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FROM APPLICATION TO APPROVAL: MASTERING BUILDING SAFETY COMPLIANCE

STEVE RUDGE & VARUN SONI

PROPERTY SMART CONSULTANCY

SESSION SPEAKERS

STEVE RUDGE

Technical & Delivery Manager

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VARUN SONI

Managing Director

PROPERTY SMART CONSULTANCY

Building Safety Act 2022

2022 CHAPTER 30

make provision about the safety of people in or a
dings, to amend the Architects Act 1997, and
a housing ombudsman.
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s:—

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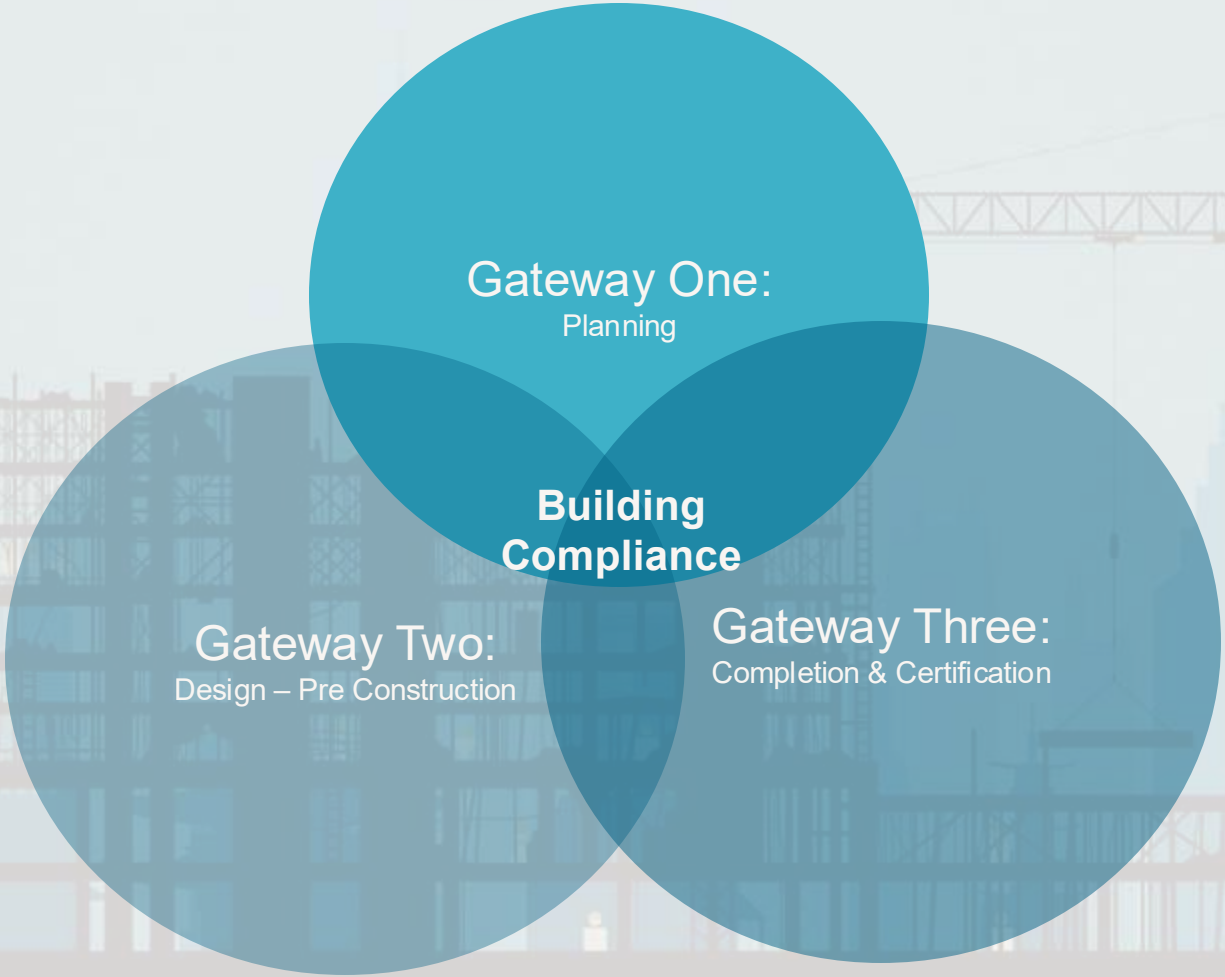

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KEY OBJECTIVES OF THE ACT

01

MAKE OUR BUILDINGS SAFE

We build what we design

02

ENHANCING BUILDING SAFETY STANDARDS

Ensure compliance with Building Regulations

03

ESTABLISHING THE BUILDING SAFETY

A new regulatory body within the HSE

04

PROTECTING LEASEHOLDERS

The Act ensures that leaseholders are shielded from bearing the costs

05

INTRODUCING ACCOUNTABILITY

The Act designates specific duty holders

06

IMPLEMENTING THE 'GOLDEN THREAD' OF

A digital record-keeping system

07

EXTENDING LEGAL RECOURSE

The Act extends the limitation period from six to fifteen years for future claims

How the Building Safety Act affects you

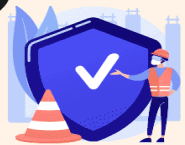
Below are the six main components of what the new Building Safety Bill means for tenants:

1. 

   Give residents a stronger voice

2. 

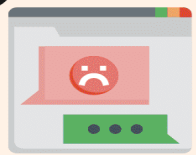
   Create a Building Safety Regulator to oversee improvements in building safety and higher risk buildings

3. 

   Create an ‘Accountable Person’ directly responsible for keeping residents safe in all higher risk buildings

4. 

   Give residents access to important safety information about their building

5. 

   Introduce a new complaints handling process and Homes Ombudsman scheme to make sure effective action is taken where concerns are raised

6. 

   Additional risk assessments will be carried out on all our properties

Key

Information Type

Colour Fill

- Primary Legislation
- Statutory Instruments
- Guidance
- Fact Sheet
- Policy Paper
- Independent Report
- Research and analysis
- Consultations
- Building Regulation Approved Document

