

# Building Control E-Bulletin

Issue 3: July 2010

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**W**elcome to Leeds City Council's summer edition of "Building Control E-Bulletin" for the latest news and announcements in the world of Building Control and Public Safety in Leeds.

## Leeds Arena

Subject to government funding, Leeds Building Control has been appointed to provide the Building Control service for the proposed Leeds Arena. The new Arena which will be suitable for a wide variety of entertainment and sporting events will cover an area of 5 acres and have a capacity of over 13,000 people. When complete it will be the UK's first purpose built Arena with a 'fan-shape super theatre design' which guarantees that every seat in the arena will enjoy perfect sightlines of the centre stage - 68metres will be the longest distance from the stage as opposed to 90-

95m in a conventional arena.

The initial planning permission was granted in March 2010 and the construction is due to start on site later this year with completion in 2012. BAM Construction Ltd was chosen as the preferred contractor because of their proven track record, having built a number of high profile stadiums including the new Carnegie Pavilion for Yorkshire Cricket Ground at Headingley Stadium and the Berlin 02 Arena. The expected cost of the Arena is in the region of £80m.

Our experienced senior surveyors are already working as part of the design team assisting with

technical problems and offering practical solutions where possible.



## Did you know?



*The Bradford City fire: 11th May 1985*

up to enquire into the operation of the Safety of Sports Grounds Act 1975 which came in following the Ibrox Stadium disaster in which 66 people lost their lives. The inquiry into the Bradford disaster, known as the Popplewell Inquiry, led to the introduction of new legislation to improve safety at large sporting events. The recommendations made in the final report resulted in the introduction of the Fire Safety and Safety of Places of Sport Act

1987 and the revision of the Home Office Guide to Safety at Sports Grounds. The new guidance backed up with legislation now requires the following:

1. Escape routes
2. Stewarding
3. Planning for emergency situations
4. Controls on combustibility and rates of fire growth
5. A more holistic approach to safety

Today, Leeds Building Control are responsible for enforcing the recommendations contained in the "Guide to Safety at Sports Grounds" often known as the Green Guide. The Guide lays down

detailed advice relating to such matters as adequacy of any structure permanent and temporary, provisions of fire escapes and gangways, crush barrier design and engineering services, all necessary to comply with the Act. When all matters related to safety are in place a Safety Certificate can be issued. Ensuring public safety at such venues is a multi agency team effort involving other Local Authority departments the Police and the owners of the sports ground. We at Building Control are responsible for providing advice and guidance on the following:

- Crowd control
- Means of escape
- Structural stability
- Access for disabled

As you may have seen on the news recently it was the 25th anniversary of the Bradford City football stadium fire. Saturday 11 May 1985 is a date that Bradford City fans will always remember. It started as a day of celebration and ended as a day of tragedy.

56 people died and over 263 were injured in a fire that ripped through the main timber stand at Valley Parade which was thought to have been started by a discarded cigarette, although the exact cause was never established.

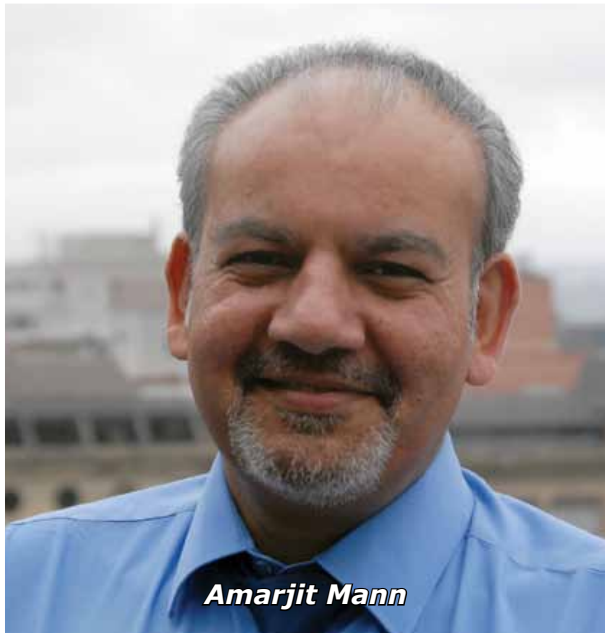
Following the fire, a committee was set

Building Control Surveyors chair safety advisory group meetings at each of the stadiums requiring a safety certificate in the Leeds area such Elland Road, Headingley stadium, John Charles Centre for Sport and Wetherby Race Course.

