



**Sussex
Building
Control**

WORKING WITH YOU TO DELIVER EXCELLENCE



Building Control News

SUMMER 2009 Issue 8

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Welcome

Welcome to the Summer edition of Building Control News from Sussex Building Control. It has been a busy year so far with various events, seminars and training such as the LABC Social Housing presentation, Breakfast Briefings and the 'Gaining Approval and Meeting the Standards' seminar where you got to hear views from across the Council on sustainability and The Code for Sustainable Homes.

The South East region of the LABC held their first awards ceremony in Brighton where over 80 projects competed for the prestigious award of best in category. The evening was attended by more than 250 guests who were entertained and rewarded in equal measures!

Within Sussex Building Control we re-organised ourselves in to two dedicated teams focused on particular market sectors - one managing domestic schemes across Horsham and Crawley and the other taking care of Partner Applications throughout England and Wales as well as commercial schemes in our area.

We also launched our first 'Local Awards' scheme which rewards local builders, contractors and craftsmen - involved in projects across Horsham and Crawley - who are dedicated to creating high quality building within the local economy.

From October 2009, the amendments to Part G will come in to force addressing water efficiency and the controlling of hot water systems. We are holding a seminar in September to provide an update to the Regulations for architects, designers and developers.

If you have any comments, suggestions or feedback about this newsletter please email me at vanessa.good@horsham.gov.uk

Vanessa Good
Business Development and Marketing Manager



What is Sussex Building Control

Sussex Building Control is the council department whose job it is to make sure building works comply with Building Regulations. Once you have made your application, it checks the architect's plans and liaises with them regarding any areas of the work that need to be adjusted to make them safe. Once the work starts Sussex Building Surveyors visit the site and check the work to make sure it is built to Building Regulations standards. Sussex Building Control provides building control services for both Horsham District Council and Crawley Borough Council.



Telephone: **01403 215151**

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Web: **www.sussexbuildingcontrol.org**

Team Changes at Sussex Building Control

Sussex Building Control is now part of the Planning and Environment Department under the leadership of Rod Brown, Head of Planning and Environment at Horsham District Council. In his new role, Rod will be responsible for overseeing planning, building control and environmental health and will be working closely with Stephen Shorrocks who has been appointed as Building Control Manager.

Stephen is responsible for managing a team of 17 surveyors and support staff who work out of our 2 offices - at Horsham District Council and The Steyning Centre. The surveyors are divided in to 2 teams.

Looking after domestic applications across Horsham and Crawley are:

- **David Starr**, Principal Building Control Surveyor (Team Leader of the Domestic Team)
- **Tony Street**, Senior Building Control Surveyor
- **Jon Haddock**, Senior Building Control Surveyor (based in Steyning)
- **Sachio Shimizu**, Building Control Surveyor
- **Peter Hillman**, Building Control Surveyor
- **Nick Greenwood**, Building Control Surveyor (based in Steyning)
- **Allan Seal**, Senior Building Control Surveyor

Managing commercial projects and applications made through the LABC Partner Application scheme are:

- **Dave Garner**, Principal Building Control Surveyor (Team Leader of the Commercial/PAS Team)
- **Mark Goldsmith**, Senior Building Control Surveyor
- **Sarah Radley**, Building Control Surveyor

The support team, managed by Maria Brookman, is made up of:

- **Gwen Bremer**
- **Jean Ralph**
- **Julie Webb**
- **Dawn Whammond**



Part G update to the Building Regulations

Half Day Seminar: Wednesday 23rd September 2009

Part G of the Building Regulations comes into force in October 2009. This seminar provides an overview to the changes to Part G and provides architects, designers, developers and builders with an understanding of how to interpret the changes and offers solutions for compliance.

Venue: The Hawth Theatre and Conference Centre, Hawth Avenue, Crawley, RH10 6YZ

Registration: 10am; Start: 10.15am; Close and lunch: 1.15pm Cost per delegate: £30

To register please visit www.sussexbuildingcontrol.org the booking form will be available from 17th August 2009.

What's New

Homeowners Guide to Building Control

If your clients are planning to extend, convert or improve their property then this new guide will provide valuable information about Building Regulations compliance and building control. Designed with the homeowner in mind, it provides a step by step guide to making a building regulations application. All architects and designers are very welcome to give copies of this brochure to their clients to help them explain more about building control. To request copies please contact vanessa.good@horsham.gov.uk.



Fact sheets

Our professional customers asked us to produce regular e-newsletters giving information about forthcoming changes to Building Regulations that might affect them. We produced our first e-bulletin which was mailed to customers in June providing information about changes to Part G and useful links to websites where you can find more information.