Government Web source

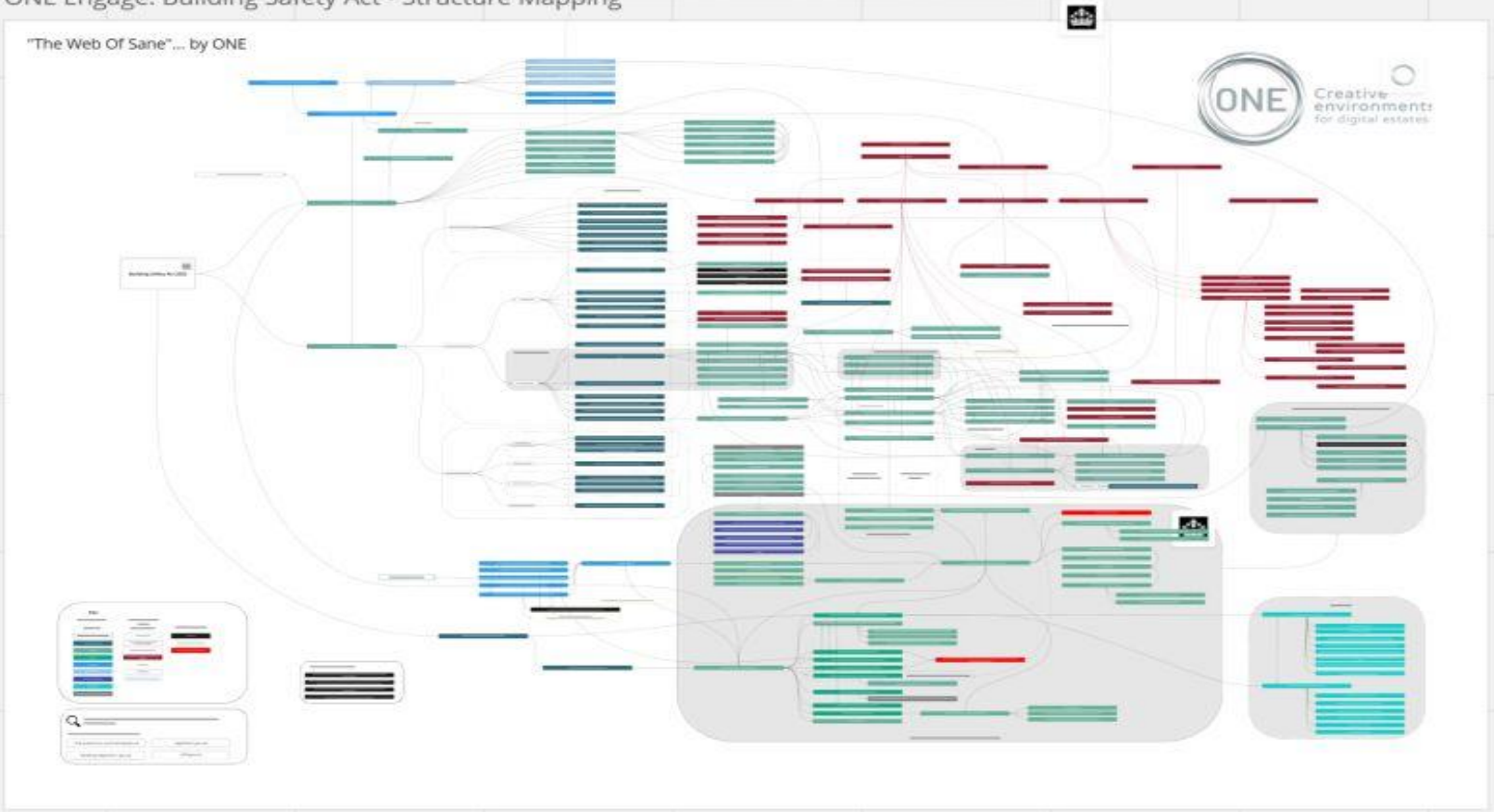
Outline Colour

- legislation.gov.uk
- Department of Levelling Up and Communities (DLUC)
- Health & Safety Executive (HSE)
- Building Safety Regulator (BSR / HSE) Website
- Home Office
- Cabinet Office
- Building Regulations Advisory Committee

Other Site Sources

- BSI Website
- Non Government / Misc. Source
- National Fire Chiefs Council (NFCC)
- NHS England

ONE Engage: Building Safety Act - Structure Mapping



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MARCH 2025 UPDATES

The March 2025 update to **Approved Document B** (Fire Safety) by the UK government includes the following key changes:

1.Sprinklers in Care Homes: All new care homes must now have sprinkler systems installed.
2.Withdrawal of National Classes: Old UK fire performance classifications (e.g., BS 476) are no longer acceptable. Only European classifications (e.g., EN 13501) are permitted.
3.Updated Guidance on Regulation 38: More detailed requirements for handing over fire safety information at building completion.
4.Clarified Wall Requirements: Clarification of how certain cladding/fire resistance rules apply

1. Timing of Fire Safety Information Handover

- For building work involving the erection, extension, material alteration, or change of use of a relevant building

2. Content of Fire Safety Information

For example, in the case of fire doors, the handover pack should include:
- The location and rating of every fire door in the building.
- The fire door certificate relevant to each installed fire door.
- Details of seals (intumescent, smoke, acoustic) fitted to the door or frame.
- Information about doorframes, hinges, closers, and other essential hardware.
- Maintenance information for each component, including inspection frequency.

3. Acknowledgment of Receipt

- The responsible person must acknowledge receipt of the fire safety information and confirm that it is sufficient for them to understand, operate, and maintain the building in respect of those works.

4. Notification to Building Control Authorities

- Where work is overseen by the local authority, the person carrying out the work must give notice to the local authority within five days of completion or occupation (whichever comes earlier) to confirm that the fire safety information has been handed over.

5. Digital Format and the Golden Thread

- For higher-risk buildings, the fire safety information (part of the "golden thread") must be provided in a structured digital format. This ensures that the information retains its filing structure, including indexes and keys, and is in a format that enables the relevant person to read, keep, and update the information

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MARCH 2025 UPDATES

Changes to Building Control for Higher-Risk Buildings

Stricter Oversight by the Building Safety Regulator (BSR)

- From 27 March 2025, **approval must be obtained from BSR** before work begins on any:
  - New higher-risk buildings
  - Major alterations or changes of use
- Applies to buildings ≥18m or 7+ storeys with 2+ dwellings, hospitals, and care homes.

Financial Mechanisms

Building Safety Levy Timeline

- Set to go live in **Autumn 2026**.
- Will help fund remediation for unsafe buildings.
- Technical regulations to be laid before Parliament later in 2025.

Cladding and Remediation Oversight

Enforcement Action Update

- Local authorities are actively enforcing safety via the **Housing Act 2004**.
- **537 buildings** ≥11m tall are under enforcement due to unsafe cladding (as of March 2025).

Cladding Safety Scheme (CSS) Progress

- Ongoing assessments and project transfers from the Building Safety Fund.
- Focused on mid-rise buildings not previously covered.

Practical Takeaways for Professionals

- **Early compliance planning** is critical — especially regarding fire information handovers.
- **Designers and contractors** must update specifications to comply with EN fire classes.
- **Care sector developers** must integrate sprinkler systems into early-stage designs.
- **Clients and accountable persons** must be informed and trained to handle fire safety data.

PROPERTY SMART CONSULTANCY

Navigating Gateway 2

PROPERTY SMART
CONSULTANCY

Introduction

PROPERTY SMART CONSULTANCY

Varun Soni

Managing Director

Gateway 2 Submissions

Building Safety Act

Building Safety Gateway 2 Key Facts

APPLICATIONS (GW2)	TOTAL
WITHDRAWN	99
APPROVED	266
REJECTED	82
INVALID	423
UNDER REVIEW	596
FURTHUR INFORMATION REQUESTED	207
NOT ASSIGNED	9
TOTAL	**1682**
Avg Duration (Weeks)	**18.8**

Building Safety Act

Building Safety Gateway 2

Building Control Approval Application

Provide evidence on how you will:

- Construct your scheme
- Manage change
- Meet and evidence the functional requirements of the Building Regulations
- Manage the Golden Thread

Building Safety Act

Building Safety Gateway 2

Who Should Submit

- Client is responsible
- Can authorise someone else
- Written proof of authorisation will be required

Building Safety Act

Building Safety Gateway 2

Costs

Submission - £180

Review - £144 per hour

Building Safety Act

Building Safety Gateway 2

Overview of Information Required

- Plans, Details, Specifications
- Site Plan
- Competence Declaration
- Building Regulations Compliance Statement
- Fire and Emergency File
- Construction Control Plan
- Change Control Plan
- Staged Works Statement

Building Safety Act

Building Safety Gateway 2

Information Required

- Client Contact Details
- Principal Designer Contact Details
- Principal Contractor Contact Details
- Building description and overall height
- Use of each storey
- Number of Flats in the building
- Number of commercial units in the building

Building Safety Act

Building Safety Gateway 2

Information Required

- Details and provisions for foul and surface water
- Details of any local enactments
- Proposed date for reaching commencement status
- 1:1250 scale site location plan
- A Plan indicating size, position and use of any other buildings within the curtilage
- Width and position of any street on or within the boundaries of the curtilage.

Building Safety Act

Building Safety Gateway 2

Information Required

- Competence declaration
- Building regulations compliance statement
- Fire and Emergency File
- Construction Control Plan
- Change Control Plan
- Mandatory occurrence reporting plan
- Plans, details, elevations, sections, specifications, reports and calculations.

Building Safety Act

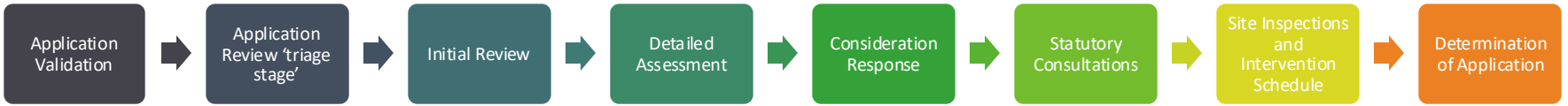
Building Safety Gateway 2 BSR

Multi Disciplinary Team

- BSR will take a regulatory lead
- Class 3H Registered Building Inspector
- Fire and Rescue Service
- Specialist Consultants
- Work as a team to review application

Building Safety Act

Gateway 2 Multi Disciplinary Team Process



Building Safety Act

Building Safety Gateway 2 – Common Rejection Reasons

Building Safety Act

Gateway 2 - It is all in the narrative

The Crux of it

- Not a small document
- Should be going up to Stage 4b
- Requires input from all team members, not just design team
- Should be structured
- Should have a narrative on how it is read
- Don’t put information in for the sake of it

Contents

Building Safety Act

Gateway 2 - It is all in the narrative

DESIGN TEAM COMPETENCY FORM

Job Number 5212

Project Title

Project Director

Your Company Information

Company Name

Address (VAT registered)

Postcode

Contact Email

Phone Number

Services Provided Structural Engineering

Key contact for this project

Relevant Practice Chartership CEng MICE

Project Director (Responsible Person)

If you have multiple addresses / locations, please can you specify below the preferred address for correspondence.

