

premier
guarantee®

**BUILDING
CONTROL**



HOW WE CAN HELP

Developers

For developers seeking Building Regulations approval for all types and sizes of commercial, retail or residential developments. As an Approved Inspector, we are licensed by CICAIR to carry out the complete Building Control function on your behalf to ensure your project fully complies with Building Regulations and associated legislation.

Architects and Engineers

We can work with you throughout your design process to ensure that it is delivered efficiently to the highest safety standards possible and within the agreed timeframe. We are part of your team and able to ensure you receive the best, impartial, expert advice on all aspects of Building Control.

Contractors

We appreciate that you are working to timeframes and that time is money. We aim to be part of your team to help your project on site by offering key-stage inspections and timely information on any defects.

Our staff offer a professional, efficient and cost-effective service to help you build on time, on budget and in compliance with the Building Regulations.



BENEFITS OF WORKING WITH PREMIER GUARANTEE BUILDING CONTROL

- We are easy to work with and will help you every step of the way.
- We offer a “no obligation” pre-application Design Review.
- All our Building Control experts are members of RICS, CABE, RIBA or CIOB.
- We are licenced by the Construction Industry Council Approved Inspectors Register (CICAIR).
- We provide a national service delivered locally.
- We offer House Type approvals for repeat design.
- Your Initial Notice can be submitted ahead of a formal order.
- Our fees are competitive fees and can be paid in stages.
- We can deliver in-house training to qualifying designers and contractors.
- We keep a ‘golden thread’ of information about each stage or sign off on site at each stage of work.
- Our simple Extranet helps you to upload your information to us for checking.
- We sign off in real time with use of Hand held technology on-site.
- Deliver training and CPD Accreditation.

TYPES OF WORK

We are licensed and insured to undertake Building Control on any type of work – from mezzanine floors in industrial buildings to complete warehouses; From fitting out small retail units in the high street to multi-use shopping centres; from residential care homes to complete hospitals.

Our professional staff have the experience and qualifications to undertake your project.

RESIDENTIAL

- New Build Houses
- Apartments
- Student Accommodation
- Hotels

OFFICES

- New Office Developments
- Landlord Fit Out Works
- Tenant Fit Out Works

WAREHOUSE & INDUSTRIAL

- Distribution Centres
- Warehouses
- Production Plants
- Mezzanine Floors and Storage

EDUCATION

- Schools and Nurseries
- Universities and Colleges

HEALTHCARE

- Hospitals
- Care Homes
- Doctors Surgeries

RETAIL

- Commercial Retail Parks
- Shops and Fit Out

SPECIALIST

- Cladding Replacement
- Listed Buildings
- Stadia
- Airports

THE GOLDEN THREAD

A Connected Approach
to Building Control

We want you to rest assured that your project meets Building Regulations and that is where we can help.

We have created something different; A Building Control service that will recognise and record the solutions needed to complete your developments. Keeping a 'golden thread' of information about each stage or sign off on site at each stage of work.

We will:

- Provide a free Pre-application service to look at the key issues that may affect your design such as fire safety, means of escape and combustibility.
- Submit Initial Notices without an order having to be placed.
- Provide you with an easy login to upload your plans and details through our extranet portal.
- Update you at each stage of the design review.
- Inspect at key stages of work using hand-held devices, feeding back any issues in real time including a site report and photographs.

By having an open and accessible approach to Building Control we can work with you to ensure you not only have compliance, but an audit trail at each stage. From the start, you will have access to our qualified and experienced staff who have worked on a wide range of Residential and Commercial developments and can provide advice and support with a cost effective straightforward approach.

As part of our service to clients we also offer in-house training and recognised CPD where we can typically run through the latest changes to the Building Regulations, concentrate on aspects you choose and even live test one of your projects.

OUR VALUES

“...we administer our obligations fairly, guided by what we believe is a common goal – we all want to design and construct buildings that are beautiful, functional and safe”

Ultimately, we are a regulatory body whose job it is to support our clients in designing and building in compliance with the Building Regulations. However, we believe that this service can be delivered professionally and in a helpful way, rather than by simply identifying faults.

