building Consultancy



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Welcome to Lincs Building Consultancy	1
Map	4
Conception to Completion	5
Building Relationships into a Partnership.....	7
Building Relationships, Achieving Quality	9
Customer Charter	11
List of Charter Agents	13
The e-sensible way for Building Control.....	15
Partnership Scheme	17
Lincs Building Consultancy Partners	18
National Partnership Projects	19
Commercial and Industrial Projects in East Lindsey & North East Lincolnshire	20
Added Value from Lincs Building Consultancy	21
Setting the Standard	22
Making the Right Choice	23
LABC New Home Warranty	24
Commercial Building Guarantee	25
Contaminated Land Insurance	26
How We Can Help	27
Completion Certificates	28
Full Plans or a Building Notice?	29
Homebuyers and Solicitors	30
Competent Persons	31
Services to the Residential Sector	32
Housing in East Lindsey & North East Lincolnshire.....	33
LABC Type Approvals.....	34
Contact List.....	35
Useful Contacts.....	36

Contents



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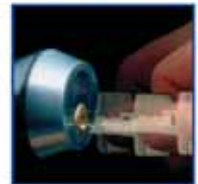
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Across two Councils participating within the joint partnership, a number of existing professional relationships have existed for several years.

Relationships that have naturally developed that expand across the region.

Since the start of the partnership, a number of such relationships have resulted in signed agreements between the service and local business.

Teamwork is considered an essential element to satisfactory development and with this in mind the Lincs Building Consultancy's Building Control Service hopes to build relationships both new and on existing platforms.



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- Architect KD Design Partners
- Contractor Nichol Construction

Best partnership with a Designer, Architect or Construction Consultant

- Architect Neil Dowlman Architecture Ltd

Best Sustainability Design

- Project Field House, Willingham Road, East Barkwith
- Architect A.S. Barton

Best Public or Community Project

- Alford Crematorium
- Architect Rosmund Nicholson Architect
- Contractor Willey Coffey Builders

All of these received certificates for being short-listed, however we went on to win three of the categories outright for:-

- Best Individual House
- Best partnership with a Designer, Architect or Construction Consultant
- Best Public or Community Project



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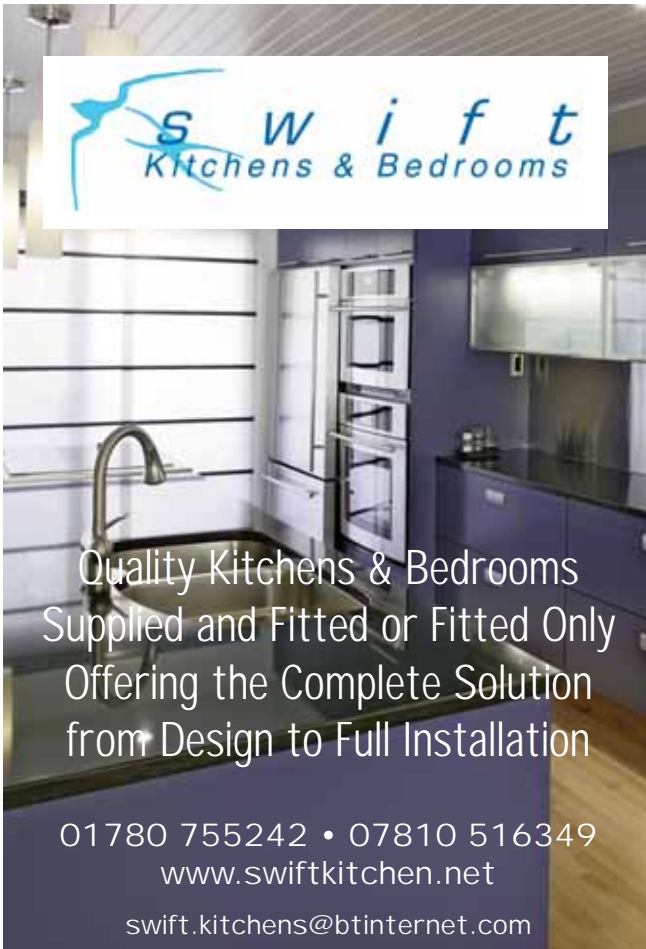
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- Multi purpose community building in Keighley
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- Supermarket shell in Tyne & Wear
- Residential school redevelopment at Kirklington Nr. Newark
- 16 storey apartment block with parking at Coventry
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- Redevelopment of former factory at Stockton on Tees



