



**Company Guide &
Client Proposal**

stroma.com/building-control

buildingcontrol@stroma.com | 0345 621 11 11

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Stroma Building Control is committed to serving our clients the highest standards of technical guidance, safety and project support. We would be delighted to talk to you about your project to help deliver compliance from design through handover and into operation.



Dave Allen,
Managing Director,
Stroma Building Control

Creating the future of Building Control

History of Stroma Building Control

Stroma Building Control is a CIC Approved Inspector offering building control services as an alternative to Local Authority Building Control (LABC). Working across the UK, Stroma Building Control offers a comprehensive service to review compliance of our clients' projects against the Building Regulations.

Stroma Building Control was formed in Spring 2018 from three of the UK's foremost independent CIC Approved Inspectors, Approved Design Consultancy, BBS Building Control and Greendoor Building Control, following their acquisitions by the Stroma Group in 2015 and 2016. The company operates nationwide, with extensive experience working across the domestic and commercial sectors on multi-million pound developments.

Stroma Building Control has brought together decades of Approved Inspector expertise with highly dedicated staff who have worked on projects of all types. Our Building Control Surveyors are fully accredited and we bring this knowledge and experience to each individual project to support you throughout your projects.

Our Core Values

Stroma Building Control is committed to delivering market leading Approved Inspector services. We pride ourselves on our high standard of service, leading by the following key principles at the core of our business;



Quality

We ensure that all our staff are appropriately qualified, trained and supported in all areas of our business to ensure a high quality service for our clients.



Teamwork

With a strong team spirit and respectful and collaborative culture, we ensure that our customer comes first and endeavour to exceed expectations on every project.



Excellence

Through our commitment to an effective team working ethos and investment in quality processes, we strive to deliver an innovative and proactive service to the highest industry standard.



Sustainability

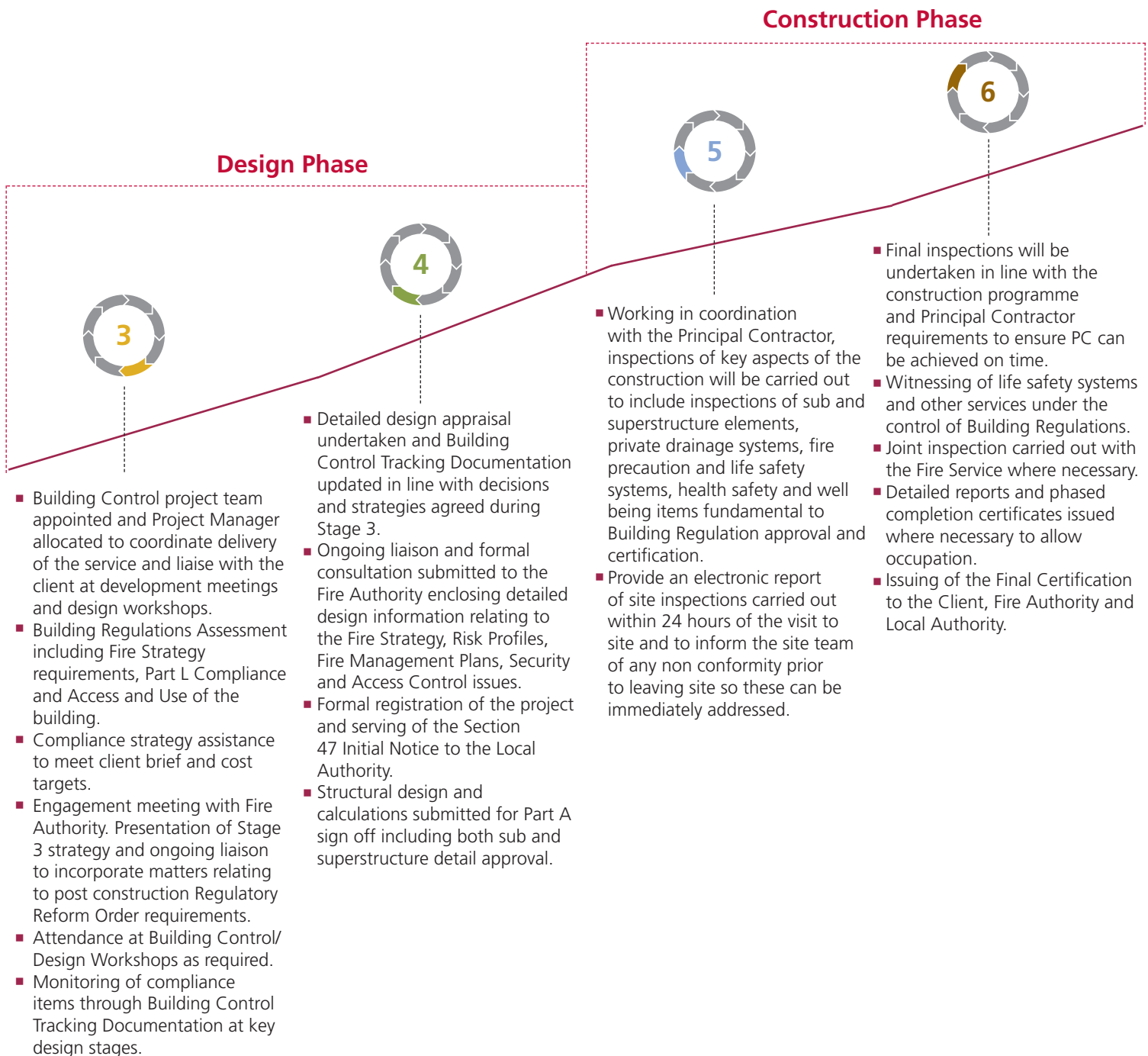
We are committed to energy efficiency, with a responsibility to be mindful of the impact our actions will have on the society's environmental, social and economic well-being.

