

# Copeland Building Control Prospectus





*Proud of our past. Energised for our future.*

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# Welcome

Welcome to Copeland Borough Council's building control prospectus. We hope that you can spare a few minutes to look through this publication and discover the many ways in which Local Authority Building Control can help you in the successful delivery of your building project. By using the services of Copeland Borough Council you benefit from having access to a team of surveyors with wide ranging experience in all matters of construction including invaluable information of the area only gained through years of experience of working locally.

Whether you are using us for the first time or are a regular customer, we are here to provide you with a positive building experience. Our highly motivated teams of professional surveyors aim to deliver a responsive, customer-focused service which we believe provides you with real value for money and when we encounter excellence we aim to recognise and reward it through the LABC Building Excellence Awards.

We hope you find this prospectus of interest.



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# The District

Situated in West Cumbria, the Borough of Copeland covers an area of some 304 square miles (788 square Km), two thirds of which lies within the Lake District National Park. With a total population of around 69,250 it stretches along the West Cumbrian coast from just north of Whitehaven to Millom in the south. Inland the Borough takes in sparsely populated valleys of Ennerdale, Wasdale, and Dunnerdale boasting England's highest mountain, Scafell Pike and its deepest lake, Wastwater, voted as 'Britain's Favourite View' in an ITV poll.

The majority of the population lives in the narrow coastal strip of which Whitehaven is the main settlement with a population of approximately 27,000. Other settlements within Copeland include Egremont (population 7,000) an historic market town, which lies five miles south of Whitehaven, Cleator Moor (7,500) some four miles inland from Whitehaven and Millom (population 7,000) situated at the southern end of the district.

The Westlakes Science and Technology Park on the edge of Whitehaven is recognised by the North West Development Agency as a key regional employment site and centre for innovation. Sellafield Nuclear Plant is the major employer in the borough and as the nuclear industry restructures, further development (including a new power station) is anticipated.



## Building Control

The Building Control function is one of only a handful of Local Authority Building Control Services in the UK to achieve Chartered Consultancy Status through the Chartered Institute of Building and is based within the Copeland Centre in Whitehaven. In addition to processing Building Regulations applications and inspection of works in progress the other principal duties include dealing with dangerous structures, the control of demolitions and safety at sports grounds duties.