National Partnership Projects



Commercial and Industrial Projects in East Lindsey & North East Lincolnshire

There are many benefits to be gained by using Lincs Building Consultancy Building Control Service for proposed commercial or industrial projects:

- Access to a wealth of experience in a full range of projects including apartment and shop developments, new factories, new school and hospital expansion
- Specialist knowledge in more complex areas of the regulations
- Early consultation to help in the development of your proposal bringing together all interested parties both within the local authority and external agencies
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Lincs Building Consultancy 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 gain the standards required to achieve the satisfactory completion of a building project.

Areas where we can offer expert professional advice include:

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Our surveyors enforce fire safety standards, particularly in houses of multiple occupation such as bed-sits and hostels, bed and breakfast establishments and nursing homes. They work closely with Lincolnshire and Humberside Fire Safety Service on all issues relating to fire safety, thereby speeding up the design process and development of the project from inception to completion.

Dangerous Buildings

Building Control enforces legislation relating to dangerous buildings and the demolition of buildings.

Powers to deal with dangerous and derelict buildings derive from the Building Act 1984; these powers have evolved from the earliest public health legislation that was first enacted in the nineteenth century.

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

Access Issues

Help and guidance are readily available on Part M of the Building Regulations which looks at access to buildings. Advice can also be sought on the implications of the Disability Discrimination Act from our in house Access Officer.

Energy Efficiency

At the end of 2004 the Government published the Sustainable and Secure Buildings Act 2004. This act amends the Building Act and allows for regulations to



Added Value from Lincs Building Consultancy

be made to assist in delivering buildings that are both environmentally friendly and secure against intrusion.

The powers introduced by the act also demonstrate that the Government is maintaining its commitment to the Kyoto Protocol, to substantially reduce greenhouse gases by 2010, and also to meet its obligation to European law as set out in the EU energy performance of buildings directive (2002/91/EC).

New buildings will now have to make an improvement in current energy efficiency levels of approximately 20% in dwellings and between 15% and 20% in non-domestic buildings. By involving our Service early in pre-submission discussions, advice will be given by our surveyors on all aspects of achieving thermal compliance.



FS 57852

Setting the Standard

Lincs Building Consultancy prides itself on being able to offer the following:

- Experienced and knowledgeable surveyors
- On call for regular and thorough inspections
- Frequent site progress reports
- Direct communication with each of the surveyors
- Excellent response times
- Technical advice
- Value for money

How Do You Find the Right Agent & Builder?

Each architect has his or her own style, approach to design, and methods of work. So it is important to find an architect who understands your style and needs. If you have already worked with a particular architect and feel comfortable, it makes sense to call him or her again. If not, you will have to do a little work and that is where we can help.

A Little Homework Goes a Long Way

First, think carefully about your building needs and goals:

- Do you need more space?
- What activities will be housed in the space?
- How much can you spend on the project?
- How will you finance it?
- Where will it be located?
- Do you plan to do some of the work yourself?

Don't worry if you don't have all the answers. The architect can help you clarify your goals, if necessary.

Avoiding the Cowboys!

We recommend that before employing a builder, customers should always ask for references and follow up those references together with a minimum of three quotations. Please remember if the price looks too good then it probably is and you may end up paying more than anticipated.

Making the Right Choice

Always ensure that you have all of the necessary permissions. If the builder is obtaining these, ask for copies before work commences. It is your responsibility as the home owner - not the builder's - to obtain permission!

Building Control is here to help you but we are not responsible for quality control and we do not provide a warranty. If you need more information on warranties contact the Federation of Master Builders and ask them about **Master Bond Warranty**. Tell them Local Authority Building Control are providing your Building Control service.

If in doubt just call us on 0870 7551 696/7.

LABC New Home Warranty

LABC New Home Warranty consists of 3 products aimed at the following sectors:

- Speculatively built Residential Housing
- Social Housing
- Self Build

LABC New Home Warranty caters for conversion, new build and mixed-use developments. Technical audits are provided by a national network of surveyors. All our surveyors have a wealth of practical experience and an in-depth understanding of the building industry. They have expertise in a wide variety of construction methods, so whether it's the conversion of a listed building, or the construction of a high-rise apartment block, you can rest assured you'll receive expert advice and guidance.