Schedule of Services

As a market leader in the field of Building Control and Compliance, Stroma Building Control employ staff with a wide range of qualifications and expertise. It is this experience that ensures the efficient delivery of our Building Control services.

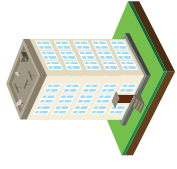
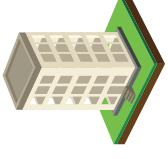
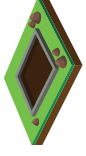
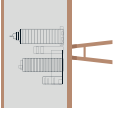
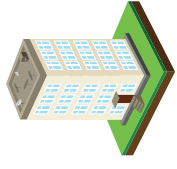
Our risk based approach often allows alternative approaches in ensuring the requirements of both the clients and Building Regulations are achieved.

Key RIBA Stages



Building Control RIBA Stage Process Chart

Stroma: Supporting the construction industry throughout the RIBA Plan of Work

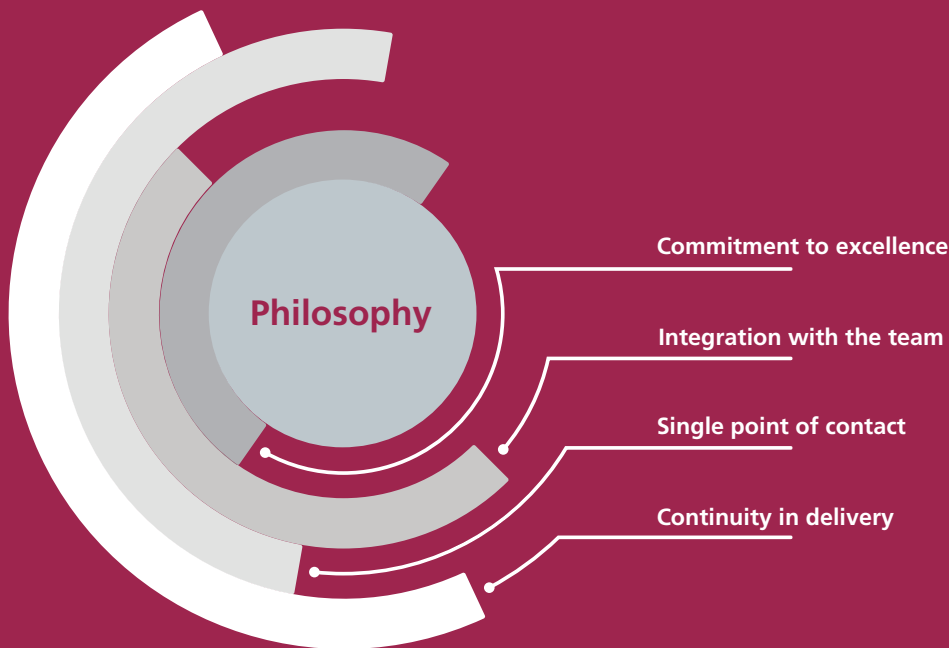


Tasks ▼	Stages ▲	0 Strategic Definition	1 Preparation and Brief	2 Concept Design	3 Developed Design	4 Technical Design	5 Construction	6 Handover and Close Out	7 In Use
Information exchanges		Strategic Brief	Project Objectives	Concept design including outline structural and building services design	Developed design including the coordinated architectural, structural and building services design and cost update	Completed technical design	As constructed information	As constructed information	O&M Manuals
	Building Control Input and Engagement	N/A	N/A	Discussions held with Building Control 1st principals agreed for; <ul style="list-style-type: none"> ■ Fire Strategy ■ Part L ■ Access and Use 	Building Regulation Compliance Tracking Document 1st draft issued by Building Control to include the following; <ul style="list-style-type: none"> ■ Structural Compliance ■ Fire Safety Requirements ■ Acoustic Requirements ■ Part L and Associated M&E Compliance ■ Health, Safety and Welfare issues ■ Access and Use ■ Initial Meeting with Fire Authority 	Detailed reports issued and tracking documents updated. Formal consultations under-taken with the Fire Service and Statutory Authorities. Section 47 Initial Notice Submission. Part L Thermal Models issued to Building Control.	Regular site inspections undertaken to include inspections of; <ul style="list-style-type: none"> ■ Sub structure ■ Super structure ■ Drainage ■ M&E Systems ■ FF&E items 	<ul style="list-style-type: none"> ■ Witnessing of commissioning and testing ■ As built design information provided. ■ As built thermal model and EPC issued to Building Control ■ Final Certificate issued N/A	