Attendees at these groups include the police, fire service, ambulance service and football licensing authority etc.



## The new Carnegie Pavilion at Yorkshire County Cricket Club



*Amarjit Mann*



Amarjit Mann has been the Building Control Surveyor for the new Carnegie Pavilion at the Yorkshire County Cricket Club. The construction of the new pavilion cost £21m and was completed in June 2010. BAM Construction Ltd was the main contractor.

The pavilion covers an area of 4,000 sq m and is a multi-purpose building that will operate as a cricket pavilion and media centre during the summer

and teaching facility during the academic year.

The new pavilion includes a media centre, hospitality suites and associated facilities, upgraded player facilities, and replacement spectator seating. The new hospitality suites and media centre can also be used as lecture theatres and teaching areas.

There were many technical issues, the main one being getting the

balancing right between using "The Green Guide" and the Building Regulations. In this instance, The Green Guide could have been applied to the whole development; however this would have been unreasonable. The building has two main uses, a cricket stadium and lecture rooms for the Leeds Metropolitan University. Therefore it had to be decided to which parts of the building The Green Guide and Part B of the Building Regulations applied. In this case the Carnegie pavilion building is a hybrid because of the uniqueness of the mixed uses.

The Green Guide was applied to the public parts of the building such as seating areas. Part B was applied to the remainder of the building such as classrooms and offices.

Some of the differences between

Part B and The Green Guide are the headroom heights. Part B suggests a headroom height of 2 m and The Green Guide suggests the headroom height of 2.4m. This could have an effect on the floor to floor heights and seating arrangements in the main stand.

The fire strategy is broken into two halves, "match day mode" and "university mode". The match day fire strategy relies heavily upon stewarding linked to communications to the control room and the stadium

public address system. In university mode the fire strategy relies upon fire alarm and fire detection system which is linked back to the university campus and is fully monitored.

The construction phase provided other difficulties as the cricket ground was being used at the same time the new pavilion was being built. To maintain public safety temporary hoarding and temporary means of escape was provided from the cricket ground through the building site.



The quality of the construction was reflected in the air permeability test. The new pavilion achieved a result of  $6.5\text{m}^3/(\text{h.m}^2)$  @ 50 Pa whilst the minimum pass result was  $10\text{ m}^3/(\text{h.m}^2)$  @ 50 Pa. This was an excellent result given the size and complexity of the building taking into account the number of services passing



through walls and external envelope.

Mr Mann's experience in dealing with sporting venues such as Leeds United Football Club at Elland Road and Leeds Rhinos at Headingley Carnegie Stadium made him the perfect person to deal with this application. He is also one of the safety officers for Safety at Sports Grounds at all three stadiums.

This application was dealt with electronically without a single paper copy of the drawings being received or sent via snail mail. All the documents were accessed through a central internet location where information was shared amongst the design team and dealt with electronically.

## Winners celebrate at West Yorkshire Building Excellence Awards 2010



Outstanding winners in Leeds: (from left to right) Rick Sharp (The Fairhursts Design Group), David Price and Michael Gorman (Wates Construction) won an award for the Broadgate development.

This year's prestigious black tie "Local Authority Building Control (LABC), West Yorkshire Building Excellence Awards 2010" took place in Leeds in collaboration with Leeds City Council, and the four other West Yorkshire local authority building control services.

senior building control surveyor at Calderdale building control, overseeing the presentations. This year's awards were attended by over 150 people from a broad selection of developers and architects to celebrate high quality and innovative building projects in the West Yorkshire region.

These awards differ from others in the industry. They acknowledge the often unseen contribution that building control

The awards are for excellence achieved through building standards, technical innovation and sustainable designs from a local level.

The categories incorporate every class of building from domestic extensions, social housing, apartments, schools, hospitals, retail and commercial to industrial properties.

The ceremony was held at The Village Hotel, Otley Road, Leeds with the master of ceremonies, Phil Deacon,

makes towards the built environment. By ensuring that projects comply with the building regulations, Local Authority Building Control provides safe, sustainable and accessible buildings across England and Wales.

This year's ceremony featured 24 awards across nine categories that recognised the excellent building quality of projects in diverse sectors including volume housing developments, education, commercial, sports and leisure. The nominations represented every corner of the West Yorkshire region.

This year's winners showcased the benefits of working with Local Authority Building Control.