Address

Postcode

Insurance Documents

Professional Indemnity Insurance	Yes ☒ No ☐
Level of PI Insurance	£10M
Policy Number	
Expiry Date	28/02/2025

Please provide copies of your insurance with the return of this form.

Key Personnel

Please list all the key personnel who will be producing designs / information on behalf of your company and state what their role will be (at least 2):

Name	Job Title	Email
	Director	
	Senior Engineer	

Relevant Qualifications

Please list all relevant qualifications per individual in the tables below (at least 2):

Name			
Chartered	Yes ☒ No ☐		
Qualification		Provider	Date of certificate
MEng – Civil Engineering		University of Warwick	04 July 2007
CEng		Institution of Civil Engineers	04 July 2013

Name			
Chartered	Yes ☒ No ☐		
Qualification		Provider	Date of certificate
MEng – Civil Engineering		Edinburgh Napier University	28 June 2017
CEng		Institution of Civil Engineers	08 July 2024

Name			
Chartered	Yes ☐ No ☐		
Qualification		Provider	Date of certificate

Name			
Chartered	Yes ☐ No ☐		
Qualification		Provider	Date of certificate

Please provide copies of all certificates with the return of this form.

Additional Information

If there is any additional information that you wish to provide to demonstrate your experience and competency to deliver this project, please explain below and append the relevant information.

N/A

Building Safety Act

Gateway 2 - It is all in the narrative

2. Summary of Existing Site Information

2.1. Introduction

Contained within this section of the report is a summary of the key site information, including contamination, constraints, and existing structures.

2.2. Site Location

The site is in the London Borough of Newham, just northeast of the London Olympic Park legacy development, Stratford, London. The site is situated on the corner between Liberty Bridge Road and Leyton Road, postcode **E15 1DT**. The national grid coordinates of the site are **X (eastings) 538505** and **Y (northings) 185255**. The site is currently used to store liquid gas by Air Liquide, an industrial gas supplier. The site is situated east of active National Rail network lines.

Figure 1 - Extract of Google Maps. Extent of Site is Outlined in Orange

2.3. Site Constraints

The key constraints on the site include:

- National Rail lines to the west of the site
- Existing masonry retaining wall spanning north to south on the site
- Existing surface water and combined sewerage
- Existing neighboring roadways to the north, east and south of the site
- Existing services and adjacent pavement to the north, east and south of the site

Please refer to **Appendix A** further information.

2.4. Site History

The historical mapping information indicates that the site formerly comprised residential style buildings, with the western area of the site later occupied by railway land with an associated works/depots. Henrietta Street is located within the eastern-central area of the site from 1986 including warehouse style buildings.

The site vicinity towards the west historically comprised a large area of railway land with associated depots, works and tanks. The site vicinity towards the north and east has remained as predominately residential style and use. Towards the south of the site numerous industrial land uses were noted associated with the railway land to the west. The table below summarises the historical development of the site from 1850 to the present day.

Table 1 - Summary of Historical Developments

Date From	Date To	Historical Land Use
1850	1850	The site consists of undeveloped land with no building features noted.
1868	1869	The site consists of residential style terraced building development across the entire site cover
1869	1881	No significant changes noted
1895	1895	Building developments are no longer present
1896	1896	Additional residential style terraced buildings
1898	1899	No significant changes noted
1916	1916	Rail track development & Residential style buildings no longer present
1920	1921	No significant changes noted
1938	1938	No significant changes noted
1946	1949	Residential style buildings & railway land
1950	1952	Accumulator charging shed
1953	1982	Residential style buildings no longer present
1982	1988	Warehouse building development & development of Henrietta Street
1990	1995	No significant changes noted
2006	2006	No significant changes noted
2023	2023	Warehouse style buildings are no longer present. No building structures are present on site.

2.5. Unexploded Ordnance

A review of publicly available unexploded ordnance (UXO) risk maps indicates that the site is located in an area with **high potential for wartime bombs** to be present (Zetica, 2023).

Building Safety Act

Gateway 2 - It is all in the narrative

Project Description

is a residential led mixed use development consisting of 106 apartments, ranging from 1 Bed 1 Person, to 3 Bed 5 Person units, and 190m² commercial floor space.

Of the 106 apartments, 96no. are to meet the standards of M4(2), 9no. are to meet M4(3)a, and 1no, to meet the standards of M4(3)b.

The scheme is set across 3 separate access / egress points, referred to as Blocks A, B & C.

Block A

- Block A is a detached block, with a height of 16.5m between the lowest level of the building and the top storey of the building, the fifth floor.
- Block A contains 25 residential apartments, all accessed from a communal single stair and lift core with its own independent entrance and exit
- Block A contains 1 residential duplex apartment, with its own independent entrance and exit
- Block A contains 2 commercial units to the ground floor, each with their own independent entrance and exit.
- Block A is not attached to any other structure, above or below ground

For these reasons, Building A is not deemed to be a Higher Risk Building as defined in the Higher-Risk Buildings (Descriptions and Supplementary Provisions) Regulations 2023.

For information, the only applicable references to Block A in this submission will relate to the following:

- Block A contains the substation at ground floor level, providing Low Voltage mains electricity to Blocks B & C.
- Block A houses an emergency electrical generator at roof level, providing emergency power supply to all life safety systems serving Blocks B & C.
- Block A receives its hot water supply, both potable and heating, from the District Heating Substation located on the ground floor of Block C.
- All 25 apartments in Block A, accessed from the communal single stair and lift core, are under the ownership or part ownership of 1no Housing Association. These are formed of 20no. affordable rented apartments, and 5no. Shared Ownership apartments.
- The 1no. independently access residential duplex apartment located on the ground and first floor is to be of private tenure.

BLOCK A, WEST ELEVATION

BLOCK A, NORTH ELEVATION

BLOCK A, EAST ELEVATION

BLOCK A, SOUTH ELEVATION

Building Safety Act

Gateway 2 - It is all in the narrative

Building Regulations Relevant Requirement Tracker
Project: ADD NUMBER AND NAME
Client : ADD
Principal Contractor: ADD

Project Team

Dutyholders:	Organisation	Key Contact Name	Key Contact Email
Client:	Company Name	Name	Email
Principal Designer (BRPD):	Company Name	Name	Email
Principal Contractor (BRPC):	Company Name	Name	Email

Designers	Organisation	Key Contact Name	Key Contact Email
Architect (A)	Company Name	Name	Email
Civil Engineer (CE)	Company Name		
Façade Consultant (FC)	Company Name		
Fire Engineer (FE)	Company Name		
Interior Designer (ID)	Company Name		
Landscape Architect (LA)	Company Name		
Mechanical & Electrical Engineer (ME)	Company Name		
Structural Engineer (SE)	Company Name		
Specialist Contractor (SC)	Company Name		
Specialist Contractor (SC)	Company Name		
Specialist Contractor (SC)	Company Name		

Submission Status

Not started	Not started
Design in progress	Design in progress
Ready for submission	Ready for submission
Submitted for approval	Submitted for approval
Granted conditional approval	Granted conditional approval
Granted approval	Granted approval

Relevance of requirement or regulation

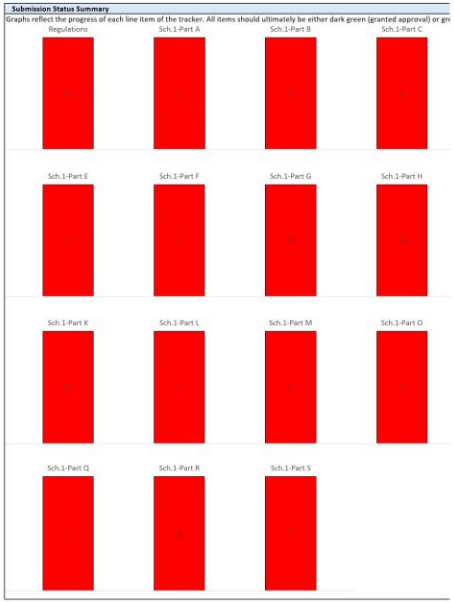
Shade green if relevant to project	Relevant
Shade grey if not relevant	Not relevant

This tracker is for the use of the building regulations principal designer (BRPD) to assist in planning, managing and monitoring the design of the building in compliance with the relevant requirements of the Building Regulations.