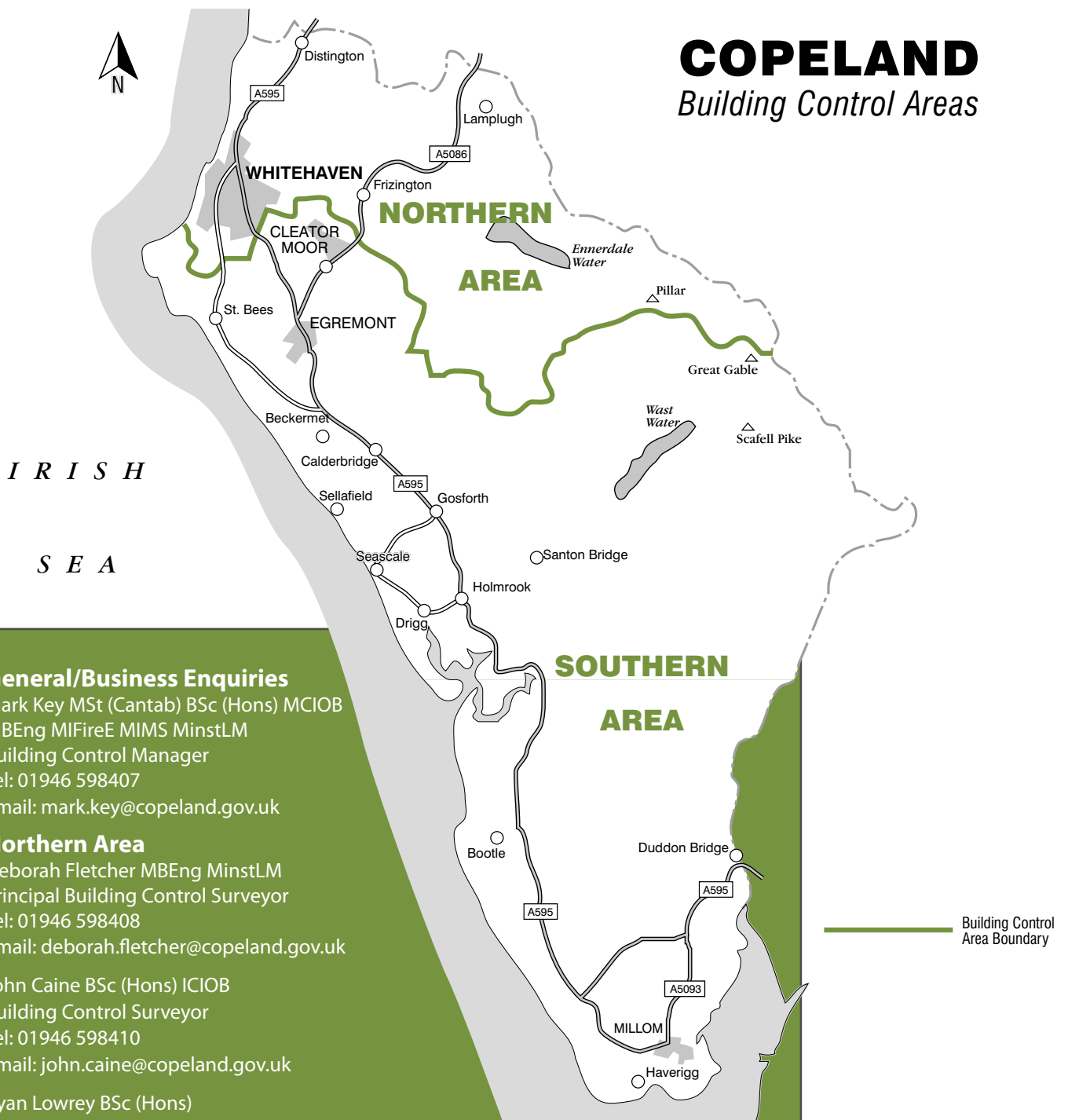
Copeland Borough Council's Building Control Team can provide advice on all matters relating to the Building Regulations from a well-established team, which has a wealth of experience in the house building, education, health, industrial, nuclear, retail and office/commercial sectors and is backed by extensive local knowledge. The level of service offered also includes a coordinated approach involving other local authority services such as Planning and Environmental Health.

As well as Building Regulations related services and advice, Building Control is also able to offer services at competitive rates for Fire Risk and BREEAM Assessment duties.