			Engage Building Control for preliminary advice and removal of risk at an early stage.		Developed design details issued to Building Control and initial reports issued detailing compliance items and value engineering options.	Detailed reports issued and statutory consultations undertaken.	Inspections carried out at regular intervals and audits undertaken to ensure compliance along with witnessing of systems and issuing of final certification.		

How We Work

As a market leader in the field of Building Control and Compliance, Stroma Building Control employ staff with a wide range of qualifications and expertise. It is this experience that ensures the efficient delivery of our Building Control services.

Our risk based approach often allows alternative approaches in ensuring the requirements of both the clients and Building Regulations are achieved.



We appreciate the risks associated with construction and our aim is to ensure, through our consistent and proactive approach, these concerns are removed at the outset of a scheme.

We engage with and proactively look to form part of the design team as well as working closely with other statutory authorities at the earliest opportunity to ensure problems and solutions are overcome early in the process.

Surveyors and Engineers, using state of the art business systems, that meet with ISO 9001 Certification, will deliver the required approval on time and in a consistent manner to protect our client's investment during and post construction.

Benefits



**Risk Management
Approach**



**National
Coverage**



**Collaborative
Working**



**Proactive
Response**

Jason Foster



Position: Associate Director
BSc (Hons) MRICS SIIRSM

Coverage: National

Contact: E: j.foster@stroma.com
M: 07703 755 339 T: 0191 375 3876

Unit 6 Silkwood Business Park, Fryers Way, Wakefield, WF5 9TJ

Personal Profile

Jason has worked in the Building Control and Fire Safety field for 26 years having initially served at Local Authority until 1998 and from then onwards in the Private Sector Building Control sector. Jason has worked on major public and commercial properties in ensuring that compliance is achieved with Building Regulation and Fire Safety requirements in a proactive manner to meet with client requirements.