The 2010 LABC Building Excellence Award Winners were:

**Domestic Extensions:** The Woodlands, Cragg Vale, Calderdale

**New Dwellings - Single:** Ashley Croft, Farnley Tyas, Huddersfield, Kirklees

**New Dwellings - Multiple:** Development at The Beeches, Ilkley, Bradford

**Commercial Development:** Development at Broadgate, Leeds

**Community:** The Ridge Medical Centre, Bradford

**Restoration and Conversion:** Overtown Grange Farm, Wakefield

**Major Restoration and Conversion:** Halifax High School, Halifax, Calderdale  
**Education:** Hillside Primary School  
Huddersfield, Kirklees  
**Partnership:** Wm. Morrisons  
Supermarkets Plc, Bradford

The outstanding winner in Leeds was the £42m major refurbishment of the former Alders store, now known as Broadgate, on The Headrow in Leeds City Centre. The development boasts 300,000 sq ft of mixed use development comprising four floors of office space and an exclusive suite of penthouse offices together with four flagship retail units.

The regional winners will be invited to the LABC National Building Excellence Awards in London later this year.

Councillor Richard Lewis, executive board member for development and regeneration, said:

*"This is an excellent opportunity to recognise the great work that goes on within local authorities".*

*"I would like to congratulate all the winners, and encourage all the attendees of the awards to continue the good work".*

*"Building control is very important for both builders and developers and their customers. It ensures that projects are*

*completed to a safe, sustainable and accessible standard throughout the UK".*

This year's ceremony was sponsored by Kingspan Insulation and LABC New Home Warranty and also featured a fund raising event and raffle on behalf of Yorkshire Air Ambulance.

LABC are always looking for future award winners. If you have a project completed within the next 12 months which you feel deserves to be one of next year's finalists, have a word with your local authority building control surveyor expressing your interests and they will put your project forward for nomination.

A photo slide show of the evening can be accessed [here](#).



## New service standards

As part of our customer excellence award we have now introduced our new Service Standards. This is the minimum standard of service level you should expect to receive as a customer.

The minimum standards are as follows:

- a. Respond to out of hours dangerous structure incidents within 2 hours.
- b. Respond to telephone calls within one working day.

- c. Respond to your written enquiries within 5 working days.
- d. Respond to your email enquiries within 5 working days.
- e. We will register your application within 3 working days.
- f. If your domestic plans comply with the Building Regulations we will approve them within 3 weeks.
- g. We will offer a same day inspection service if you phone us before 9.30 in the morning.
- h. We will issue a Completion Certificate on the next working day where work complies with the Building Regulations and all relevant certificates have been submitted and found to be satisfactory.

We are always happy to receive your comments and ideas for improving our services and we want to hear from you. Suggestions for improving existing services or providing additional services are always welcome.

A recent suggestion from the agents' forum was to notify them of missing information before contacting the applicant. Agents will now be notified first and given 10 days to provide missing information before we will contact the applicant.

Unfortunately things do sometimes go wrong. So if you're not happy with the service you have received, we want to know. This gives us the opportunity to

put things right if necessary and, where appropriate, change the way we work to improve our service. We always try and resolve complaints informally, but where that is not possible, they will be investigated independently and you will be informed of the outcome along with any changes or improvements made to address any problems.

Alternatively, it's always good to receive compliments, and by telling us when we do a good job we can ensure that the staff responsible are rewarded for their efforts. It also helps us to identify areas of best practice that other sections within the council can use to help them deliver their services. All compliments are acknowledged and you will be informed if we have used your compliment to improve service delivery.

You can contact us at [DEC@leeds.gov.uk](mailto:DEC@leeds.gov.uk)



## Electronic Submission of Building Regulations Applications

Leeds Building Control is making significant progress in introducing electronic working. Application forms which can be completed and submitted electronically are

available and have been attached to the email with this newsletter. Please send any completed forms together with your plans to [building.control@leeds.gov.uk](mailto:building.control@leeds.gov.uk).

We now scan, view and process all Building Notices, Regularisation, Electrical Work and Windows applications electronically. These make up about 40% of all our applications. Submitting these types of application electronically results in an added efficiency and cost saving for both parties. We are looking to extend electronic working for full plans applications in the future. Electronic submissions can also be made on major schemes resulting in a major saving on printing costs. Increasingly we will be contacting you by email instead of by

post where you have provided these details.