Builders' Guidance Notes

We have started to produce simple, clear guidance notes to help builders when they are purchasing materials and working onsite. The laminated, double sided A4 guidance notes are given out at Breakfast Briefings but copies can also be found in reception.

Sussex Building Control Customer User Group Meeting

Wednesday 21st October – 10am, Horsham District Council Offices. If you would like to attend please contact Vanessa. good@horsham.gov.uk

2009 Sussex Building Control Building Excellence Awards

Sussex Building Control has launched its first Building Excellence Awards. The scheme will reward local builders, contractors and craftsmen who are involved projects across Horsham and Crawley. The 7 categories are:

- 1 Best craftsmanship (brickwork/stonework/carpentry/joinery/use of local materials)
- 2 Best domestic extension
- 3 Best conversion
- 4 Best 1 off new build
- 5 Best design/innovation
- 6 Partnership or relationship with building control
- 7 The SBC surveyors special recommendation

All projects will be nominated and entered by your building control surveyor but if you have a scheme that you would like us to consider then please contact vanessa.good@horsham.gov.uk.

2010 LABC South East Building Excellence Awards

ARCHITECTS, developers and builders are invited to enter projects in to the '2010 Local Authority Building Control South East Building Excellence Awards'.

The awards scheme highlights the importance of building control in achieving high standards and gives well deserved recognition to companies and individuals within the construction industry who are committed to producing high quality buildings throughout the South East.

The deadline for entries is spring 2010 and any project completed in the South East region, inspected by the local authority and finished by December 2009, is eligible to be entered.

There are twelve categories covering domestic projects through to multi million pound commercial schemes.

The winners will be presented with their awards at a prestigious black tie ceremony. Entry forms will be available in 2010. For a list of 2009 winners please contact vanessa.good@horsham.gov.uk

2009 LABC South East Building Excellence Awards



Control) South East Region, with over 80 projects competing for the coveted Building Excellence Awards.

The awards demonstrate the range of professionalism within the construction industry and the high quality achieved when clients, designers, contractors and LABC work in partnership.

The proud winners collect their awards at the 2009 LABC South East Building Excellence Awards held at the Thistle Hotel in Brighton on 12th June 2009.

This spectacular event, attended by over 250 guests, was hosted by the LABC (Local Authority Building

For details of the winners visit:

www.sussexbuildingcontrol.org

For details of how to enter the 2010 awards

contact: vanessa.good@horsham.gov.uk

Sussex Building Control Winners and Finalists



Category: Best Housing Small Developer or Development 1-10 units
Project: Oakbrook, Woodfield Road, Crawley
Contractor: Barclay Developments (UK) Ltd
Architect: GWP Ltd

FINALIST

FINALIST

Category: Best Educational Building
Project: Farlington School, Horsham
Contractor: Farnrise
Architect: William Larkin Associates



Category: Best Social or Affordable Housing Development
Project: Stroat House, Squirrel Close, Crawley
Contractor: Osborne
Architect: RH Partnership

FINALIST

WINNER

Category: Best Commercial Building up to £1M
Project: Springfield's Hotel, Horsham
Contractor: Lampards Ltd
Architect: Pirie Russell Architects





Category: Best Commercial Building over £1M
Project: Billingshurst Leisure Centre
Contractor: Willmott Dixon Construction Ltd
Architect: S&P Architects



Category: Best Healthcare Building
Project: Burleys Wood, Furnace Drive, Crawley
Contractor: Warings
Architect: Pentan Partnerships



Category: Best Healthcare Building
Project: Eastridge Manor EMI Residential/Nursing Home
Contractor: R F Mowbray (Project Management)
Architect: R D Justice



Category: Best Healthcare Building
Project: Hoggs Hill Gardens, Crawley
Contractor: Denne Construction
Architect: Calfordseaden



2009 LABC National Building Excellence Awards

The shortlisting for this year's National Building Excellence Awards has now been completed, and the successful entries will be notified shortly. Judging takes place at the end of August. The Awards will be presented at a lunch in London on 20th October. Table and individual bookings are now being taken online on the LABC website www.labc.uk.com

Date: 20 October 2009
Time: 12.30pm
Venue: Marriott Hotel, Grosvenor Square, London



What is LABC?

LABC is the member organisation representing all local authority building control departments in England and Wales. It employs 4,000 professional surveyors and support technicians and has a 70% market share of building control in these sectors: domestic conversions and improvements; new homes and apartments; commercial offices, workshops, industrial and warehouses; education; healthcare; care homes; retail; leisure and entertainment; and stadiums.