Recent Projects

Retail	Extensions & refurbishment of shopping centres New build retail units and supermarkets Account manager for major retail bank
Health	Erection of a new PFI hospital Derby - £350m
Education	New Academies Leeds, Hull, Ingleby
Industrial	New dairy facility, Aylesbury - £150m
Office/Commercial	New build office development, Leeds - £50m
Residential	Mixed Use residential developments Leeds - £15m

Employment

2017 - Present	Associate Director Stroma Building Control
2016 - 2017	Building Control Manager Greendoor Building Control and Specialist Services
2001-2016	Associate Director HCD Building Control Ltd
1998-2001	Senior Surveyor Carillion Specialist Services
1990-1998	Building Control Officer Wakefield MDC

Professional Qualifications

- BSc (Hons) Building Control Engineering
- MRICS
Professional Member of the Royal Institution of Chartered Surveyors
- SIIRSM
Specialist Member (Fire Safety Division) International Institute of Risk and Safety Management



Case Study: Student Accommodation

- Client:** Various
- Location:** Nationwide
- Contractor:** Various



Summary:

Stroma Building Control (formerly Approved Design) understands the dynamic of student accommodation. Neither truly residential or hotel with no formal design guidance available – the challenge is to take the brief, assess the proposal and provide the relevant advice to ensure the functional requirements of the Building Regulations are being met. We have the personnel with the experience to ensure your project makes the journey from concept to completion without design flaws.

We have certified in excess of 20,000 student bedrooms since 1997 and currently have some of the most exciting projects in the country on site.

Fieldgate Street, Whitechapel is a bespoke scheme of over 300 student residential units in a cluster flat design. The scheme utilised fire engineering due to being outside of the scope of flat design for residential. The building also has fighting cores as part of The London Building Act 1984 requirements.

Images Fieldgate Street, Whitechapel, London (Top Right) Fulham Palace Road, London (Bottom Right) Loughborough Wharf (Main image)



Client List

Area Squared Ltd
Armstrong Simmonds Architecture
AWW Architects
Barnes Webster & Sons Ltd
Baxall Construction Ltd
Berkeley Homes
Box Associates Ltd
Building Plans
Buller Welsh Ltd
Buro One Architects Ltd
Carillion Capital Projects Ltd
Civil Contracting Ltd
Clockwork Estates
Contemporary Design Solutions LLP
Criterion capital
Crofton Design Services Ltd
CS Architects

Designcubed
Detailed Planning
DMWR Architects
DS Squared Architects
DT Designs
Durkan Limited
EMD Mechanical Services Ltd
Encompass London
Foster Lomas
Fruition Properties
Gleeds Cost Management
Graham J Peachey & Associates
HAK Working Drawings
KKR Planning and Design Ltd
Leadbitter Group
Lime Associates
London Square

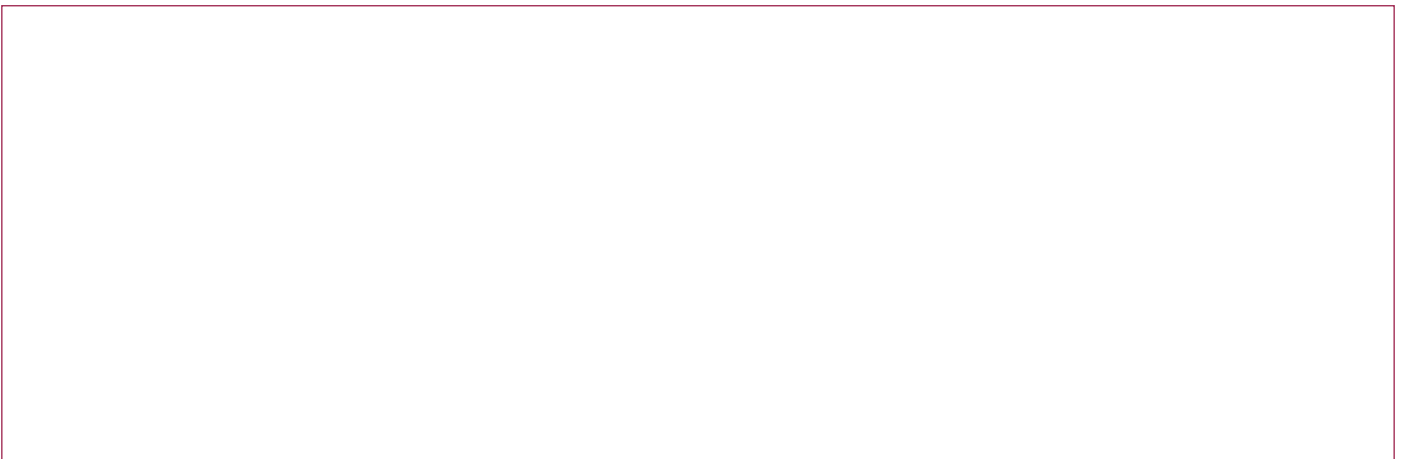
LUSHER architects
Maccreeor Lavington Architect
Mackellar Schwerdt
Maith Design Ltd
Maxwell & Company London
MD Designs
Neo Architects
Oakland Vale Ltd
Offset Architects
Paul Archer Design
Paul Brookes Architects
Paul McAnearny Architects Ltd
Pellings LLP
Pollard Thomas Edwards Architects
PRP Architects
RGB Group

