

Building Control News

AUTUMN 2008 Issue 7

Welcome

Welcome to the autumn edition of Building Control News from Sussex Building Control. With news and information relating to construction and in particular building control, it is essential reading for all construction professionals. We hope you and your colleagues enjoy this edition and we welcome any feedback you may have - please contact us with your comments at building.control@horsham.gov.uk.

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The Code for Sustainable Homes

If you are involved in designing and constructing new dwellings you should be familiar with the Code for Sustainable Homes. This document will form the basis of many planning departments' policies for sustainable construction and as of 1 May 2008, any development submitted for building regulations requires a code rating certificate to be included with the Home Information Pack.

The Code is linked to the Building Regulations but, the minimum standards for compliance have been set above the requirements of the Building Regulations. The Code also indicates the future direction of the regulations in relation to carbon emissions, so by meeting the code now you will be in a better position to comply with future building regulations.

The requirement to include a code rating certificate with all new dwellings does not mean you have to build to the code. It is permissible to build



to the minimum requirements of the building regulations and download for free a "nil rating" certificate. However, if you wish to go beyond the building regulations and commit to achieving a star rating (1* to 6*) or you are required to comply with a planning condition or housing association specification then you will need to employ a registered code assessor (such as Sussex Building Control) to check your design and verify its construction. More detailed information can be obtained from <http://www.communities.gov.uk/planningandbuilding/buildingregulations/legislation/englandwales/codesustainable/>

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A Vision for Sustainable Design and Construction - Horsham District Council Planning Framework

The Government has shown a lead in establishing a clear target for the reduction of carbon emissions by at least 60% of 1990 emissions levels by 2050. Staged targets have also been set specifically for the reduction of emissions from new dwellings leading to 'zero-carbon' homes being required by 2016. In addition, the Government has produced a new sustainability assessment system for dwellings, called the 'Code for Sustainable Homes' and is currently working on an equivalent for non residential buildings to replace the existing BREEAM assessment system, operated by the Building Research Establishment. The Council and Sussex Building Control strongly support these measures and believe that a holistic approach to sustainable development is needed. Such an approach should include all buildings and incorporate the many different aspects of sustainable building design and construction. This has led to the emergence of a vision for improving the sustainability of dwellings and other buildings.

A Vision for new Residential Development

All new homes in the District will maximise opportunities to incorporate sound sustainable design and construction practice, that is recognised in the Code for Sustainable Homes and will achieve at least Level 1 of the Code and higher levels wherever possible. In addition, all larger developments, of 10 or more dwellings, will maximise opportunities for economies of scale to achieve at least Level 3 of the Code and higher levels wherever possible.

A Vision for Non-residential Buildings

Sustainable construction cannot simply be left to house builders. Therefore, all non-residential buildings will maximise the opportunities to incorporate sound sustainable design and construction practice. New offices, industrial and retail units and schools, which amount to over 1000m² floor space, will be assessed against the BREEAM standards and will achieve at least the 'Very Good' standard, or equivalent under a new system. Building a Greener Future: Policy Statement (DCLG, July 2007)

Achieving the Vision

We believe that in respect of sustainable design and construction, the role of the Council and Sussex Building Control is to advise and guide and not to prescribe how improvements in sustainability will be achieved. We encourage developers and applicants take a lead on this issue and to work with us from an early

stage to achieve the vision set out above. We strongly encourage applicants to make full use of their Sustainability and Renewable Energy Statements and / or Design and Access Statements to show how the proposals have been designed to help improve their sustainability to achieve the vision and relevant policy requirements.



Planning Policy Context - National Policy

PPS1: Delivering Sustainable Development - contains the overarching national planning policies.

This document sets out the main principles and objectives for the planning system which are designed to ensure that all planning decisions promote sustainable development. A Supplement to PPS1: Planning and Climate Change was published in December 2007. This document is very important as it sets out how developers and applicants should ensure that their proposals both mitigate and adapt to climate change.

Local Policy

Core Strategy Policy CP2: environmental Quality sets out important criteria that new development should meet in order to protect and enhance the environment. These criteria include: minimising pollution; protecting water quality and reducing the consumption of water; minimising flood risk; minimising waste and the consumption of energy; taking account of the potential for renewable energy; utilising sustainable construction techniques and; incorporating waste and water recycling.

Development Control Policy DC8: Renewable energy and Climate Change builds on PPS22 by setting local guidance. This requires all proposed major development, including residential development of 10 or more dwellings, to incorporate sufficient renewable energy equipment or other measures to achieve at least a 10% reduction in carbon emissions over current building regulations.

Development Control Policy DC9: Design Principles establishes the District's principles of good design which proposals will need to include. Good design is often a prerequisite to achieving higher environmental and sustainability performance and also ensures that social sustainability aspects are not neglected.