# Building Control Contacts

## COPELAND Building Control Areas



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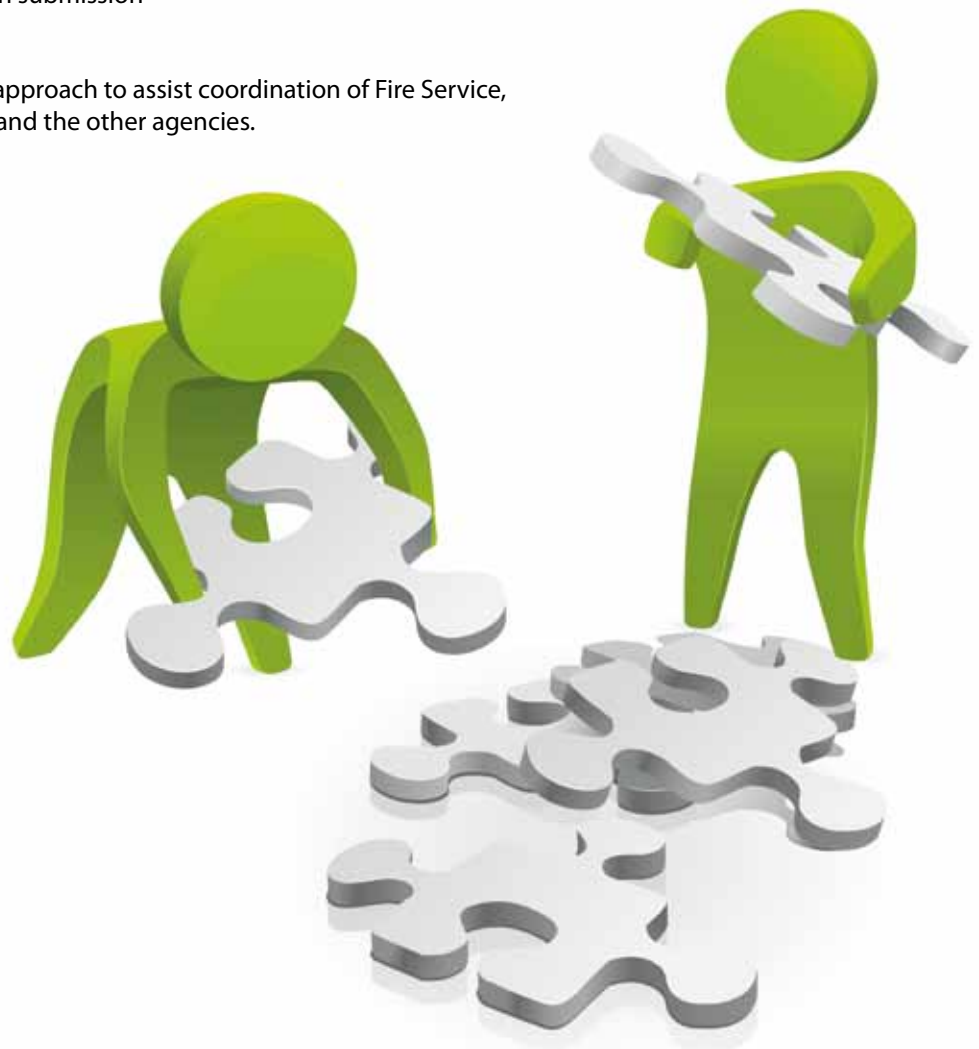
### Web

[www.copeland.gov.uk/buildingcontrol](http://www.copeland.gov.uk/buildingcontrol)

# Conception to Completion

## The benefits you can expect from using Local Authority Building Control:

- Extensive local knowledge and historical records
- Part of the design & construction team
- Free pre-submission advice at no cost to you
- Speedy examination and full feedback on project plans
- Liaison with the Fire Authority and other services
- Experienced, professional surveyors offering best advice and value engineering
- Regular progress reports
- Issue of Completion Certificates on all developments
- Site visits and attendance at project meetings, co-ordinated with your programme
- Same day inspections when requested by 10.00am
- Out of hours inspections by arrangement
- Updates on changes in legislation and approved documents
- Electronic application submission
- Value for money
- Development team approach to assist coordination of Fire Service, Planning, Highways and the other agencies.



# Setting the Standard

We are committed to:

- Excellence in client services
- Delivering a high quality service that is both professional and responsive to our customers' needs
- Being innovative in all aspects of service delivery and in the use of technology
- Developing and nurturing the competencies of our staff through a programme of continuous professional development
- Probity and integrity at all times
- Promoting a sustainable built environment for the benefit of our local community
- Promoting accessibility within the built environment
- Providing value for money - regulation is a public service and we operate transparently on a non-profit basis, with Building Regulations charges being equal to the comprehensive local services we provide.





# Added Value from Building Control

Due to the unique operation within Copeland we can offer added value to our customers with free professional advice on:



## Fire Safety

### *Fire is an ever present danger!*

Fortunately Local Authority Building Control, in liaison with Cumbria Fire & Rescue Service, can offer free professional advice, at the design stage, on all issues relating to fire safety, thereby speeding up the design process and development of the project from inception to completion.

## Access Issues

Local Authority Building Control is unique in that The Access Group for Copeland form part of the culture, which is designed to assist developers.

Help and guidance are readily available, on Part M of the regulations, disability and access issues.

## Technical Seminars

Legislation changes at an ever rapid rate; therefore keeping up with the current trends and regulations is a problem we all suffer from.