We are licenced by CICAIR and adhere to a very robust Code of Conduct that governs not only the qualifications and suitability of staff, but our operating procedures and even our professional ethics. As an inspection body we are under considerable scrutiny to get the job done correctly and to be accountable for our actions.

We have full Professional Indemnity Insurance maintained year-on-year as we are managing risk in an industry that has seen many failures in the past and have comprehensive systems and processes in place that satisfy our insurers' requirements. Our risk management practices are audited regularly and our professional approach means we are able to trade competitively, continue to be insured and deemed fit-for-purpose.

Ultimately, although clients pay for our services, we administer our obligations fairly, guided by what we believe is a common goal – we all want to design and construct buildings that are beautiful, functional and safe.



DESIGN REVIEW

Submit your plans and details to us and we will undertake a comprehensive check to ensure they meet building regulations.

We offer:

- Pre-application advice – you can get this without cost or obligation
- Positive approach to compliance and proposals.
- National coverage by a design review team offering expertise and consistent approach.
- Flexible approach to different ways of achieving compliance.
- House Type approval scheme.
- Expertise and peer review in all areas of the Building Regulations / British Standards / Ancillary guidance.
- Consultation with the Fire Authority ensuring safety to the Building user.
- Appraisal of modern methods of construction and compliance.
- Access to in-house engineers, facades specialist team and fire engineers.



NATIONWIDE INSPECTION SERVICE

We maintain a nationwide inspection team who are on hand to inspect your development and report back on any contraventions of the Building Regulations. As part of our service we offer:

- Experienced and forward-thinking surveyors.
- Positive approach to problem-solving on site.
- Understanding and support.
- Ongoing communication between site and design review teams.
- Guidance to compliance.
- Confident decision-making where construction proposals change.
- Focus on solutions – not problems.



THE HOUSE TYPE APPROVAL SERVICE

The type approval service has been created with a developer in mind and helps provide you with:

- A proactive design review approach. We engage with designers to solve problems at an early stage to ensure the designs are right first time to save the effort and cost of reworking them.
- A consistent interpretation of Building Regulations throughout England and Wales, to provide confidence that your designs will be accepted nationwide.
- The ability to repeat using a design, building system or feature to speed up subsequent developments.

Who can seek an approval?

Any developer can apply to seek approval but we ask that you are building at least:

- 100 homes per annum.
- A minimum of 5 repeated house types.

Benefits of the House Type Approvals

It provides a consistent, effective assessment and approval service for designers, developers and contractors by providing:

- A consistent interpretation of Building Regulations.
- A fast track through the Building Regulations approval process.
- An agreed performance standard between PG Building Control and the client.
- A single point of contact.
- Reassurance that standard house types, excluding site specific features, will be accepted throughout England and Wales.
- The efficiency of the type approval system allows for repeated designs to be used with layouts only needing to be approved once at the design stage, giving a developer the peace of mind that their standards specification could be used repeatedly across the country.
- Type approvals are increasingly important to customers now England and Wales are operating under different Building Regulations.

MMC TYPE APPROVAL

In recent years there has been a steady increase in the rise of pre-fabricated modular and timber framed systems which presents an excellent opportunity to work in partnership with the product approval service to provide a complete type approval covering both Warranty and Building Control.

As can be seen from the current approved product list on our website, there is huge potential to build a type approval service covering an array of sectors within the construction industry.

ADVANTAGES FOR THE DEVELOPER:

- A smooth review process between both Warranty and Building Control.
- The manufacture will receive coordinate factory visits for both warrant and building control.
- Speed of the type approval review, due to the amount of information at the disposal of the house type approval manager and the building control project manager to complete the review.
- Sales can promote the service as a second pair of eyes.

REVIEW PROCESS:

The review process normally comprises two stages:

Stage 1. Feasibility review:

As the MMC manufacture has already submitted the technical information for product approval, we can review the system to determine is suitability for a type approval.

Stage 2. Detailed review

Once the feasibility review is complete a detailed review will commence to ensure compliance with the building regulations covering areas such as:

- Strength and stability.
- Fire.
- Resistance to moisture.
- Resistance to the passage of sound.
- Energy efficiency.

CONTACT US

To meet us in person and discuss how we can help please email:

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For further information about Premier Guarantee please visit the website:
www.premierguarantee.com

Members of





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