In the coordination and completion of this tracker, the building regulations principal designer (BRPD) shall seek the advice of the designers and/or the building regulations principal contractor and shall be entitled to rely on such advice (for the avoidance of doubt, including advice on whether the design is being executed in accordance with the building regulations) which the other designers and/or building regulations principal contractor provide to the BRPD.

The BRPD shall not be responsible for verifying the accuracy or completeness of such advice and/or design and shall not be deemed under any circumstances to have assumed responsibility for or to have warranted the accuracy or completeness of the same.

The BRPD shall have no liability or responsibility for the design or fitness for purpose of the design, the specification or choice of materials used in the construction of the Works, and/or the inspection, acceptance and approvals given or made in relation to the design and construction of the Works.



Building Safety Act

Gateway 2 - It is all in the narrative

Building Regulations Relevant Requirement Tracker
Project: ADD NUMBER AND NAME
Client : ADD
Principal Contractor: ADD

Schedule 1 Part A Structure

Ref	Building Regulation	Functional Requirement *Limits on application shown in italics.*	Content in green is deemed relevant to this project. Content shaded grey is not relevant. Party responsible for meeting functional requirement: Strategy	Stage 2 Concept	Stage 3 Spatial design	Stage 4 Technical design	Route to compliance	Design guidance followed	Design strategy / solution	Notes & Links to evidence	Submission status
A1	A1 Loading	(1) The building shall be constructed so that the combined dead, imposed and wind loads are sustained and transmitted by it to the ground— (a) safely; and (b) without causing such deflection or deformation of any part of the building, or such movement of the ground, as will impair the stability of any part of another building.									Not started
	A1 Loading	(2) In assessing whether a building complies with sub-paragraph (1) regard shall be had to the imposed and wind loads to which it is likely to be subjected in the ordinary course of its use for the purpose for which it is intended.									Not started
A2	A2 Ground Movement	The building shall be constructed so that ground movement caused by— (a) swelling, shrinkage or freezing of the subsoil; or (b) land-slip or subsidence (other than subsidence arising from shrinkage), in so far as the risk can be reasonably foreseen, will not impair the stability of any part of the building.									Not started
A3	A3 Disproportionate Collapse	The building shall be constructed so that in the event of an accident the building will not suffer collapse to an extent disproportionate to the cause.									Not started

Building Safety Act

Gateway 2 - It is all in the narrative

Schedule 1 Part A Structure							
Ref	**Building Regulation**	**Functional Requirement** *Limits on application shown in italics.*	**Stage 4 Technical design**	**Route to Compliance**	**Design guidance followed**	**Design strategy / solution**	**Notes & Links to evidence**
A1	**A1 Loading**	(1) The building shall be constructed so that the combined dead, imposed and wind loads are sustained and transmitted by it to the ground— (a) safely; and (b) without causing such deflection or deformation of any part of the building, or such movement of the ground, as will impair the stability of any part of another building	Structure	Approved Document guidance	BS-EN 1990 BS-EN 1991 BS-EN 1992 BS-EN 1997 All related national annexes to the above UK Building regs part A1/2	Design loads are calculated and assigned in accordance with BS EN 1991-1-1: 2002 and the corresponding national annex. The design loads are then applied and used in the analysis and detailed design of the primary structural frame.	Refer to WWDesign Philosophy and Competency Report for Block B and C 451-FNH-ZZ-XX-RP-ST-05-0010
	A1 Loading	(2) In assessing whether a building complies with sub-paragraph (1) regard shall be had to the imposed and wind loads to which it is likely to be subjected in the ordinary course of its use for the purpose for which it is intended.	Structure	Approved Document guidance	BS-EN 1990 BS-EN 1991 BS-EN 1992 BS-EN 1997 All related national annexes to the above UK Building regs part A1/2	Imposed Loads are calculated in accordance with BS EN 1991-1-1: 2002 Wind loads are calculated in accordance with BS EN 1991-1-4:2005 The imposed and wind loads are then applied and used in the analysis and detailed design of the primary structural frame.	Refer to WWDesign Philosophy and Competency Report for Block B and C 451-FNH-ZZ-XX-RP-ST-05-0010
A2	**A2 Ground Movement**	The building shall be constructed so that ground movement caused by— (a) swelling, shrinkage or freezing of the subsoil; or (b) land-slip or subsidence (other than subsidence arising from shrinkage), in so far as the risk can be reasonably foreseen, will not impair the stability of any part of the building.	Structure	Approved Document guidance	BS-EN 1990 BS-EN 1991 BS-EN 1992 BS-EN 1997 All related national annexes to the above UK Building regs part A1/2	The buildings and in particular their foundations are designed in accordance with BS EN 1997-1:2004 and BS EN 1997-2:2004.	Refer to WWDesign Philosophy and Competency Report for Block B and C 451-FNH-ZZ-XX-RP-ST-05-0010
A3	**A3 Disproportionate Collapse**	The building shall be constructed so that in the event of an accident the building will not suffer collapse to an extent disproportionate to the cause.	Structure	Approved Document guidance	BS-EN 1990 BS-EN 1991 BS-EN 1992 BS-EN 1997 All related national annexes to the above UK Building regs part A3 IStructE - Standard method of detailing structural concrete 4th Edition	The buildings are designed to mitigate against disproportionate collapse in accordance with the building regulation's part A. The buildings fall into consequence class 2b. The frame is effectively tied together around the periphery, internally and to columns and walls. Key elements are designed to reduce the risk of disproportionate collapse, or the layout is reconfigured to avoid such situations.	Refer to WWDesign Philosophy and Competency Report for Block B and C 451-FNH-ZZ-XX-RP-ST-05-0010

Building Safety Act

Gateway 2 - It is all in the narrative

Position 00100 Schindler 5000

Schindler

Decoration Selection

Features	Selection
Car lighting	LED
Car Front Finish	Stainless Steel AISI441 brushed Stonehenge arrangement, with header full width of car.
Fixtures	Stainless Steel AISI304 brushed K320 Dot Matrix
Button Specification	Mechanical push buttons Stainless steel AISI304 hairline black
Key Locking System	Kaba low profile
Car Operating panel key type	Enable firefigh.elev.to travel Car reservation with parking
Landing Operating panel version	Linea 300 St.steel AISI304 brushed K320 White Glass Display Black Hairline Stainless Steel AISI304 buttons Surface vertical in wall Common LOPs for Group
Landing indicator panel version	Arrows and position of all landings Surface vertical in wall
Car door sill	Aluminium car sill
Landing door sill finish	Aluminium landing sills
Landing door frame dimensions	120 mm x 60 mm

Position 00200 Schindler 5000

Schindler

Main Technical Specification

Features	Selection
Reference	Block A EV
Elevator Function	Passenger
Rated load / Number of passengers	630 kg / 8
Speed	1.0 m/s
Number of Stops / Entrances	6 / 6 (0, 1, 2, 3, 4, 5)
Main stop	1 (0)
Travel height	16.5 m
Machine room	MRL Machine room less
Headroom	3850 mm
Pit depth	1100 mm
Shaft dimensions W x D	1700 mm x 1800 mm
Building tolerance	-25 mm / +25 mm
Shaft Wall	Concrete
Car dimensions W x D x H	1150 mm x 1400 mm x 2100 mm
Car Door size W x H	900 mm x 2000 mm
Car Door Type	Telescopic 2 panels right side opening

Building Safety Act

Gateway 2

Dear

The Building Act 1984
The Building (Higher Risk Buildings Procedures)(England) Regulations [2023]
Notice for a Transitional Building

Valid Building Control Approval Application

Your building control application reference is BCA
Your application name is:
You submitted a Building Control Approval application on

Your application has now been validated. The Building Safety Regulator has now determined that you have submitted a valid application.

Building work can now continue while BSR considers the application against the applicable requirements of building regulations, and the application will be determined in due course. You will be advised of the decision in writing.

