

# Building Control News



Summer 2006- Issue 1

On behalf of the Building Control Team, I would like to welcome you to the first issue of our quarterly newsletter. This has come about as a result of feedback from you, our customers, who have expressed a need for information and guidance on the increasing number of changes being made to the regulation of building work. I hope you find the newsletter helpful and informative and welcome any comments on its content of how we can improve future issues.

**David Burr- Building Control Manager**

## OUR SERVICE TO YOU

- We aim to register applications within 2 working days
- We aim to check Full Plans applications for compliance within 10 working days.
- We aim to provide all completion certificates within two working days of a satisfactory completion
- We aim to respond to all written enquiries within 5 working days
- We will consult regularly with our customers about our service and respond to any concerns
- We aim to carry out 'same day' inspections when they are booked before 10.00 am
- We will be available for consultation between 9.00-10.30 and 2.00-5.00 daily and at Tenbury Surgery on alternative Tuesdays between 1.00-4.00.

To view the full version of our customer charter, please visit:

[www.malvern hills.gov.uk/planning](http://www.malvern hills.gov.uk/planning)



**Ever wanted to know who you're talking to over the phone? Meet the Building Control Team:**

L-R: (Back Row) Chris Peoples, Phil Olsson, Steve Lucking, Les Norman, Mark Davis. (Front Row) Andrea Percy, David Burr, Lizzie Leach

## CONTACT US

### Building Control Services

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## Performance Matters

MHDC Building Control strives to provide an efficient service, tailored to meet the requirements of our customers. Here are just a few of our performance targets:

Performance Indicator	Target	April 2006	May 2006	June 2006
Initial Registration (2 days)	90%	99%	99%	97%
Application Checked for Compliance (10 days)	85%	100%	97%	97%
Completion Certificates issued (2 days)	100%	100%	100%	100%

As a result of the changes to Part L of the Building Regulations which came in to force on 6<sup>th</sup> April 2006, a Technical Seminar was held at Worcester Rugby Club which many local architects and builders attended. Here are the main changes to Approved Document L- Conservation of Fuel and Power:



the service to be in full working order. Commissioned certificates are then required to be given to the Building Control body.

- Owner information pack to enable the occupier to operate the dwelling efficiently

**New Approved Document L1B: Existing Dwellings**, requires general improvements in the performance and standards of:

- Thermal elements (walls, floors and roofs)
- Controlled fittings and services (heating systems etc)

These improvements are required when the above are newly provided or replaced as part of work in an existing dwelling. Replacement windows was the first 'Thermal Element' of an existing building to become controlled by the Building Regulations in 2002.

Four new approved Documents (Previously two) have been introduced to support the new Part L, together with a number of secondary guidance documents.

**New approved Document L1A: New Dwellings**, requires that energy efficiency is demonstrated by:

- Meeting a CO<sub>2</sub> emission target using computer software to calculate compliance
- Pressure testing of the completed building to demonstrate air tightness in order to reduce heat loss
- Commissioning of fixed building services (heating systems etc). This requires

The definition of 'Thermal Elements' has now been extended to capture more types of work carried out to existing buildings and guidance indicates those situations when dry-lining or rendering a wall.

**New Approved Document L2A: New Buildings other than Dwellings**

- Energy efficiency demonstrated similar to L1A, except for CO<sub>2</sub> emissions which are calculated using SBEM computer software



**New Approved Document L2B: Existing Buildings other than Dwellings**

Energy efficiency demonstrated similar to L1B, but in addition where there are consequential improvements which require energy performance improvement of larger buildings that are undergoing major renovations

Specialist advice can be obtained from the following Surveyors:

- Phil Olsson- Part L, Conservation of Fuel and Power**
- Mark Davis- Part B, Fire Safety**
- Steve Lucking- Part M, Disabled Access and Use**

For further guidance on these and other Building Control matters please contact a Building Control Surveyor.

**Any ideas of how we can improve this newsletter?**

**Email either Steve Lucking or Lizzie Leach:**  
[building.control@malvern hills.gov.uk](mailto:building.control@malvern hills.gov.uk)



**This document is also available in large print upon request**

01905 25121 [Urdu] آپ انگریزی میں مدد چاہتے ہیں۔ نسلیاتی رسائی [Ethnic Access] سے رابطہ کریں ٹیلیفون:

ইংরেজি ভাষার বিষয়ে সাহায্য চান – এথনিক্ অ্যাকসেস্ [Ethnic Access] এর সঙ্গে যোগাযোগ করুন, টেলিফোন: 01905 25121 [Bengali]

'Necessita de ajuda com o seu Inglês? – contacte Ethnic Access Tel.: 01905 25121' [Portuguese]

'Potrzebujesz pomocy z Angielskim – skontaktuj się z Ethnic Access Tel: 01905 25121' [Polish]

“如需我們幫助你理解英文—聯繫 Ethnic Access (少數民族服務獲取組) · 電話: 01905 25121” [Chinese]

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