The main benefits of electronic applications include:

- Reduced printing costs
- Reduced postage costs
- Instant submission
- Email contact for all surveyors

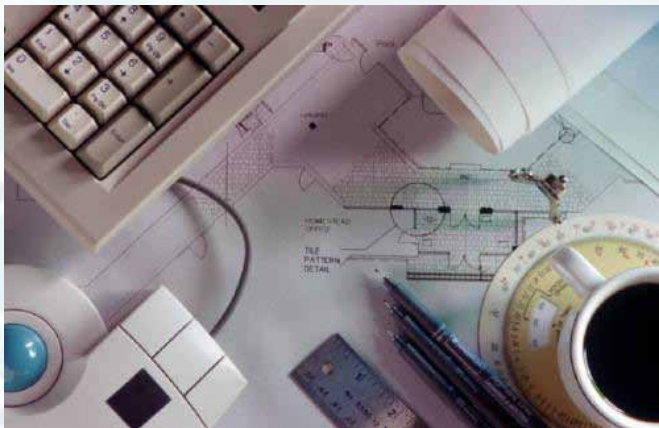
Please send your electronic application and any drawings as either .tiff or .pdf format to [building.control@leeds.gov.uk](mailto:building.control@leeds.gov.uk). You can pay either by cheque made payable to Leeds City Council or, once your application has been registered, by phoning 0113 2477999 to pay by card.

Post: Leeds City Council  
Building Control Services  
The Leonardo Building  
2 Rossington Street  
Leeds  
LS2 8HD

Currently, there is no facility of making on-line payments but this something we are currently working on.

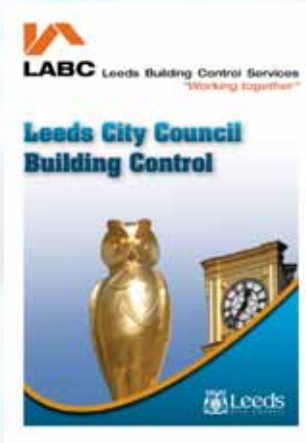
If you also submit planning applications, all the forms, guidance notes and validation requirements can be downloaded from our website [www.leeds.gov.uk/planningforms](http://www.leeds.gov.uk/planningforms).

However if you wish complete them electronically you can only do this through the planning portal [www.planningportal.gov.uk](http://www.planningportal.gov.uk). Using the new Public Access system you can monitor the progress of your applications, be notified when new documents such as consultation responses are added and see the decision and report. A user manual is available to help get the most from the system [www.leeds.gov.uk/publicaccess](http://www.leeds.gov.uk/publicaccess). We plan to extend this new system to building control over the coming months. In the meantime the old system for viewing building regulation applications is still in place using the PublicAccess link.



## New Leeds City Council Building Control handbook

A new publication has been produced called "Leeds City Council Building



Control" explaining the type of service you should expect to receive and the benefits of using those services.

There are also details about other LABC products such as the Partnership

Authority Scheme, LABC New Home Warranty and LABC Latent Gold insurance. There is also a comprehensive contact list of surveyors, including telephone numbers and email addresses.

This publication can be downloaded from our web site here <http://www.leeds.gov.uk/files/Internet2007/2010/20/bc%20prospectus%20web%20version.pdf>

## Guide to Extending your Home

Another publication "Guide to Extending you Home" has recently been published. This guide explains the Building Control process, it is not a substitute for professional advice, but it aims to show how your project will be affected by the Building Regulations. The guide is divided into chapters that contain advice about typical domestic building