LABC Social Housing Warranty

Housing Associations can benefit from the security offered by a flexible, high quality warranty, ensuring that houses are built to the highest possible standards. LABC Social Housing Warranty provides the cost of complete or partial rebuilding or rectifying work to the new development, which has been affected by major damage. All policies under the LABC Social Housing Warranty are available on either a 10 or 12 year period.

LABC Self Build Warranty

Undertaking a self-build project can be stressful at the best of times, without the worry of potential defects which could occur both during and following the construction of your new home. The LABC Self Build Warranty has been designed specifically for individuals building their own homes and applies to both new build and conversions. The cover relies on a series of key stage inspections carried out by a fully qualified Site Audit Surveyor.

Your Site Audit Surveyor will carry out a comprehensive risk assessment to ensure the property is built to the required standard. The LABC Self Build Warranty gives you the freedom to concentrate on what's important – building your new home.

For a free, no obligation quotation for your next development, please contact 0845 054 0505 or email: enquiries@labcnewhomewarranty.co.uk

Oval Insurance

The Oval 10 year latent defect insurance is like no other. Uniquely, significant cost savings are possible since no additional inspections of the work are usually required, provided that the Building Control is carried out by Lincs Building Consultancy.

Additional benefits of this attractive product:

- May be used for virtually any commercial building and for many major refurbishments
- Protection for both the contractor and the professional team
- Cover can be extended to 12 years
- Cover can be extended to cover damage to plant and machinery caused by structural defects
- Underwritten by Allianz Cornhill Engineering

Contact:

Peter Vanderweele

Direct Telephone: 0116 204 3030

Jon Cox

Direct Telephone: 0116 204 3013

Oval Insurance Broking Ltd

5 Western Boulevard

Leicester

LE2 7EX

Tel: 0116 254 6221

Fax: 0116 247 0140

www.theovalgroup.com

Company Registration No: 01195184

Authorised and regulated by the Financial Services Authority.



Commercial Building Guarantee





Contaminated Land Insurance

Oval Insurance

The Oval Environmental Gold Insurance package offers flexible contaminated land insurance tailored to clients' bespoke requirements. The product is applicable to contaminated and recycled land and brownfield sites.

The following benefits are available when using the scheme:

- Cover for clean up utility
- Policies that can be arranged for periods up to 25 years
- Advice on environmental issues and on suitable contractors for carrying out remedial works
- Cover for civil, personal and environmental indemnity liability

Contact:

Peter Vanderweele

Direct Telephone: 0116 204 3030

Jon Cox

Direct Telephone: 0116 204 3013



The owner is legally responsible to ensure that work undertaken complies with the Building Regulations.

To help you to do this:

- We will advise you, your agent or builder as to what is needed to make an application
- We will check your application and tell you or your agent if any more information or changes are needed
- We will inspect the work as it goes along but must be notified when it is ready for inspection
- We will inform you or your builder of any changes that may be needed on site
- We will issue a completion certificate when the work is complete

How We Can Help



Completion Certificates

- When your work is finished and a satisfactory final inspection has been carried out we will issue you with a completion certificate
- These certificates are valuable evidence to show that the work has been checked for compliance with the Building Regulations
- A completion certificate will be needed when selling your property or when raising finance so make sure you ask for a final inspection and get a certificate
- Keep your completion certificate in a safe place
- A completion certificate is one of the requirements in the Home Information Pack

For more detailed guidance please see our website www.e-lindsey.gov.uk/environment/planning/building-control or contact us at our offices on 0870 7551 696/7 or email us at lbc@lincsbc.gov.uk

There are two ways of making a Building Regulation application:

- A full plans application

or

- A building notice

A Full Plans Application - needs you to provide detailed plans and specifications of the work you wish to do. Unless you have a good knowledge of building and the regulations we would suggest you seek professional advice. We will check the application and inform you or your agent if any more information or changes are needed. A Full Plans Approval Notice will then be issued.

A Building Notice – does not need detailed plans to be provided and no approval is issued. However you still may be asked for plans and details if the work is not simple and straightforward.