Client Requirements

We understand your project requirements as follows:

- ✓ To assist with design development with specific reference to Building Regulations compliance.
- ✓ To undertake an initial appraisal of the project and produce a report indicating areas that need to be reviewed to achieve compliance.
- ✓ To review all relevant architectural, civil, structural, mechanical, electrical and associated sub contractor drawings.
- ✓ To comment on compliance or otherwise with the current Building Regulations.
- ✓ To submit all necessary Notices as required by current Approved Inspector legislation.
- ✓ To submit written reports detailing the progress of the Building Regulations approval process.
- ✓ To visit site to inspect the works at periods agreed with the main contractor.
- ✓ To consult with the relevant statutory authorities and fire officers in respect of the application and advise on compliance of the proposed scheme.
- ✓ To issue a Final Certification upon satisfactory completion of the project (parts of the project as required).

Team Structure



Fee Schedule

Project Title:

Date:

Reference:

Address:

Estimated Construction Programme:

1. Fee Offer

Total Lump Sum Fee £

2. Payment Method

plan fee invoiced on appointment

£

invoiced on commencement of site work

£

3. Client details for payment (please amend/complete as applicable):

Client:

Address for Invoice:

Telephone:

Email:

4. Payment Terms: within 30 days of invoice (please see our standard terms and conditions)

5. Acceptance of Offer (please keep a copy of this fee proposal)

Signed:

Date:

On behalf of:

Job reference/work order no:

6. Important dates/information

Predicted start date:

Predicted completion date:

If your project includes a new dwelling, to serve our initial notice we require the following information:

Has planning permission been granted?

Yes

No

Please advise if the planning department have insisted upon:

M4(1) – Visitable Dwellings

M4(3) – Wheelchair user dwellings

M4(2) – Accessible and adaptable dwellings

Water efficiency requirement

Please email your acceptance to building-control@stroma.com

Additional Stroma Group Services

We are pleased to offer a quotation for the following services which can be offered via our sister companies in the Stroma Group.



Service	Indicative Fee

If you would like to discuss the proposed additional services in more detail or for an accurate estimate, please contact us:
0845 621 22 22 or **comply@stroma.com**

Pre-Construction Services

UK developments face increasingly stringent environmental requirements from policies set in place by the London Plan, Building Regulations and Local Authorities. As a result, there is a mounting pressure on designers and architects to consider a number of sustainability factors during planning and design.

Stroma Building Control's sister companies, Stroma Tech, HRS Services Ltd and BBS Environmental, are able to provide a range of pre-construction services for all types of developments, covering RIBA Stages 0-2, to help you meet these environmental targets from the earliest stage.



BREEAM & Life Cycle Costing

Our BREEAM Assessors and Accredited Professionals target specific BREEAM credits to help you achieve 'Outstanding' and 'Excellent' ratings, with Life Cycle Costing to maintain sustainability.



Energy Statements & Strategies

Our Energy Statements and Strategies mitigate risks concerning heating, ventilation, lighting, emissions and energy costs and support you in integrating Low or Zero Carbon (LZC) technologies.