LABC promotes the design and construction of buildings that are safe, healthy, accessible and environmentally efficient to comply with the Building Regulations. LABC builds awareness of local authority building control amongst the public, developers, designers and contractors. It also works with trade organisations, manufacturers, distributors, research establishments, test houses and professional institutions to support innovation in building.
To find out more please visit: www.labc.uk.com

NEWS from LABC?

Working with Housing Associations

LABC is pleased to announce that the Homes and Communities Agency, the organisation responsible for the allocation of funding for social and affordable housing schemes, has confirmed that they approve LABC New Home Warranty as an appropriate warranty provider. Clive Clowes, Head of Design and Sustainability for the HCA has provided written confirmation that... "the HCA does not differentiate between any warranty provider capable of fulfilling the conditions."



LABC Registered Details

Offering designers and contractors design details that streamline the Building Control process.

In response to industry innovation, LABC has re-launched its existing 'Type and Systems Approvals'. LABC Registered Details is the new name, and as well as covering building types and systems, the new scheme also includes a new element - LABC Registered Solutions. This will enable us to provide better links between manufacturers, designers, developers and LABC.

LABC Registered Details enable developers, architects, designers, technical specifiers and contractors to register or use existing design details to minimise the building control checking and approvals process.

Proven quality designs and new innovations are checked once by LABC and 'Registered' so that all local authorities in England & Wales recognise the details and fast-track plan checking and approvals in the Building Control phase.

LABC Registered Systems are not "tested" or "certified" by LABC, but they are investigated in depth by experts to ensure technical compliance with the Building Regulations.

LABC Registered Details save everyone time, money and constant repetition of the same technical checking. For more information please visit www.labc.uk.com

Building Control in Wales

It has just been announced that responsibility for building control policy in Wales will transfer from CLG to the Welsh Assembly in December 2011. We will keep you updated with progress.

Changes to the inspection regime - CLG are currently considering the implications of introducing a risk assessment approach to Local Authority Building Control. This approach requires building control surveyors to determine the number and nature of site inspections required for individual projects.



Key Benefits:

- The removal of the statutory notification stages - to be replaced with individual service plans based on the project.
- The ability to focus inspections onto higher risk projects thus securing higher levels of compliance in priority areas.
- Building Notices will be limited to minor works
- Full Plans will be required for extensions, new buildings and conversions.

Key dates:

- Online demonstrator published in June 2009. Result being evaluated and final report being prepared.

Regulations update

Part G - changes will come into force in October 2009 and will introduce requirements for water efficiency at 125 L/p/day, for more information visit www.communities.gov.uk. It also addresses improved safety on hot and cold water supplies. The draft publication of Part G 2009 is now available at www.planningportal.gov.uk. To find out more come to our seminar on 23rd September at the Hawth, Crawley

Parts L and F - To be reviewed in 2010. There is already a published requirement for DER to achieve a 25% improvement over TER. The review will also look at existing buildings and the introduction of consequential improvements on domestic buildings. Part F will be reviewed to ensure adequate ventilation in air tight buildings. The Code for Sustainable Homes will also be reviewed to fit the regulatory changes.

Reviews in the pipeline include:

Part A - free standing masonry walls and clearer guidance on disproportionate collapse

Part C - Flood resilience and updated radon maps and protection requirements

Part J - revised flue sizes

Part P - updated to reflect 17th edition of wiring regulations

We do not have dates for these reviews but will keep you posted.

Forthcoming Changes to the Regulations

Changes to charges regulations

The aim of the review is to introduce more flexibility, accuracy and transparency into the Local Authority Building Control charging regime. To download a PDF visit <http://www.communities.gov.uk/publications/planningandbuilding/lachargingregimeconsult>

The impact of the proposals:

- It would allow LAs to tailor charges based on individual project requirements. This would include assessing charges on major schemes using a robust methodology and pre-determined factors
- The ability to charge different fees for different methods of application
- The potential to charge more when significant changes are made after commencement or additional inspections are required due to poor workmanship
- The removal of the maximum floor area limits and the ability to offer savings where fewer inspections are required.

Key dates:

- consultation document published April 2009
- consultation closes 25 June 2009
- New guidance due to be published October 2009
- New rules will come into force April 2010.

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Useful websites

www.communities.gov.uk

www.planningportal.gov.uk

www.labc.uk.com

www.horsham.gov.uk

www.crawley.gov.uk

www.westsussex.gov.uk

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