



partnering

**Pulling**

**it all**

**Together**



# a new approach

to obtaining approval nationally

The Building Regulations are minimum standards, which govern the design and construction of most new buildings and refurbishment work in this country. They protect the occupiers of buildings and members of the public against dangers to health or personal safety, contribute substantially to the conservation of energy and ensure the reasonable provision of access to buildings for disabled persons.

It is in every client's interest that designers and contractors make sure the buildings they construct comply with the statutory requirements. Most designers consider the implications of the Building Regulations in the very early stages of the design, and right through the construction period clients appreciate the significant role of Local Authority Building Control.

Over the past decade LABC has introduced a number of successful initiatives aimed at reducing problems. An example is National Type and System Approval for standard building designs through LANTAC (Local Authority National Type Approval Confederation).

Now LABC, with the help of clients, designers and contractors from the industry has introduced the Partner Authority Scheme, a totally new and practical approach to obtaining Building Regulation approval, eliminating inconsistency, uncertainty and delays. *There are no additional charges* under the new scheme.

This new approach gives a company over three hundred potential local authority partners. These local authorities are all committed to working with a company if a site is located in their area. They will also work with each other to help reduce site delays both in the pre construction stage and during work in progress on site. Just as rowers in a boat race need a complete team with each member pulling together, so local authorities can help you to achieve your objective of constructing high quality buildings with a minimum of hassle, and which have the local authority stamp of approval.

## **Introducing the Partner Authority Scheme**

The Partner Authority Scheme is a major new initiative by LABC Services, the company responsible for the marketing and promotion of Local Authority Building Control. LABC Services co-ordinates national and regional initiatives by using the experience of building control surveyors working at a local level. LANTAC has used this national networking structure successfully for over ten years and for this reason the Partner Authority Scheme is administered by LANTAC with the full support of local authorities in England and Wales.



The purpose of the Partner Authority Scheme is to give a Partner Company a one to one relationship with a Partner Authority for the plan approval aspect of all construction projects irrespective of location. Protecting the confidential nature of construction design and procurement is a key element of the new scheme. The Partner Authority will act as an effective conduit to the local authority where the project is to be built (Inspecting Local Authority) on behalf of the Partner Company.

The Partner Authority will assess the plans for a project and issue decision advice, which will lead to automatic Building Regulation approval by the Inspecting Local Authority.

At the same time, LABC has unprecedented local knowledge and a history of site conditions which has been gathered over decades. Access to this valuable site specific information is an integral part of the Partner Authority Scheme.

## how it works

An Application Form is sent to the LANTAC Co-ordinator giving details of your company and your choice of a local authority with which you would like to be partnered. If you wish, the Co-ordinator will make suggestions and find a suitable Partner Authority for you.

Once the selection of a Partner Authority has been agreed, the Co-ordinator will arrange for representatives from the company and the local authority to meet to discuss the details and scope of the partnership. The first meeting should be seen as an occasion to begin building a good relationship. To this end there should be a frank exchange of information aimed at establishing a clear understanding of the requirements needed by the company and the local authority for the partnership to work.

The Partner Company will make known at this first meeting whether it expects a Full Plans assessment or a check limited to some of the Building Regulations only, eg Fire Safety. The Partner Authority will use this information to establish the extent of the resource required to meet the needs of the Partner Company. Shortly after the meeting the Partner Authority will submit to the LANTAC Co-ordinator the Registration Form to enable the partnership to be registered under the scheme.

# construction stage

## **Pre Construction Stage**

The pre construction stage can be frustrating for the Partner Company, for it is in this period that unforeseen delays from different sources may arise. The aim of the Partner Authority Scheme is to reduce unnecessary delays by statutory procedures and where possible to speed up the process leading to Building Regulation approval. The Partner Authority accomplishes this by liaising with the Inspecting Local Authority and providing professional advice to the Partner Company during the design stage. If this advice is acted upon a greater element of certainty exists that Building Regulation approval will follow without further amendments.

## **When a project is placed under the scheme**

- The Partner Company invites the Partner Authority at an early stage to give ongoing advice on the application of the Building Regulations to all aspects of the design.
- The Partner Company submits a Full Plans Application together with the appropriate Building Regulation Charge to the Inspecting Local Authority.
- The Inspecting Local Authority deals with all local statutory consultations and advises the Partner Authority of the responses and local knowledge.
- The Partner Authority issues a Decision Advice Notice to the Inspecting Local Authority once the design is satisfactory.
- The Inspecting Local Authority issues an Approval Notice to the Partner Company.

## **Construction Stage**

The Inspecting Local Authority carries out site inspections. This will guarantee a speedy response for site inspections and critical local knowledge held with the local authority will continue to be available to the Partner Company during construction, especially when the foundations are being laid and where unforeseen factors can arise.

The Inspecting Local Authority will deal with deviations from the approved plans, although a major design change could necessitate the involvement of the Partner Authority to maintain consistency of interpretation.

The process can be aided by support from the LANTAC Co-ordinator where third party advice may be required to expedite the decision process.





# team approach

## **Development Team Approach**

Running in parallel with the Partner Authority Scheme, the Inspecting Local Authority can help set up a meeting with the Development Team. This can include departments such as Planning, Highways, Fire and Environmental Health – in fact any department that will have some involvement in the progress of the project. The issues under discussion at the Development Team meeting will go wider than building control and the purpose is to establish more integrated corporate working practices which allow local authority departments to work in unison, reducing the danger or risk of giving conflicting advice to developers. More details of the Development Team Approach can be obtained from LABC Services or any Local Authority.

## **Is your construction team complete?**

LABC is keen to help companies with their construction projects. We can offer an experienced building control surveyor to support your

construction team to advise your designers and construction managers about Building Regulations and related legislation.

A Full Plans assessment will be provided for all projects that you decide to place under the Partner Authority Scheme. That assessment will lead to Full Plans Approval by the Inspecting Authority acting on the advice received from the Partner Authority. In addition you can take full advantage of the Development Team Approach which can also be easily accessed through the Partner Authority Scheme.

This extra team member will be as committed to the successful outcome of your construction projects as the rest of the team, and will not cost you any additional money. So, make sure you have a full complement on board by teaming up with Local Authority Building Control. We will help you in *pulling it all together*.



Designed by Chambers Chapman Design Consultants, London W1

### **Where to find us**

LABC Services can put you in touch with your local Building Control Manager, or you can simply ring or write direct to your local town hall. Ask for a copy of our Millenium Directory, which contains points of contact for each Local Authority Development Team.

LABC Services  
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