Please note, any further building work undertaken whilst awaiting determination and approval of the BCAA is done so at risk.

Please note, in relation to building work carried out before the cancellation date, the Building Safety Regulator may issue a notice requiring the person who carried out the work, to cut into, lay open or pull down so much of the work for the purpose of ascertaining whether the work meets the requirement of the building regulations.

From the Health and Safety Executive
as the Building Safety Regulator

GATEWAY 3

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GATEWAY 3 APPLICATION

Completion Certificate Application:

Submit to the Building Safety Regulator (BSR) with at least two weeks' prior notice. This application must include:

- Final as-built drawings and specifications.
- A Building Regulations Compliance Statement.
- Signed declarations from the principal contractor and principal designer confirming compliance with building regulations.
- A Change Control Log detailing any deviations from the original plans.
- A Fire and Emergency File.
- A Construction Control Plan and a Mandatory Occurrence Reporting Plan.

Golden Thread of Information: Provide a comprehensive digital record of the building's design, construction, and safety information. This ensures that the building owner has **accurate and up-to-date information** to manage building safety risks during occupation.

Safety Case Report: Demonstrate that the building is safe for occupation by identifying potential fire and structural risks and outlining how these risks are being managed

Building Registration: After receiving the completion certificate, the building must be registered with the BSR before it can be legally occupied. Occupying an unregistered HRB is a criminal offence.

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TOTTENHAM HALE, NORTH LONDON: PROJECT

- Completed Project
- Client Requirements
- Completed Project
- Completed Records
- Depleting Team

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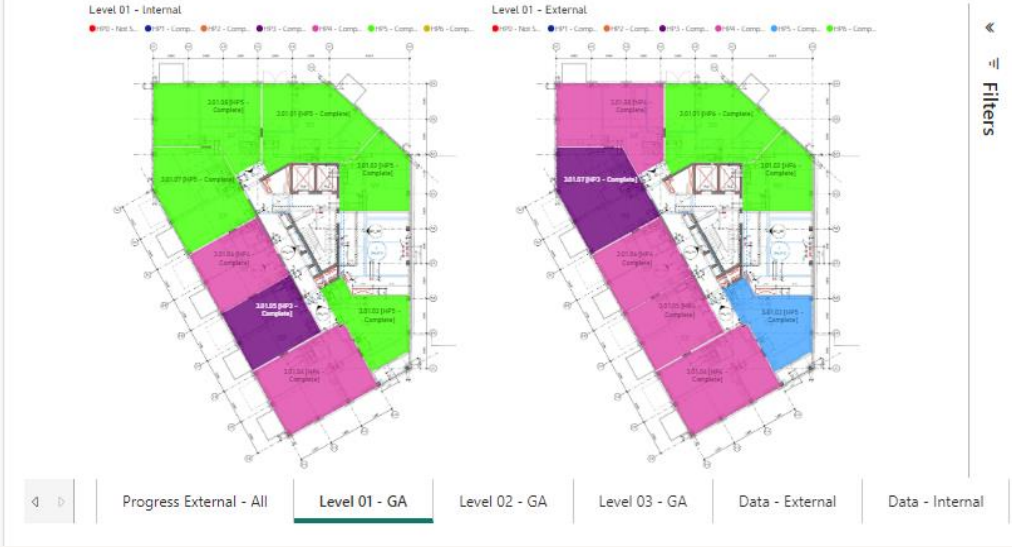
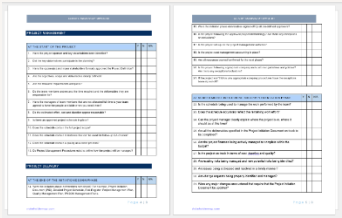
COMPLETED PROJECT

Power BI Samples

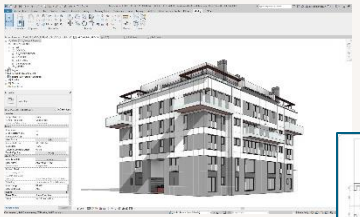
THNI TEST





Checklists / ITPs

Photos



As-Built Model/Drawings

Reports

Certificates

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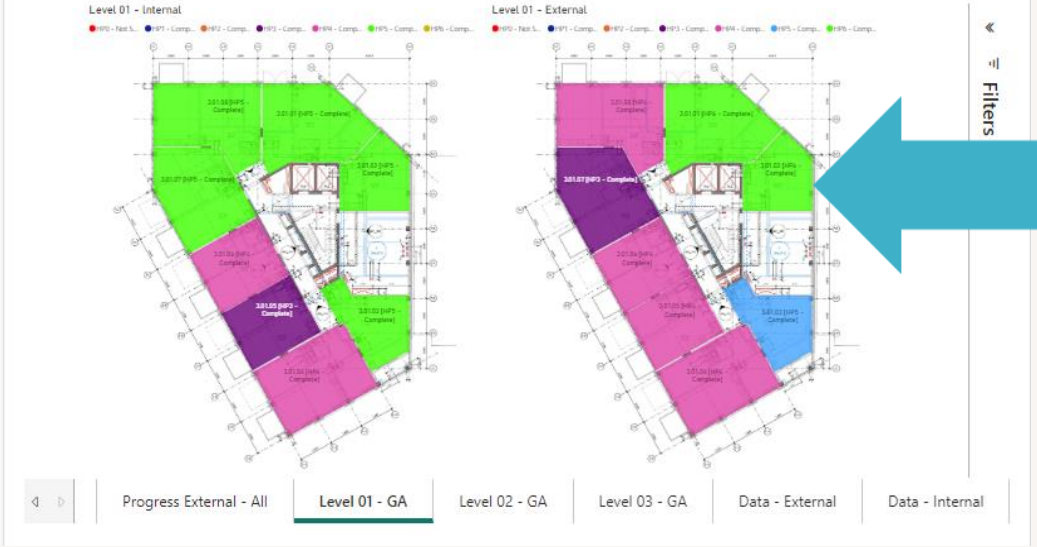
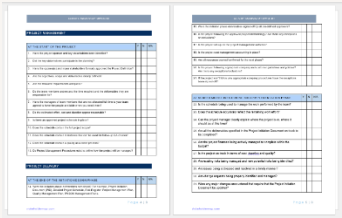
COMPLETED PROJECT

Power BI Samples

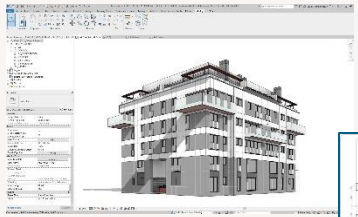
THNI TEST

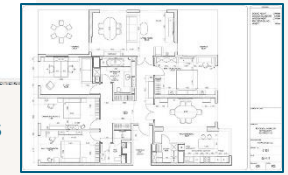




Checklists / ITPs

Photos





As-Built Model/Drawings

Reports

Certificates

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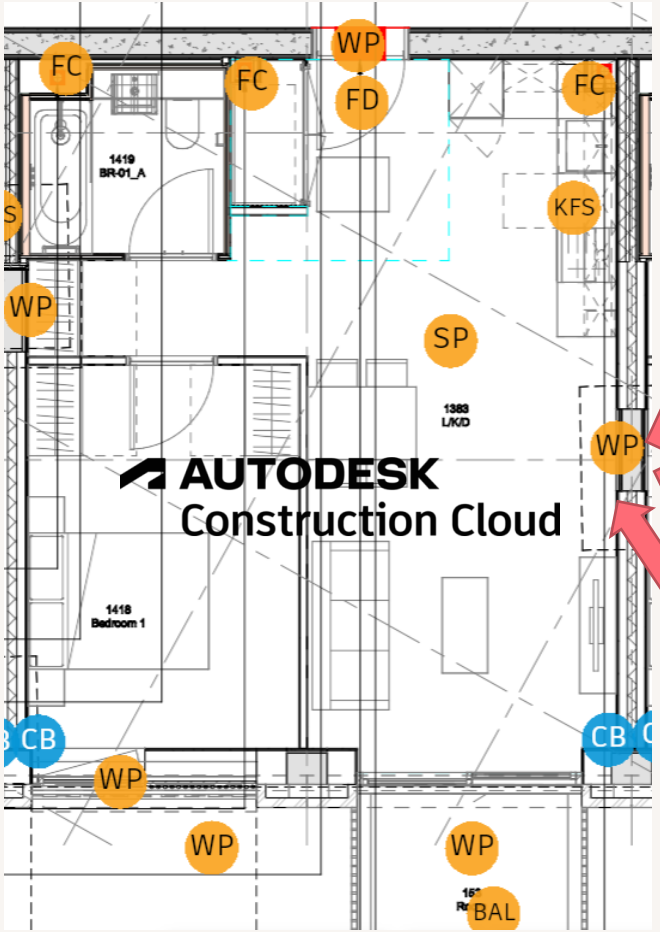
MORRIS NORTH, EAST LONDON: PROJECT