For both types of application a fee is payable. When the work starts on site you or your builder should notify us so that inspections can be made.

For further information please contact us at
www.e-lindsey.gov.uk/environment/planning/building-control
or contact us at our offices on 0870 7551 696/7
or email us at lbc@lincsbc.gov.uk



Full Plans or a Building Notice?



Homebuyers and Solicitors

We can assist the process of buying and selling property by:

- Providing key information on the property for the vendor or agent
- Providing copies of decision notices and completion certificates

- Working towards a successful completion date
- Working with the warranty provider to ensure the issue of a completion certificate in accordance with Council for Mortgage Lenders guidelines

Home Information Pack

Buying and selling a property can be a slow, stressful and costly experience which is often prone to delay and failure. The Government has introduced Home Information Packs to improve the process. For further information go to www.homeinformationpack.gov.uk

What's in the Home Information Pack?

- Terms of sale
- Evidence of title
- Standard searches
- Planning consents and Building Control certificates
- Property Information Form
- Warranties and guarantee
- Energy Efficiency Assessment

and ... Home Condition Reports (not mandatory, but the Government is working with the industry to ensure these are actively taken up).



For certain types of work, although the work needs to comply with the building regulations, an application may not need to be submitted providing the work is done by a competent person.

A competent person is someone who has been assessed as being suitably qualified to carry out work in a specific area of construction, and can verify themselves that the work complies with the minimum standards of the regulations. Types of work may include:

- Replacement windows and doors
- New and replacement boilers
- New and replacement electrical work in dwellings

A full list of competent person schemes and the types of work they are certified to carry out can be found on the website of The Department for Communities and Local Government at:

www.communities.gov.uk/planningandbuilding
(full link

www.communities.gov.uk/planningandbuilding/buildingregulations/competentpersonschemes/existingcompetentperson).

Or call our offices on 0870 7551 696/7 for more information.



Competent Persons



Services to the Residential Sector

With the ever increasing demand for new homes in the area, Lincs Building Consultancy have gained significant and unrivalled experience in many projects involving private and affordable homes, low and medium rise flats, residential homes, mixed-use developments and conversions.

There is a lot of pressure on developers to use brownfield sites for redevelopment, and inevitably this raises issues on some projects. Through our extensive local knowledge, and contacts with other local authority Building Control offices, we are able to provide valuable advice.

In the last two years Lincs Building Consultancy has been involved with developers large, medium and small, on residential developments ranging from single dwellings or conversions through to schemes of more than 100 houses or flats.

Some of the companies we have worked with include:

- A R Kent & Son
- Brookes Building Ltd
- Buckingham Developments
- Carr & Carr Builders
- Cyden Homes Ltd
- F A Would Ltd
- Humberside and Lincs Land Developers
- John Collis Builders Ltd
- Keigar Homes Ltd
- Kier Homes
- Manorcrest Homes Ltd
- QA Construction
- Stamford Homes
- Teanby Design & Build



Housing in East Lindsey & North East Lincolnshire



LABC Type Approvals

We can provide house, system and product type approvals which will be accepted by all LABC departments across England and Wales. The benefits to you are:

- Almost instant approval
- Reduction of time between gaining planning permission and starting on site
- Consistent interpretation
- Reduced costs

For more information call our offices on 0870 7551 696/7.

Lincs Building Consultancy

Main Office

0870 7551 696/7

For a full list of contact details for all our staff visit our website:

www.e-lindsey.gov.uk/environment/planning/building-control



Contact List

Useful Contacts

- Smell Gas 0800 111 999
- Anglian Water Services 08457 145 145
- Royal Institute of British Architects 0207 580 5533
- Federation of Master Builders 020 7242 7583
- Association of Building Engineers 0845 126 1058
- North East Lincolnshire Council Planning
01472 313131
- East Lindsey District Council Planning
01507 601111
- Environment Agency 08708 506 506
- Environment Agency Flood Line 0845 988 1188

