

Building Control

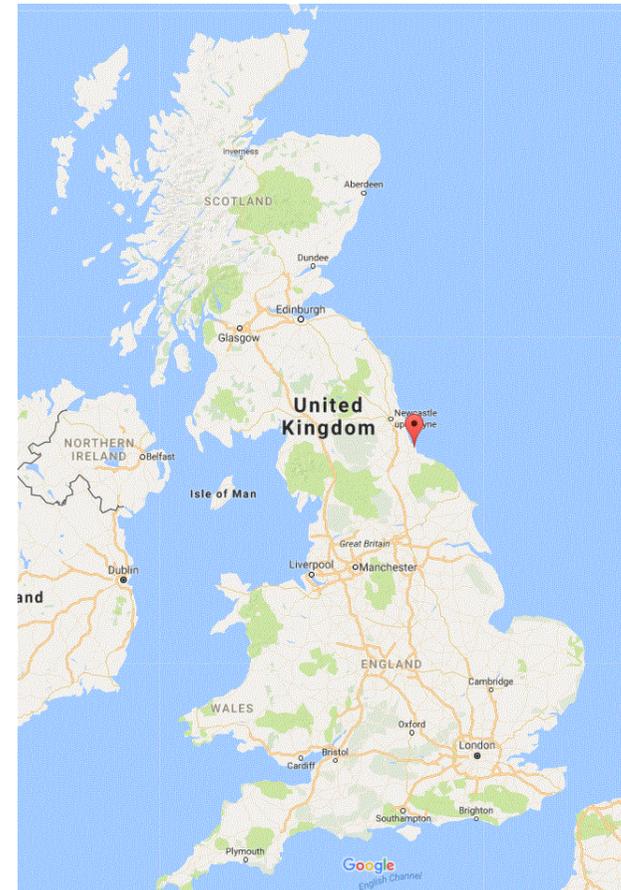
EFDC



Jeff Dixon MRICS

Building Control Manager

- Born in Hartlepool
NE England
- Educated at
Newcastle University

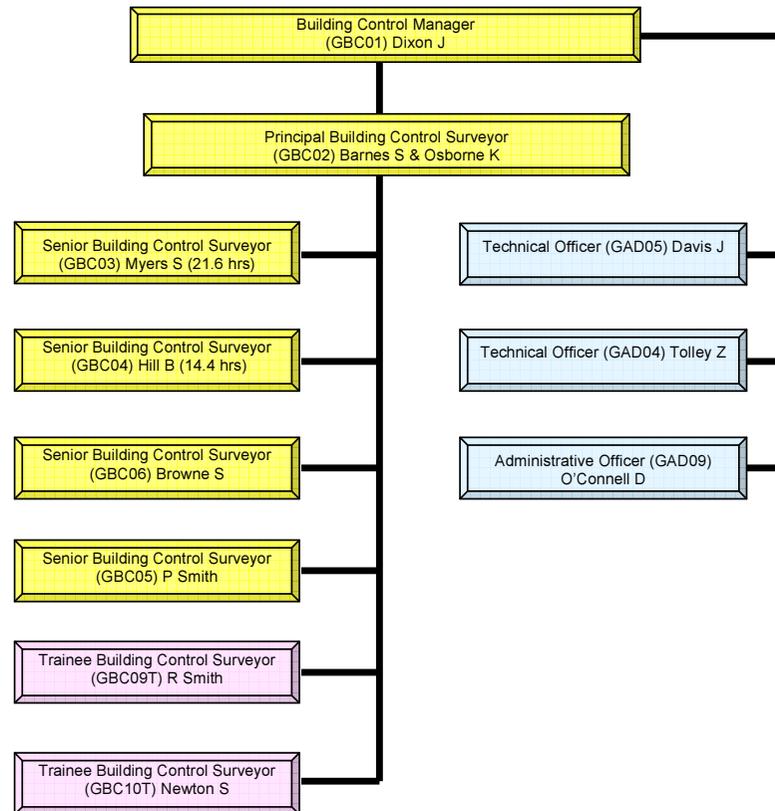


Experience

- Site Engineer with Building & Civil Engineering Company for 2-3 years
- Moved to Chelmsford City Council 1983
Assistant Building Control Surveyor
- District Surveyor 1985

- Moved to Epping Forest DC in November 1985
- Remained with EFDC for 31 years moving through the ranks to Building Control Manager in 2013

Team



What is Building Control?