The Future of Building Control

The Department for Communities and Local Government (CLG) recently published a consultation paper 'The Future of Building Control', outlining views on the Government's proposals for change to the Building Control system in England and Wales. The aim of which is to address weaknesses in the current system as identified by both users of the system and the building control industry itself.

CLG consulted on a range of proposals and asked a number of questions relating to each (consultation ended on 10 June 2008). The proposals fell into the following five areas:

- **Developing a vision for building control**
- **Establishing a better approach to the way we deliver regulations and guidance**
- **Modernising inspection and enforcement**
- **Providing alternative routes to compliance**
- **Enabling improved performance and capacity**

One of the proposals was to reduce the type of work for which Building Notices could be used. The proposal was to stop the use of Building Notices for major domestic works like new buildings, extensions and conversions. It is considered that this type of work is too complicated to be carried out without the benefit of approved plans and the current system doesn't serve as a deterrent for 'cowboy builders'. With a Full Plans submission, any problems can be addressed before construction begins which saves time and money in the long run.

Another important proposal for building control is the re-branding of the Planning Portal to reflect the role it has in hosting building control content. There's a huge amount of building control information on the website for householders and professional users and this isn't obvious from the title. Visit www.planningportal.gov.uk for comprehensive information about Building Regulations or to view the article 'The Future of Building Control: Consultation'.

Update on Future of Building Control consultation



CLG received 396 responses, 57% of which were from Local Authorities. The Government intends to introduce any changes to the building control system within a 5 year period but anticipates that some changes could be introduced within the next 3 years.

The focus of the review is on six key areas:

1. The future of building control - establishing a vision and strategy for future delivery
2. Modernising the system - effective risk based inspection and enforcement
3. New routes to compliance - minimising the burden
4. A customer-centric approach - improving guidance and other tools to aid individual compliance
5. Improving our approach to regulation - stability and forward planning
6. Performance management and future capacity

It is anticipated that an initial proposal will be published before the end of the year. Below is a selection of the preliminary results:

- **95% of respondents support a 3 yearly review of the regs with no one issue being reviewed more than once every 2 cycles**
- **95% support a 6 month standstill period between publication and commencement of the regulation changes**
- **91% feel that the use of Building Notices should be limited to minor works**



News in brief from LABC

LABC Training

The autumn 2008 training catalogue is now available at www.labc.uk.com. The courses are normally 1 day and are designed for business customers and building professionals. They are run on a regional and national basis.



LABC - Commercial defects guarantee provides insurance for Commercial developments.

Known as LABC Latent Gold Commercial Buildings Defects Guarantee, this product provides a 10 or 12 year building guarantee specifically designed for new commercial properties. It represents a



unique collaboration between Allianz Global Risks Corporate & Speciality, Oval Insurance Broking (Oval) and Local Authority Building Control.

Almost any commercial property can be covered including offices, hotels, retail units, factories, warehouses, shops, schools, doctors' surgeries, care or nursing homes, leisure, sports and entertainment buildings, pubs and restaurants and mixed use developments.

For more information call Oval Insurance on 0845 075 3530 or email enquiries@labclatentgold.co.uk or visit www.labclatentgold.co.uk. If you would like a leaflet about Latent Gold please contact building.control@horsham.gov.uk.

2008 LABC National Built in Quality Awards

All regional and county finalists were entered in to the 2008 LABC National Built in Quality Awards. Among the winners were Rok and Berkerley Homes, (the full list can be found at www.labc.co.uk) who were presented with their awards at a prestigious black tie ceremony at the Grosvenor hotel, London on 16th October 2008.

The 2009 LABC South East Building Excellence Awards

We have now launched the 2009 LABC South East Building Excellence Awards (previously known as the Built in Quality Awards). Once again, the scheme is open to architects, designers, contractors, developers and builders but now covers the whole of the South East. So, if you have a scheme in Hampshire, Surrey, Sussex or Kent, that has been managed by Local Authority Building Control you are eligible to enter.

There are 12 categories from small domestic to multi-million pound schemes covering both the domestic and commercial markets. They are:

1. Best Small Domestic Project
2. Best Conversion
3. Best housing - small developer or development, e.g 1-10 units
4. Best housing - large developer or development, e.g 11+ units
5. Best social or affordable housing development
6. Best healthcare building
7. Best educational building
8. Best commercial building up to £1 million
9. Best commercial building over £1 million
10. Best sustainable/technical innovation project
11. Best community or public building
12. Best partnership with a local authority (with evidence of a long standing relationship)

For further information please contact building.control@horsham.gov.uk or visit www.southeastawards.co.uk

LABC Sussex celebrates excellence with **its first** Built in Quality Awards

LABC Sussex held its first Built in Quality Awards ceremony at the Old Ship hotel, Brighton on 6 June 2008 – where more than 40 winners were presented with certificates and trophies. The award scheme, which is open to architects, designers, builders and construction professionals, was supported by local authority building control services throughout Sussex and the prestigious, black tie event was attended by more than 160 professionals from across the industry.