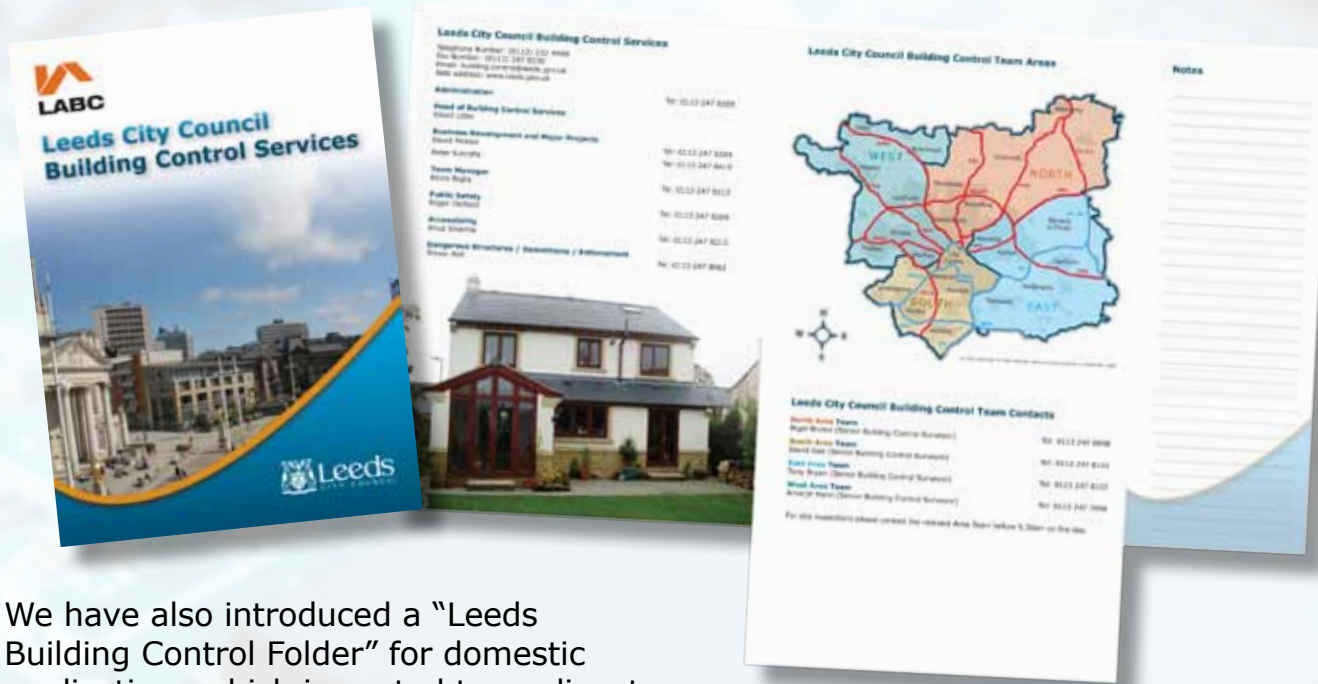


projects and it is hoped that when you have read the guide you will have a better understanding of what is involved in a domestic building project. Building projects covered include domestic extensions, loft, garage and domestic cellar conversions. It also covers other minor alterations such as removal of internal walls.

This booklet can also be down loaded here <http://www.extendingyourhome.com/leeds/>

Most domestic alterations will also require Planning Permission, further advice is available from the Planning Portal [www.planningportal.gov.uk](http://www.planningportal.gov.uk) or to confirm whether Planning Permission will be required for your project please either contact our Development Enquiry Centre on 0113 222 4409 or download and complete the permitted development enquiry form from our website [www.leeds.gov.uk/planningforms](http://www.leeds.gov.uk/planningforms).

## Building Control Folder



We have also introduced a "Leeds Building Control Folder" for domestic applications which is posted to applicants following a Building Regulation application submission. This publication was produced in response to our customers' and agents' comments for improving the service. The folder can be used to store your Building Regulation Approval Notice and drawings in one place. It also has a single point of reference for all your Building Control contact details, and a useful location map showing the Building Control team areas.

The folder also includes a handy booklet containing information about Building Control issues. There is a useful chapter

covering the site inspection process and what to expect when we visit. It tells you which stage to call us out and what we will be looking for. Its purpose is to give the customer an overview of the building control process and somewhere to store their important legal documents.

The folder can be viewed from [here](#).

### Site record book

A site record book is now available for larger developments. The book was introduced after requests from

developers, contractors and clients.

The booklet contains contact details of the appointed Surveyor, it provides details of the number of visits carried out and the observations made. The record book is completed on every visit we make and is a useful record of quality assurance for clients and developers. It also provides a clear record of the number and regularity of site visits for reassurance to our customers. There is also an action column that can be signed off once any outstanding items have been completed. It also provides a clear record of the number and regularity of site visits for reassurance to our customers.

The site record book is generally available only for large scale developments or special circumstances. If you feel this is something you may require on your next project, please contact us on Tel: 0113 247 8106 and we will discuss the options available. This publication is unavailable to download from our web site.



## Agents Forum



The Leeds Building Control "Agents Forum" is now well established, we are now looking to invite new agents to join this group which meets approximately every 4 months. The forum has become very popular and has resulted in providing significant benefits to our valued customers. The aim of the Forum is to:

- Provide topical presentations providing information on new services as well as changes to Building Regulations and other relevant legislation.
- Provide customer feedback on the Leeds Building Control service to assist us in improving the way it is delivered.
- Provide a platform for discussing any specific technical issues arising from design or site related matters.
- Encourage comments based on customers' experiences in using the service and also involvement in trials of any new ideas or schemes providing invaluable support to the improvement process.