- 9 Months into Construction



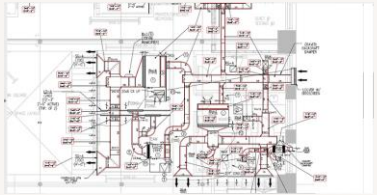
Test Inspection Plan

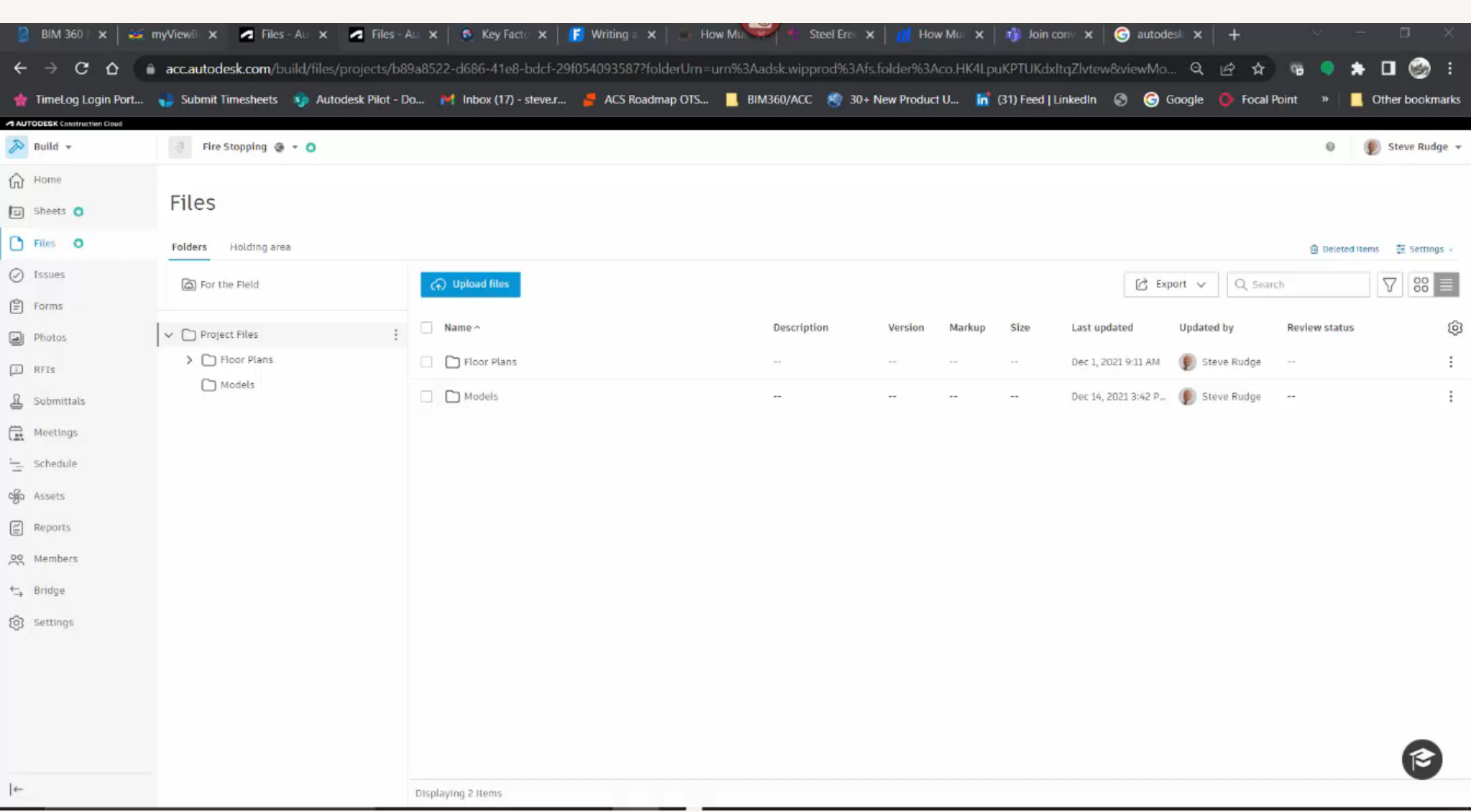
WORK INSPECTION SHEET

Contract		Sheet No.	
ITEM	Fire Stopping – Floor Slab	DWG.	
LOCATION:		SUBCONTRACTOR	

NO.	ITEM	SC	HG	COMMENTS
1	**Fire Stopping – Floor Slab**			
1.1	Have all floor and soffit penetrations been firestop according to approved method?			
1.2	Was any ad-hoc method used?			
1.3	Was the Floor below checked for any spillage and/or cleaned?			
1.4	Area cleaned and ready for next trade			

Subcon Name		Signature		Date	
HG Name		Signature		Date	

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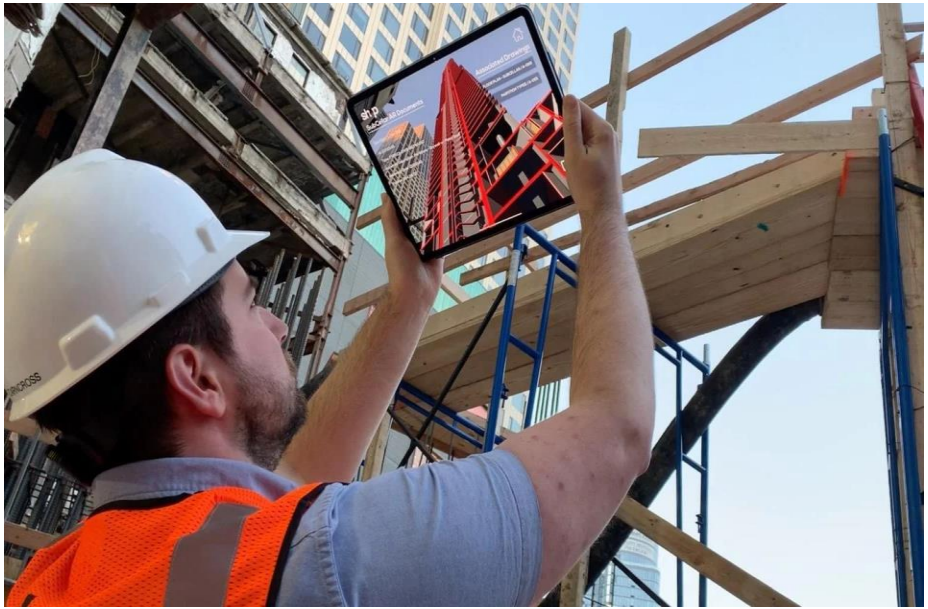
Steve Rudge
Models
Dec 14, 2021 3:42 P...
Steve Rudge
Displaying 2 items