Daylight & Sunlight Assessments

We can help to outline the environmental impacts your development will have on daylight and sunlight factors within your building and its surroundings.



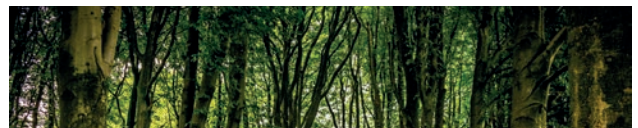
Noise, Vibration & Dust

Our acoustic and air quality experts assess potential impacts and solutions to mitigate noise, vibration and dust risks, including Predictive Mapping Assessments and construction monitoring.



Air Quality & Traffic Management

With Scoping Reports, Screening Assessments and Air Quality Impact Assessments, we assess negative impacts on air quality in line with Air Quality Guidance and UK air quality objectives.



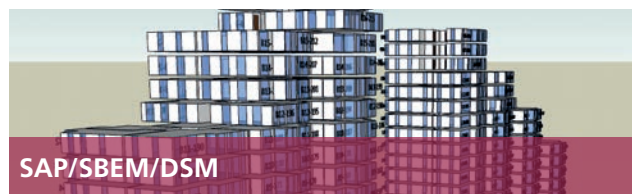
Ecology Services

We provide a wide range of ecology services for your planning application, with a full Environmental Impact Assessment which includes Habitat and Protected Species Surveys and Flood Risk Assessments.



Acoustic Consultancy

Our acousticians conduct Design Review and Impact Assessments to recommend materials, reduce build costs and improve acoustic performance as well as help you to achieve additional BREEAM credits.



SAP/SBEM/DSM

We forecast the energy performance, and offer improvement advice, in line with SAP as well as undertake SBEM and DSM calculations to target Part L1A and Part L2A compliance.

For more information on our pre-construction services, please contact us:
0845 621 22 22 or comply@stroma.com

Testimonials

“

We have worked with Stroma Building Control for a number of years and have found the team extremely helpful and professional adding to the success of many of our projects.

Lipton Plant Architects

Stroma Building Control's Approved Inspector service has assisted us with great success on a range of projects including retail, commercial and domestic.

Atlas Properties

We would recommend Stroma Building Control without hesitation. We have continually found them to be professional, proactive and helpful. Their commitment to providing an outstanding level of service has been exceptional throughout the years we have been working with them.

Ward Homes and Barratt Kent

A swift, efficient and professional approach which has assisted us in successfully achieving Building Regulation approval.

**King Sturge
(Jones Lang LaSalle)**

We have been using Stroma Building Control (formerly BBS) for many years for all our construction projects. The fees are fair and accurate with a quick quotation process. The inspectors are easy to work with and can easily be communicated with which is imperative at all times.

Detailed Planning Limited

Stroma Building Control are competitively priced against the local authority and their reliability means I have no concerns in using them again in future projects and recommending them to others.

Truro Building Service

”