- Bring to our attention complaints and compliments made by customers to members of the group.
- Positively assist us in providing an excellent service by making suggestions and presenting ideas.
- Liaise with us to ensure effective communication with customers particularly when changes are introduced to regulations and guidance.

For more information, or if you would like to attend future group meetings, please call 0113 247 8199 or email [building.control@leeds.gov.uk](mailto:building.control@leeds.gov.uk)

## Free ABE event

### Lafarge Ready-mix Seminar - Innovative Concrete Solutions



seminar that the ABE is holding in the area. This seminar is open to all our customers and non ABE members. The latest CPD seminar details are given below:

As part of our improved customer services, we are pleased to announce a joint invitation with the "The Association of Building Engineers" for a free CPD

### Lafarge Ready-mix - Innovative Concrete Solutions

CPD Presentation Content:

- Concrete – a "sustainable" construction material
- Using Self-Compacting Concrete to reduce risk of poor site practices
- Self-Compacting Concrete in horizontal and vertical applications. (Case studies)
- Insulating Concrete Formwork – A modern method of construction
- Low Shrink Concrete – Takes out the steel and reduces joints in concrete slabs
- Decorative Concrete – Imprinting, Colouring, Exposing Aggregate and Polishing

Venue: Pudsey Civic Hall, Dawson's Corner, Pudsey, LS28 5TA

Date: Thursday 19 August 2010.

Time: A buffet is provided at 6.30pm with the seminar from 7pm - 9pm.

Please email [basil.parylo@leeds.gov.uk](mailto:basil.parylo@leeds.gov.uk) by Thursday 12 August 2010 if you wish to attend and we look forward to seeing you on the night.

Further seminars are planned and we will announce these as and when they are available.

## Building Regulation Update Part G

On the 12 March 2010, the final version of the revisions to Part G (Sanitation, hot water safety and water efficiency) of the Building Regulations and the new Approved Document G were published.

Part G and the accompanying Approved Document which came into force on the 6 April 2010 sets out the new and amended requirements and technical guidance related to the safety and use of water in buildings.

To assist you with the changes we have included the following documents which can be downloaded by clicking the file name:

- [Part G On-line version.pdf](#)
- [Water Use Calculator Rev E Leeds.pdf](#)
- [Part G April 2010.pdf](#)
- [Part G April 2010.ppt](#)



We have also included a useful Power Point presentation which highlights the changes to the Regulations and suggested notes that can be added to your drawings to meet the new regulations. We have also included a water efficiency calculator for new dwellings to aid you to produce your own water calculations.



### Gas Safe

Also, from the 1st April 2009 Gas Safe have taken over the Gas Safety Registration Scheme, they are able to self

certify the gas installation and issue a certificate of compliance with regard to Building Regulations Part J and gas safety. However, they have not set up a Competent Persons Scheme for Building Regulation approval.

Gas Safe does not have a Part P (Electrical) Competent Persons Scheme, so notifications from Gas Safe do not cover related electrical work, either a Part P registered electrical contractor or Building Regulations application is required.

CORGI still exist and all their Competent Persons Schemes are still operating, including the one for the notification of

hot water or heating systems connected to a gas boiler. Work not covered by their Competent Persons Scheme will require a Building Regulation application. We will let you know of any further developments.

## Building Regulation Update Part L

New Approved Documents (L1A, L1B, L2a, L2B) will replace the current editions on 1 October 2010, and are available as free downloads here <http://www.planningportal.gov.uk/england/professionals/buildingregs/technicalguidance/bcconfppartl/bcconfppartlappdoc/>

A corrigenda (a list of errors) document listing the revisions and corrections to Approved Documents (L1A, L1B, L2A, L2B) (2006 edition) was published in March 2010 and can download here [http://www.planningportal.gov.uk/uploads/br/ad\\_l\\_revisions-corrections\\_march2010.pdf](http://www.planningportal.gov.uk/uploads/br/ad_l_revisions-corrections_march2010.pdf)

### Updates

If you enjoyed this edition of "Building Control E-Bulletin" and would like to make any comments or have any concerns, please contact Basil Parylo on Tel: 0113 247 8119 or by Email: [basil.parylo@leeds.gov.uk](mailto:basil.parylo@leeds.gov.uk).