The Awards scheme highlights the importance of Building Control in achieving high standards - acknowledging the role that building regulations play in the creation of high performance buildings - and gives well deserved recognition to companies and individuals within the construction industry who are committed to producing high quality buildings. Glass trophies were presented to the winners of each of the nine categories rewarding a wide variety of work, from domestic extensions to multi million pound projects.

Mr Chris Jones of Sunnybank, Henfield scooped first prize in the Best Sustainability category for the design and construction of a retirement home in Henfield. The owners' desire for low running costs stimulated the commitment to incorporate as many sustainable elements as practical. (Look out for the Winter edition of Sitelines to read more about this project).



Millwood Designer Homes Ltd, took first prize in the Best Flats/ Apartments and other Residential New Build category for The Oaks, West Chiltington. They created three superbly crafted detached family homes in a beautiful woodland setting where the quality of the workmanship and locally sourced materials were exceptional.



Judges were particularly impressed with the quality of the entries and very delighted to see so many award winning projects being produced here in Sussex. The awards ceremony was a great event and a fantastic opportunity for LABC to reward clients for the excellent work they do and their commitment to using the regulations as a positive aid to the creation of high performance buildings.

To enter your project in to the 2009 LABC South East Excellence Awards visit www.southeastawards.co.uk. For a full list of 2008 winners visit the events section of our website.

CSH Assessment Service

Sussex Building Control (SBC) has a qualified code assessor and is licensed to undertake code assessments and issue code compliance certificates. We work with you to help you achieve the code rating you desire. By working as part of your design team, we offer advice and consultation on the best solution to achieve the rating you require.

This is an additional service, offered along side our Building Control service and we are happy to provide a free no-obligation quote for your project. By selecting SBC for your Code Assessment and Building Control work you benefit from:

- **A single management system** - your Code Assessment and Building Regulations application are managed and processed by a single provider
- **A smoother and quicker process** - our assessor has prior knowledge of your scheme and plans; specifications and SAP calculations can be used for both the assessment and building regs application.
- **Competitive Pricing** – as both services are delivered through one provider.

To find out more or to arrange a meeting, please contact Stephen Shorrocks, at building.control@horsham.gov.uk

Free LABC Sitelines Magazine

Sitelines is the LABC's quarterly magazine and is free to all our customers. You can either pick up a copy in reception or register for your online copy at www.labc.uk.com/sitelinesbkreg.

The magazine is specifically written for architects, developers, designers, engineers, builders, contractors, agents and project managers.

With a special emphasis on Building Regulations, SiteLines focuses on creative and economic solutions to meeting statutory requirements. It contains sector and technical features, case studies and interviews.

The magazine keeps professionals in the building industry up to date with the latest changes in best practice and features innovative, high quality projects in all sectors from new homes to commercial, public service and industrial premises. It also provides in-depth studies on topics such as thermal and acoustic requirements and sustainability.

The Autumn edition focuses on a number of key features. These include:

- Dr Oliver Marc Hartwich of the right leaning think tank Policy Exchange discusses the current housing crisis facing the Britain;
- Guy Thompson of the Concrete Centre on sustainable building solutions and how concrete can give us more space but with less carbon emissions.
- Phil Chatfield of the Environment Agency discusses flood risk and how it could be managed better through sustainable urban drainage systems.
- Kevin Fear of Construction skills looks at how the CDM regulations have bedded in, a year on from introduction.



Energy Performance Certificates

An Energy Performance Certificate (EPC) is required for ALL dwellings (new builds and conversions including flats) and SOME non domestic buildings (effective from 6 April 2008). Certificates which carry a unique registration number are available from an accredited assessor (visit www.EPCregister.com to find an assessor). The certificates are stored on a national register.

From 1 July 2008 the requirement for EPCs to be provided in respect of newly constructed commercial buildings was extended to include buildings over 2500m². If you would like more information about EPCs then please email building.control@horsham.gov.uk

EPCs and what they mean to you
As of December 2007, every home on the market must have a home information pack. An Energy Performance Certificate (EPC) forms part of this pack.

What is an Energy Performance Certificate (EPC)?
An EPC provides a rating for the energy efficiency of a building. The rating is based on the energy used to heat and hot water in the building and the energy used to power the building. The rating is based on the energy used to heat and hot water in the building and the energy used to power the building. The rating is based on the energy used to heat and hot water in the building and the energy used to power the building.