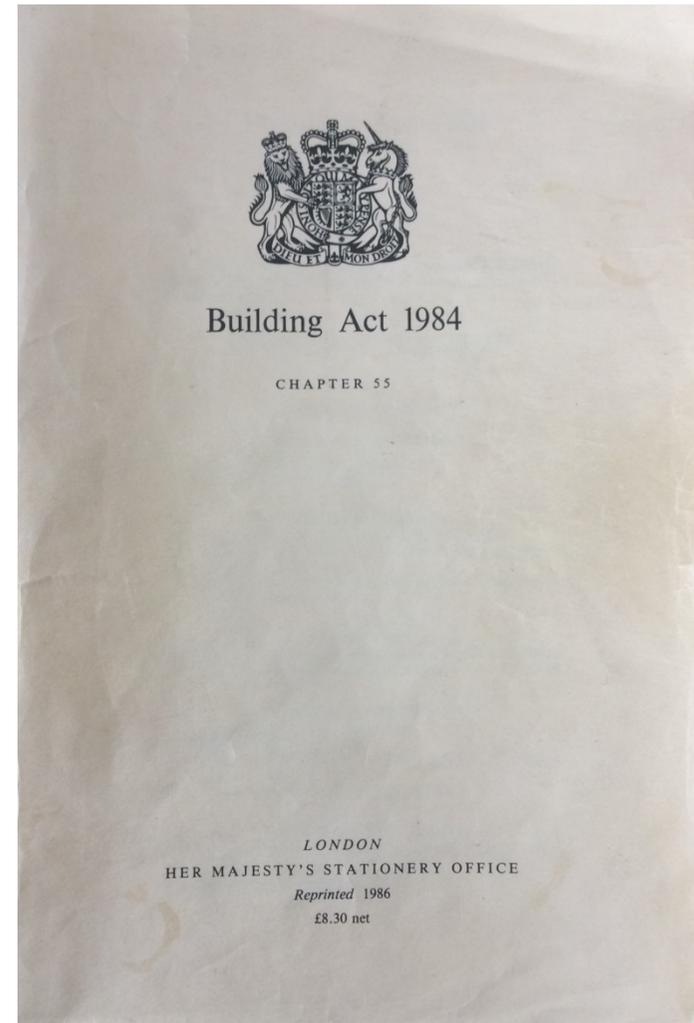
- It's not Planning! No neighbour consultation!
- This can be confusing – may need one or the other or both.
- Planning look at:
 1. Height & size
 2. Impact on neighbours amenity
 3. Location
 4. Appearance - colour, materials etc

- Building Control is about how the structure is put together. From concept design to site inspections at foundations to roof covering and more...
 1. Is it safe ?
 2. Is it waterproof ?
 3. Will it fall down ?
 4. Etc.

Statutory Requirement

Building Act 1984

This is the statutory document that provides Central Government with the power to create Building Regulations



National minimal standards – not perfection
Statutory Local Authority Duty
Enforceable through the Courts
Applicable to all “Building Work”
This is in addition to Planning Requirements

Purpose of the Building Regulations

- Health and Safety of people in and around a building. It doesn't just happen..!
- The conservation of fuel and minimising the carbon footprint of that building throughout its lifetime.
- To promote and establish access for all people regardless of disability.

What does it apply to?

- All new buildings (with few exceptions):
 1. Residential – Housing – Care Homes - Hotels
 2. Flats – including multi-storey
 3. Offices
 4. Shops & Commercial
 5. Hospitals
 6. Assembly Buildings - Leisure Centres etc
 7. Commercial, Storage & Other Non-residential

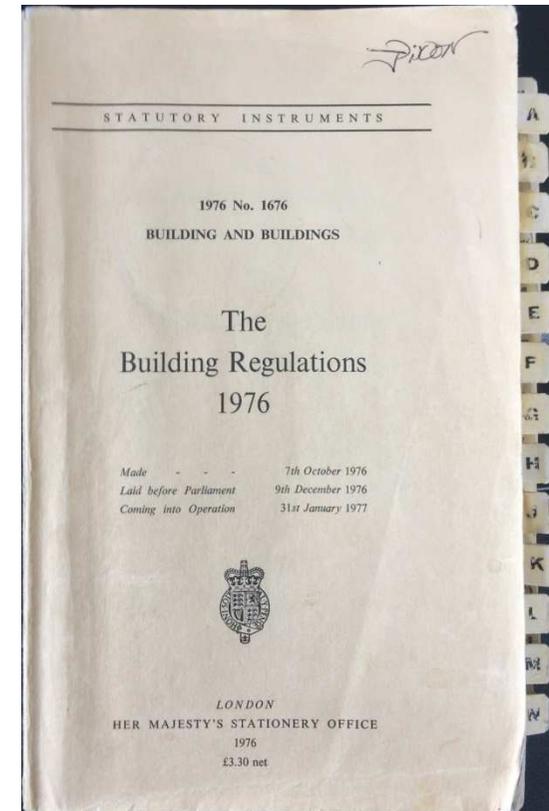
- Building Work

1. Extensions to any of the buildings above
2. Material alterations ie installation of heating or cooling systems
3. Re-roofing, window & door replacement
4. Removal of loadbearing walls etc
5. Rewiring or extending domestic electrical work
6. etc

How is this achieved?