Fortunately Building Control can offer a wide range of technical seminars on topical issues affecting construction, including future changes to the Building Regulations and allied legislation.

## Sustainability Issues and Assessment

### Specialist Advice on Sports Stadiums and Outside Events

# Building Control – Part of Your Team

We recognise that teamwork is of paramount importance to the effective and efficient delivery of the built environment within the Copeland area.

Architects, builders and developers all need to work together in order to deliver a project that meets the objectives of all concerned including the wider community. Building Control can also play a significant part in delivering those objectives and we always welcome the opportunity to be an integral part of your design team from inception through to completion...

**But we can offer more!**

Working closely with our colleagues we can put together a development team for you which provides a single point of contact across a wide range of services including:

- Planning
- Conservation
- Sustainability
- Environmental Health
- Fire Service
- Highways





**Customer liaison panels run in partnership with Local Authority Building Control are now a well established and popular forum**

## Customer Liaison Panels

Customer liaison panels run in partnership with Local Authority Building Control are now a well established and popular forum providing significant benefits to our valued customers:

- Topical presentations providing information on new products and services as well as changes to Building Regulations and other relevant legislation
- Raising awareness of any forthcoming changes to legislation and as a vehicle for contributing to the consultation process
- Providing customer feedback on the Local Authority Building Control service to assist us in improving the way it is delivered. Comments based on customers' experiences in using the service and also involvement in trials of any new ideas or schemes provide invaluable support to the improvement process
- A platform for discussing any specific technical issues arising from design or site related matters.

# The e-sensible Way for Building Control...

Copeland Borough Council recognises the benefits of using information technology to deliver a modern service that meets the needs of our customers.

Typical benefits to you include:

- Informative website containing valuable information on all building control matters
- Web links to useful sites and news items, including updates on Building Regulations
- Online Building Control register to view your application
- Electronic submission of applications
- Email contacts for all surveyors
- Remote and mobile working with instant access to application and technical information.

**Find out more at [www.copeland.gov.uk/buildingcontrol](http://www.copeland.gov.uk/buildingcontrol)**





# Commercial and Industrial Projects



**There are many benefits to be gained by using Local Authority Building Control including free pre-submission advice, access to historical records and same day inspections**

There are many benefits to be gained by using Local Authority Building Control for any proposed commercial or industrial projects:

- Access to a wealth of experience across a full range of projects including hospitals and schools
- Specialist knowledge in more complex areas of the regulations
- Free pre-submission advice
- Early consultation to help in the development of your proposal, bringing together all interested parties both within the local authority and external agencies
- As part of your project team, the ability to respond quickly to assist with any ongoing design or site issues including visits to your offices
- Access to historical records in relation to local conditions and many of the designs for existing buildings
- Access to highly valued insurance products for latent defects and contaminated land
- Same day inspections
- Regular updates and reports tailored to your requirements.



# Services to the Residential Sector

With demand for new homes increasing all the time why not talk to us? We have gained significant and unrivalled experience in many projects involving private and affordable homes, apartments, residential homes, mixed use developments and conversions.

There is also a lot of pressure on developers to use brownfield sites for redevelopment, and inevitably this raises issues on some projects. Through our extensive local knowledge we are able to provide valuable advice to get you over these issues as painlessly as possible.



# Fire Risk Assessments

This service is aimed at employers, property portfolio/estate managers and H&S specialists who want the reassurance of using fully trained and accredited professional assessors.

Our assessors are professionally qualified building surveyors working for local authority building control teams and provide full geographic coverage. As well as being trained in fire safety, our assessors have attended specialist in-depth training courses and undertaken rigorous examination.

Housing Associations, education establishments, student accommodation, health establishments, care homes, public buildings, hospitality, commercial and retail properties all carry special risks and need the highest level assessments. Fire Risk Assessments provide our clients with complete peace of mind, mitigation and accountability.



# BREEAM

Launched in 1990 and developed by the Building Research Establishment (BRE), BREEAM is an Environmental Assessment Method for new and existing buildings which awards a sustainability rating based on a series of credit points.