What you have to do
When you sell or rent a building, you must have an EPC. The EPC must be available to the buyer or tenant before the contract is signed. The EPC must be available to the buyer or tenant before the contract is signed. The EPC must be available to the buyer or tenant before the contract is signed.

Energy Efficiency Rating
The Energy Efficiency Rating (EER) is a scale from 1 to 10. 1 is the lowest rating and 10 is the highest. The EER is based on the energy used to heat and hot water in the building and the energy used to power the building.

Environmental Impact (EPI) Rating
The Environmental Impact (EPI) Rating is a scale from 1 to 10. 1 is the lowest rating and 10 is the highest. The EPI is based on the carbon dioxide emissions from the building.

LABC
To find out more about Home Information Packs go to www.homeinformationpacks.gov.uk. To find out more about building control visit the LABC website at www.labc.gov.uk and use the 'Find Your Local Authority' facility to contact your local authority building control department.

The Royal Institute of Chartered Surveyors (RICS) Young Enterprise Scheme

As part of their RICS membership, Building Control Surveyors are required to undertake a minimum of 20 hours lifelong learning (LLL) during each year. Steven Shorrocks became a 'Business Adviser' for students at Christ's Hospital School, Horsham as part of his LLL.

In this role, Steve acts as a business adviser to the students, going into schools and sitting in on the Company Programme weekly meetings. The students set

up companies, create bank accounts, sell shares and hopefully make a profit in their own company.

This has been very rewarding for Steve who commented: 'When the students first set up the company I had quite a 'hands-on' involvement but now I consult where necessary, giving advice on how to run meetings, operating a business and getting your message across.'



Martin's Retirement

I'm sure you will join me in wishing Martin Gentles, Head of Building Control, best wishes for his retirement. Martin has worked in Local Authority for over 40 years and joined Horsham District Council in 2001. He has managed the 21 strong team of building control surveyors and support staff and, in October 2006, he successfully brought together the building control departments of Horsham District Council and Crawley Borough Council to form Sussex Building Control.

Martin has been keen to introduce change to the way that Local Authority Building Control works, and has represented LABC on a number of initiatives - including 5 years as the Chairman of the South East Region and 12 years on the Technical Working Group. We wish Martin all the best for his retirement and hope he enjoys many fruitful hours on the golf course!

News in Brief from Sussex Building Control

New website

We've listened to your feedback and updated and improved our website. The new site has two distinct areas for homeowners and professionals as a great deal of the information that is relevant to you as construction professionals isn't applicable to homeowners. Visit www.sussexbuildingcontrol.org. We welcome your feedback please email building.control@horsham.gov.uk



Dangerous Structures

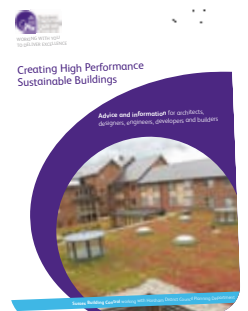


We've been called out to a number of dangerous structures recently some caused by fire, others by the

weather and 1 when a driver lost control of his car and ended up in someone's front room! Our role is to inspect the building for structural safety and advise the fire authority and building owner on what action needs to be taken to make the building safe. More information about this aspect of our service is available at www.sussexbuildingcontrol.org

Creating Sustainable Buildings

We've produced a brochure 'Creating High Performance Sustainable Buildings' which is essential reading for anyone involved in the design and creation of new dwellings. Copies are available in reception or you can download a PDF at www.sussexbuildingcontrol.org





Diary of Events 08/09

| | |
|------------|--|
| Mar 2009 | Customer seminar (Topic, venue and date TBC) |
| April 2009 | Customer User Group meeting |
| May 2009 | PAS Forum |
| June 2009 | LABC 2009 South East Excellence Awards |
| Sept 2009 | Customer seminar (Topic, venue and date TBC) |
| Oct 2009 | Customer User Group meeting |

Builders' Breakfast

We currently run the Customer User Group and CPD seminars which tend to attract architects, designers and engineers. We would like to offer training and events to those involved in the construction side of the business such as builders, site foreman etc. and we know that your training requirements are different to the designers.



If you are interested in training sessions specifically focused on 'How to build to the building regulations and what materials to use' please contact building.control@horsham.gov.uk

**This publication is available
in an alternative format.
Call 01403 215151**

Putting the Customer first



In April 2007 we set up the Sussex Building Control Customer User Group (CUG). This forum is made up of clients (essentially architects and agents) and building control surveyors who meet twice a year (Spring and Autumn) to share views on the Building Control service and to exchange feedback in

order to improve the service.

If you would like to become a member and have the opportunity to give us your feedback about our service please email building.control@horsham.gov.uk

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