The Building Regulations 1976

...my introduction...



The Building Regulations 2010

Today these regulations have been superseded and developed into Regulations and accompanying Approved Documents



Health and Safety in buildings is not by good luck

- Approved Document A Structure
- Approved Document B Fire Safety
- Approved Document M Access to and use of buildings

The Process

- Approval of Plans & Details +
- Regime of site inspections
- Providing guidance before and during construction
- Two Methods Of Application
 1. Full Plans
 2. Building Notice

- Charges Apply on a scale... considering size and complexity
- Consultations may apply with
 1. Fire Authority
 2. Water Authority
 3. Structural Engineer etc
- Two weeks to review the scheme

1. Full Plans Applications

- Approval is obtained
- Working drawings & spec are generated
- Structural engineering carried out
- Thermal calculations carried out

Common to use the services of an Architect,
Surveyor or similar

Alternative application method

2. Building Notice

- Typically Small Works
- Simple projects
- No need for detailed plans
- No professional architect needed
- Can be more risky
- No approval of plans

How to Apply

- In person
- Post
- On-line Direct
- On-line Planning Portal
- Telephone

Start work within 48hrs

Same day inspection possible.

The Building Control Profession

- Deregulated
- Private practice was introduced in 1985
- NHBC was the first
- Now there are approx. 100 practices across the country.
- Many have regional branches.
- So competition is intense and forceful

Local Authority Building Control



EFDC Operation and Performance

- Epping operates a ring-fenced trading account
- Meeting and Exceeding its budget every year.
- Recruited at Senior, Graduate and Under Graduate levels with a view to maintaining service delivery in the long term.
- Training & Development of team.
- Succession Planning.
- Growing the Business – Partnership Working

Partnerships: Cross-border working

- Using the LABC Partnership Agreement we have raised the partnerships from 6 to 65
- I have directed the team to promote and provide a “Centre of Excellence” for Client’s
- Architects, Party Wall Surveyors, Building Contractors, etc...
- Nominated from our own confidence over years of working together.

- Marketing the Business at every available opportunity.
- Communications being key...
- Providing a flexible service
- Allowing our partners to work together
- Weston Homes PLC have been partnered with Epping since Nov 2013

Weston Homes Projects

ANNUAL REVIEW

RIVERMILL LOFTS

Abbey Road, Barking, London, IG11 7BT

Number of homes - 118
Types of homes - One and two bedroom apartments



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EASTERN REGION - FUTURE

Rivermill Lofts, a fantastic contemporary riverside development situated on the waterfront of the River Roding in Barking, Essex. The development will offer an idyllic mix for the modern professional, combining peaceful living with the ease to commute.

Set over two buildings, the apartments will benefit from balconies or terraces and large feature windows to some plots maximising views of the sunning riverside location.

Designed with use of space in mind, the apartments will feature open plan living whilst boasting the exacting high specification finishes that Weston Homes is renowned for.



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ANNUAL REVIEW

LANGLEY SQUARE

Mill Pond Road, Dartford, Kent, DA1 5LR

Number of homes - 400 (Planning application submitted to increase to 725)
Types of homes - One, two and three bedroom apartments and commercial units



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EASTERN REGION - CURRENT

This vibrant waterside garden village is a 21st Century lake on the garden suburb that is truly unique. Situated in the sought-after town of Dartford, Kent, this £80 million development features residential complexes that boast stunning modern architecture that seamlessly blends in with its immediate surroundings.

The site has a rich past and is significant in Dartford's industrial history. Originally a paper mill which was later acquired by Burroughs and Wellcome, it was during this time they pioneered the pharmaceutical trade in Dartford and the factory's unique location was extremely beneficial to the company.

The convenient waterside location meant supplies could easily be transported up the creek to its very own wharf. The site was later sold to GlaxoSmithKline and was in use until 2006.



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Current Position of EFDC

- Market share has levelled at 62%
- Numbers of applications continue to rise

	13/14	14/15	15/16	16/17
Total	1193	1297	1510	1874
EFDC	771	810	896	1053
Partners	26	24	45	96
AI's	396	463	569	725

Conclusion

- A team of highly qualified surveyors
- Training, Development & Succession Planning
- Recruitment & Retention
- Complex Statutory function
- Running a trading account
- Centre of Excellence – Partnerships
- Extending cross-border working

Thank you for listening!

Any questions?