Terms and Conditions

Approved Inspector Building Control services terms of business

1. On receipt of the signed appointment schedule we will commence work.
2. The appointment must confirm the correct invoice details.
3. All invoices are to be paid within 30 days of the issue date. Until paid, Stroma Building Control retain the right, at any time without notification, to cancel our Initial Notice and return the application to the Local Authority taking no liability for any completed work.
4. Where an agent signs on behalf of a client they must have brought the terms and conditions of this agreement to the client's attention before signing.
5. Where a signed appointment is not provided it is deemed on the acceptance of the Initial Notice that the client/clients agent has agreed to our Terms & Conditions of Business.
6. An invoice for the Plan Fee will be issued on submission of the Initial Notice.
7. Where the plan check has commenced and the project is cancelled the plan fee is none returnable.
8. For projects where the total fee is over £500 invoices for the Site Inspection Fee:
 - (i) will be issued on commencement of work for the total amount where the fee is £2,000.00 or less excluding VAT.
 - (ii) where the fee is in excess of £2,000.00 excluding VAT, invoices will be issued in installments as agreed, but not less than £1,000.00, excluding VAT. The final installment will be issued at least 30 days prior to completion of 'building work'*.
9. All fees to be paid in full prior to a Final Certificate being issued.
10. Where the design of a scheme changes significantly, Stroma Building Control Limited may charge additional reasonable fees commensurate with additional work required of them by the changes.
11. Initial Notices should be submitted a minimum of 5 days before substantial commencement of work. Where work commences within 5 days the Local Authority may reject the Initial Notice, assume the role of Building Control provider for the proposal, charge additional fees and require any work done to be opened up. Stroma Building Control Limited will charge a reasonable fee for the time spent on abortive work in these circumstances subject to a minimum of £100 plus Vat administration fee. No responsibility can be taken by Stroma Building Control Limited for any costs arising out of work which commences prior to acceptance of the Initial Notice.
12. The client/clients agent has a full and legal responsibility to design the scheme for compliance with the requirements of the Building Regulations. Whilst outline indicative advice may be provided to assist, this is provided as good will advice only, Stroma Building Control take no responsibility for design.
13. The client has a duty to inform us when the project is due to start a minimum of 6 days before the commencement of site work.
14. In addition to the above the standard Terms & Conditions documented in the CIC/AppInsp Second Edition 2013 (Contract for the Appointment of Approved Inspector) apply. If you require a copy please request. These Terms of Business cannot be varied unless agreed in writing by the Managing Director.
15. The client/project manager must request/provide notification of the need to inspect all foundations, drainage and fire stopping/ protection prior to being covered.
16. The client is responsible for the projects compliance with the Building Regulations. Our service does not include managing the project or contractor or ensuring that the clients quality objectives are achieved.
17. As part of our service we will take such steps as are reasonable to enable us to be satisfied that the project complies with the requirements of the Building Regulations, and if satisfied, will release the final certificate. The final certificate is not a representation that every aspect of the project complies with the Building Regulations.
18. When structural calculations are received, where appropriate, these will be appraised for compliance. The responsibility for design compliance rests with the structural engineer, client and contractor.
19. Please note it is a requirement of the Approved Inspector regulations that we release the final certificate, subject to the work achieving compliance, within 4/8 weeks of occupation (Commercial/Domestic). If not our initial notice could be cancelled and the Local Authority could take control of the work. Please ensure we receive sufficient notification of the completion and all commissioning certificates/outstanding information is forwarded within the time frame. Please note the responsibility to provide notification, information and achieve compliance rests with the client. If the notice is cancelled due to lack of notification Stroma Building Control takes no responsibility or the regularisation of the work.
20. Please note as gas works in a domestic premise are required to be completed by a registered installer and certified under the gas safety scheme, these works are excluded from our approval. Please do ensure you use a registered installer and request the gas safe certificate within 30 days of completion.

Term Commissions

21. Fee Scales, Orders, Invoicing and method of working will be as stated in each Term Commission contract.
22. The late payment of fees will be subject the terms of the Late Payment of Commercial Debts (Interest Act 1998)

* 'building work' as defined by Regulation 3(1) of the Building Regulations 2000.



Supporting our clients across the UK

Stroma Building Control is part of the Stroma Group - a market-leader in building energy performance, sustainability and compliance. The Group works across the built environment providing services in conjunction with the RIBA Plan of Work to ensure clients can engage with us throughout the construction lifecycle.

Locations

Bedford

bedford@stroma.com | 07841 439 101

Cannock

cannock@stroma.com | 01543 509 456

Central London

centrallondon@stroma.com | 0203 773 5136

Chester

chester@stroma.com | 01543 509 456

Colchester

colchester@stroma.com | 01689 883080

Durham

durham@stroma.com | 0798 0449 423

East London

eastlondon@stroma.com | 01689 883080

Lamberhurst

lamberhurst@stroma.com | 01892 891282

Maidstone

maidstone@stroma.com | 0790 0741 927

Rugby

rugby@stroma.com | 01788 297134

Truro

truro@stroma.com | 01872 561672

Wakefield

wakefield@stroma.com | 0770 3755 339

Watford

watford@stroma.com | 0758 4583 102

West London

westlondon@stroma.com | 01753 271660