Useful Web Sites

www.electricity-guide.org.uk

www.water-guide.org.uk

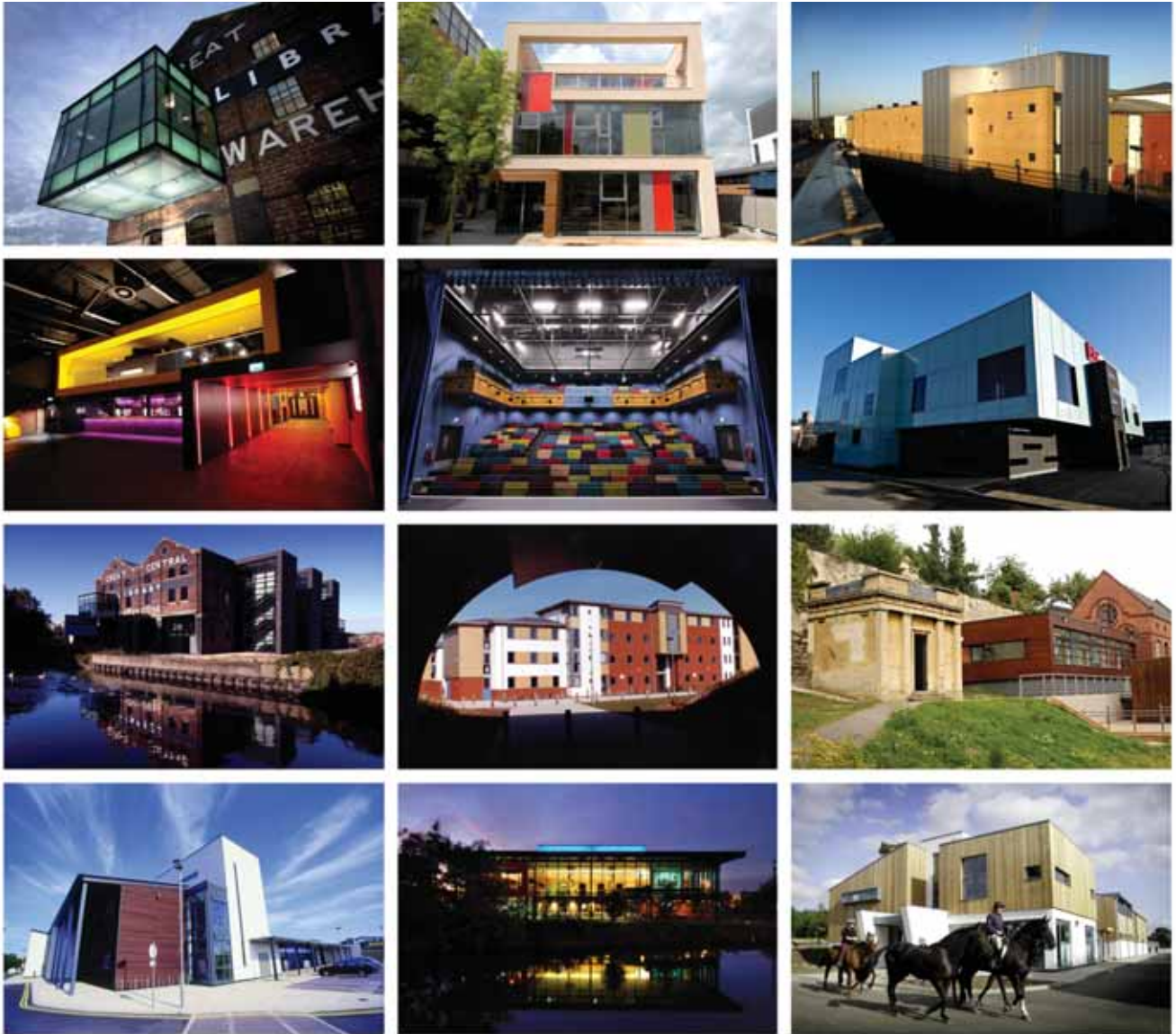
www.gas-guide.org.uk

www.recycling-guide.org.uk

Energy Conservation Advice

www.nef.org.uk

<http://campaigns.direct.gov.uk/epc>



Services

Stem Architects offer a full range of architectural, project management and design services from conception to completion including:

- Architectural Design
 - New Build
 - Extensions
 - Refurbishments
- Eco Design
- Interior Design
- Masterplanning
- Project Management
- CDM Co-ordinator
- Clerk of Works
- 3D Visualisation
- Draughting Services