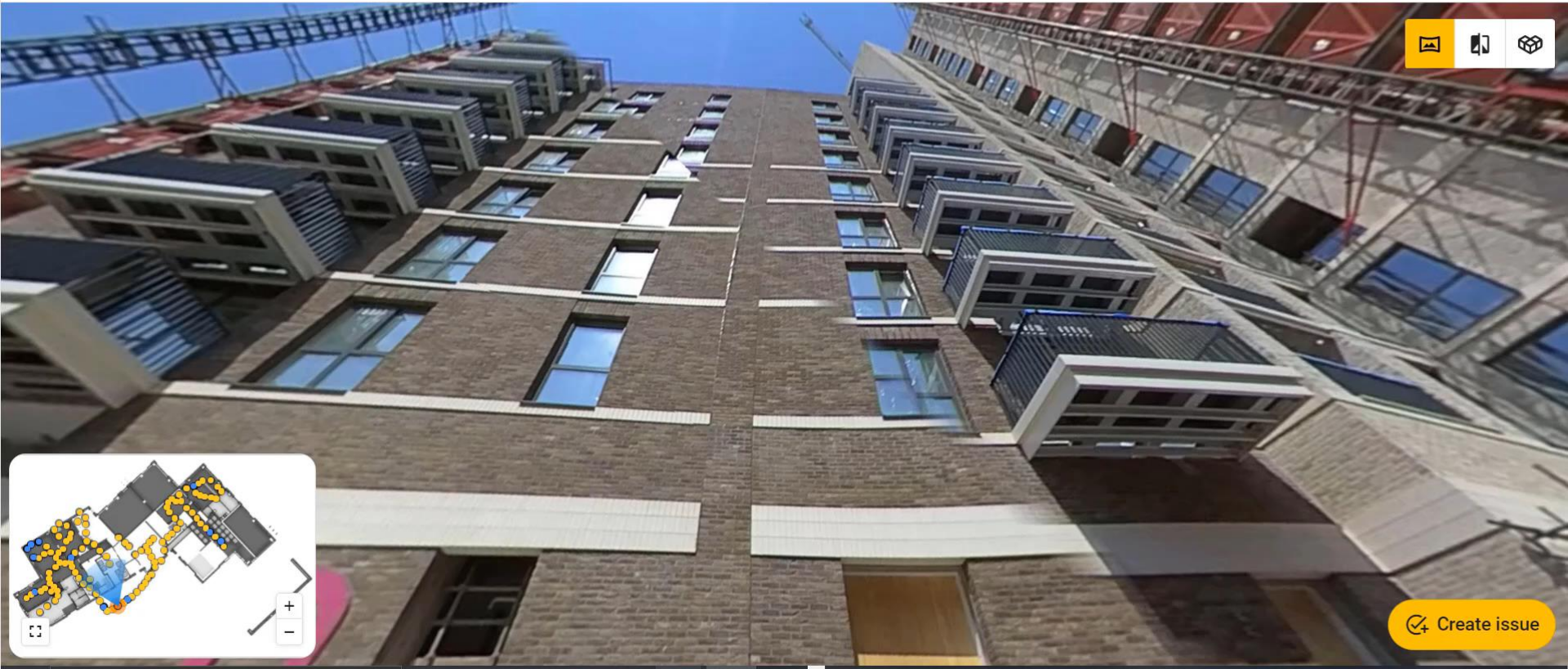
MATALAN SITE, STEVENAGE: PROJECT

- Redevelopment
- Stevenage
- 526 apartments
- Completion 2025



HOW CAN WE EVIDENCE?

L 00 July 19, 2021 SR



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EXTERIOR CLADDING

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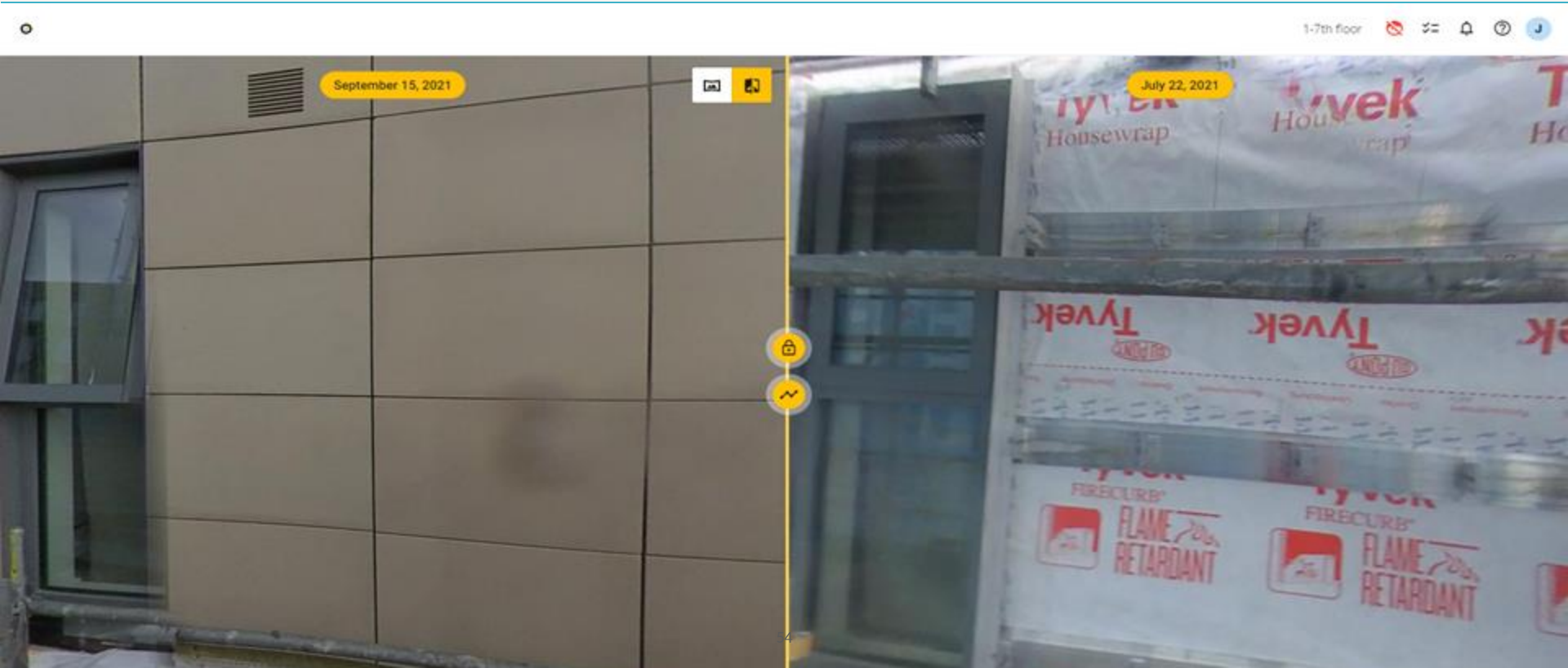

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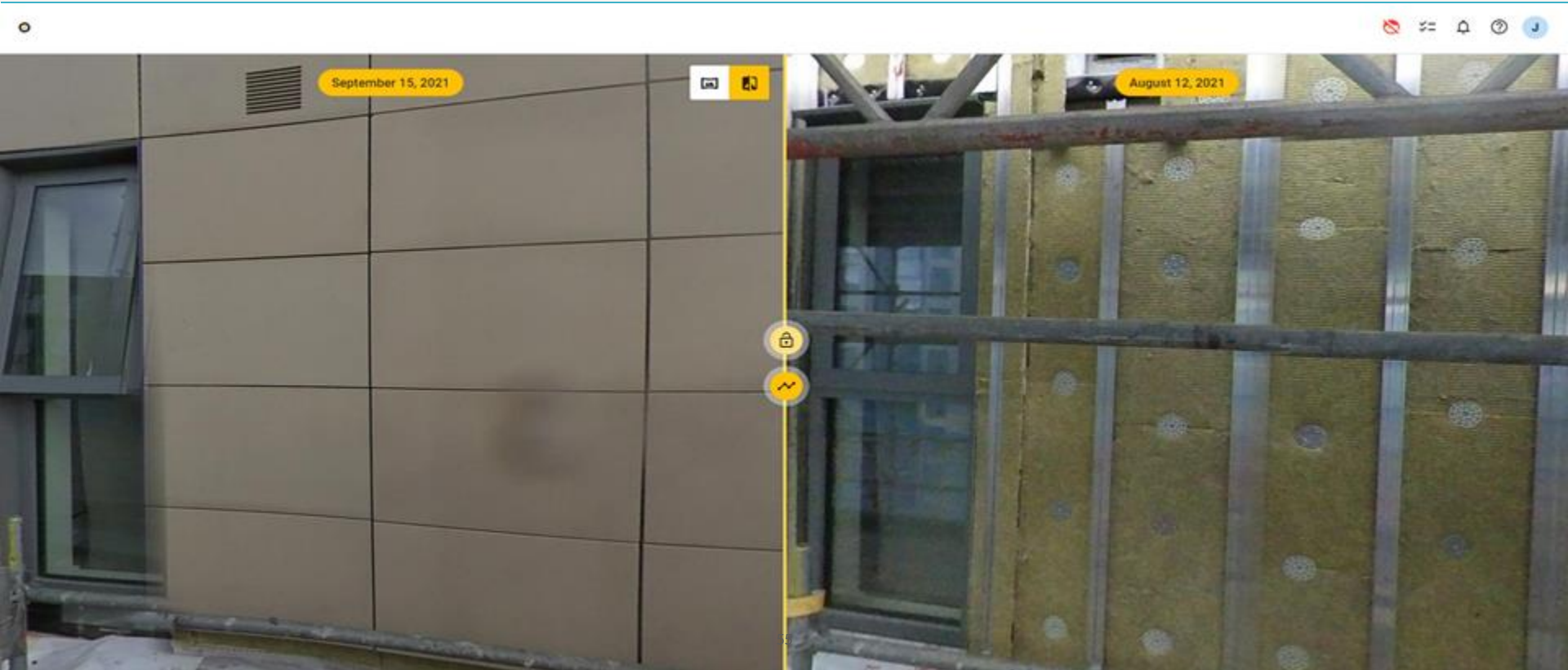