Similar to Code for Sustainable Homes, the BREEAM assessment involves the widest possible assessment of the building including assessments of the health and wellbeing of the occupants, the environmental impact of the materials used in construction, land use and ecology, operational energy and CO2 usage of the building.



LABC BREEAM assessors are qualified and accredited for all building types, including:

- BREEAM Courts
- BREEAM Education
- BREEAM Prisons
- BREEAM Healthcare
- BREEAM Offices
- BREEAM Industrial
- BREEAM Retail

A Certified BREEAM assessment provides clients, developers, designers and others with:

- Market recognition for low environmental impact buildings
- Confidence that tried and tested environmental practice is incorporated in the building
- Inspiration to find innovative solutions that minimise the environmental impact
- A benchmark that is higher than regulation
- A system to help reduce running costs, improve working and living environments.

For more information please contact our office.





# Building Excellence, Achieving Quality...



Local Authority Building Control plays a key role when achieving excellence through building standards, technical innovation and sustainable designs and in recognition Local Authority Building Control host a number of events to celebrate high levels of excellence.

These events are hosted at a regional level with the ultimate prize being awarded at the national awards ceremony held in London every November, with Regional award winners are automatically forwarded to the national competition.

The awards recognise the achievements of both individuals and companies within a number of categories from domestic extensions through to large commercial projects.

The awards are now becoming a recognised part of the annual calendar for developers and continues to grow from strength to strength.

All projects within the Cumbria area are considered for nomination and capable of achieving success at this prestigious event.

Local, regional and national award ceremonies are held throughout the year with categories incorporating every class of building from domestic extensions, social housing, apartments, schools, hospitals, commercial and retail to industrial properties.

# Dangerous Structures

Where a building or structure is in such a condition that it may place people in danger, the Council has legal powers to investigate, and to require that it be made safe. Typical examples would be walls which are leaning over or unstable, and roof tiles which are being blown off in high winds.

In order to be considered dangerous, a building must actually pose a risk of causing harm to a person. Buildings which are simply dilapidated or run down would not normally therefore be considered dangerous, and minor items (damaged timber fencing panels for example) are also unlikely to be considered dangerous.

Where we investigate a report of a dangerous structure, and agree that action is required, this will usually take one of two forms:

- If the building is so dangerous that we consider immediate action necessary, after serving the appropriate notice, we will employ contractors to make it safe straightaway. In many cases this may take the form of fencing-off the affected area to allow remedial work to be carried out later by the owner.
- Where the building is considered dangerous – but not immediately so, we will normally try to contact the owner and require that the work be made safe within a reasonable period of time. If the owner fails to do so, we can apply to a Magistrates' Court for an order allowing us to do so instead.

Note that in both the above cases we can only require the minimum amount of work necessary to make the building safe, and will attempt to recover any costs we incur in doing so from the building owner.

If you are developing a site and are concerned that an adjacent building may be dangerous, please contact Building Control and we will be happy to offer you advice free of charge.

If you notice a building which you think may be dangerous, please contact Building Control (08450 548600 out of hours) and we will arrange for it to be inspected.





# Demolitions

If you intend to demolish a building you must notify the Council of your intentions. You should do this six weeks before you intend to commence the demolition.

You should not start the demolition until you have received a notice back from the Council with any requirements we have in your case.

If you intend to carry out demolition works, and are unsure if notification will be required in your particular case, please contact Building Control for advice.

Please note that if you intend to demolish a building, you may also need to obtain planning consent before doing so.

The Council may then impose requirements on the way the demolition work is carried out.

These may include:

- Limitations on the hours of work
- Requirements to notify adjoining owners and service providers (Gas, Water, Electricity etc)
- A ban on burning any materials on site
- Provisions to limit the effects on adjoining properties (excessive dust, noise etc)
- Provisions to remove and dispose of any asbestos found in the building safely.

If you wish to notify us of a proposed demolition you can obtain a form from our website.

If demolition works are being carried out near you and are causing problems, please contact Building Control and we will investigate.