Architecture

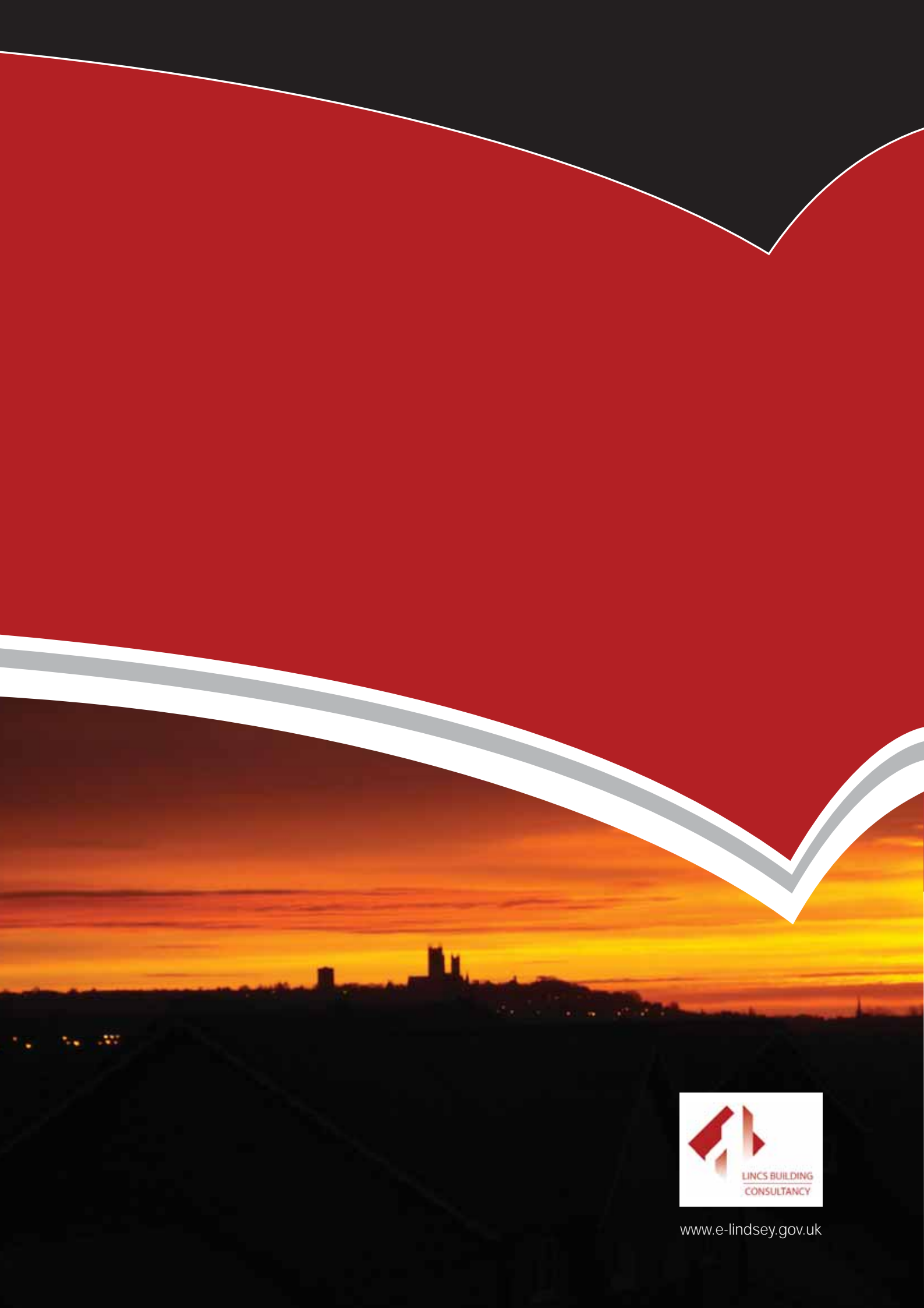
Stem Architects (formerly UL Architects) has developed a growing reputation for producing distinctive, high impact, award winning architecture in which form follows function and value for money is maximised.

Experience

Specialists in the design and construction of major capital works in higher and further education, over 15 years experience in both the public and private sectors and a proven track record in the bespoke residential market.

Sustainability

Sustainability plays a major role in the training, development and design approach of the company, a regional practice with a global mission.



www.e-lindsey.gov.uk