EXTERIOR CLADDING

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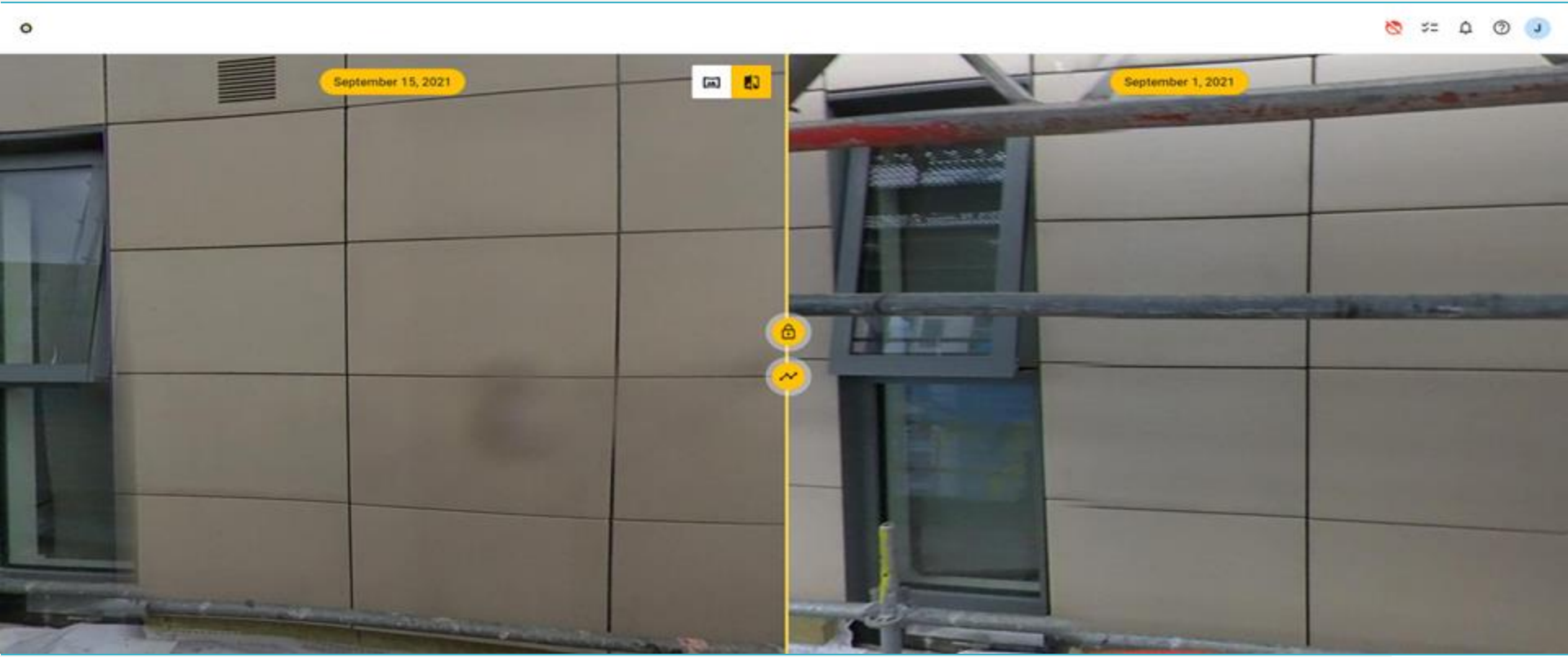
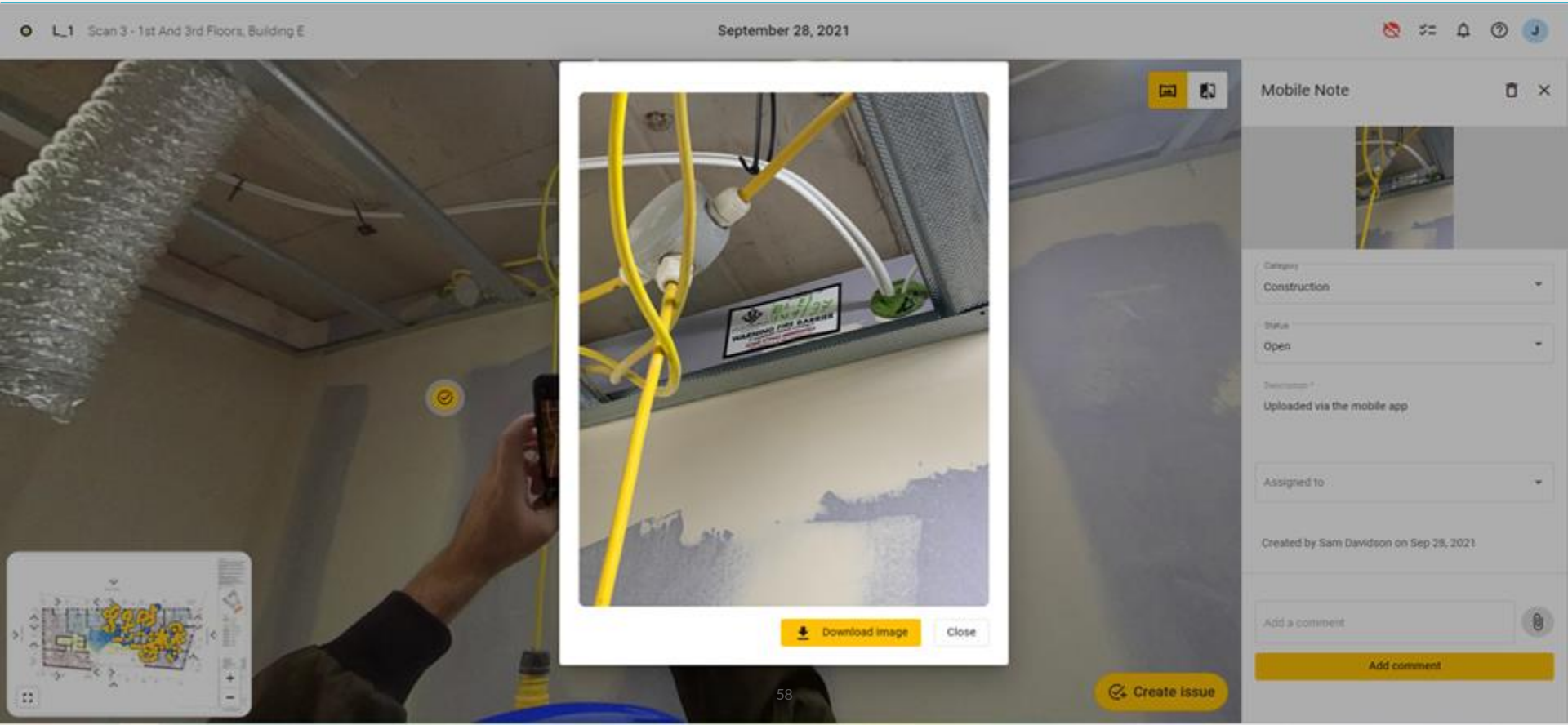


FIRE STOPPING

FIRE STOPPING



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Oculo Industria

TR

Current scan

8 February 2023
08.02.2023 - As-built Verification first s...
18 / 19 open issues
View issues

Scans

1 total scans
Last scan was 2 years ago
View all scans

Scan frequency

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Issues

18 / 19 open issues
No open issues assigned to you
View all issues

Issues raised

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Site issues status

F A J A O D F A J A O D F

8 February 2023

Issues on this scan (8/19)
Show only issues
3 issue filters available

Floor
Level 0 (Ground Level)

THANK YOU

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