

30 Shared Services

Local Authority Building Control

Year End Review

2021-2022



Overview

3C Building Control is a strategic partnership between Cambridge City Council, Huntingdonshire District Council and South Cambridgeshire District Council Local Authority Building Control.

The 3C Building Control team comprises of technical support officers, professional building control surveyors and street naming and numbering and business support and business development. The team are professional, highly experienced, and greatly valued by partners and clients. The ethos of the shared service is to ensure that the councils shared expertise, remains robust and a high-quality service is provided to residents and our communities.

What does the service do?

Grant Building Regulation approval

- Most types of building work in the UK need to comply with a set of minimum standards known as Building Regulations.
- The work can be self-certified by a competent person registered with an approved certification body or work can be checked, inspected, and certified by a statutory building control body such as Local Authority Building Control.

Deal with statutory issues relating to the Health and Safety of people in and around buildings

- Local authorities have the power to act in respect of buildings that are dangerous or dilapidated, require demolition or constitute a hazard to public health and safety.

Maintain statutory records relating to buildings

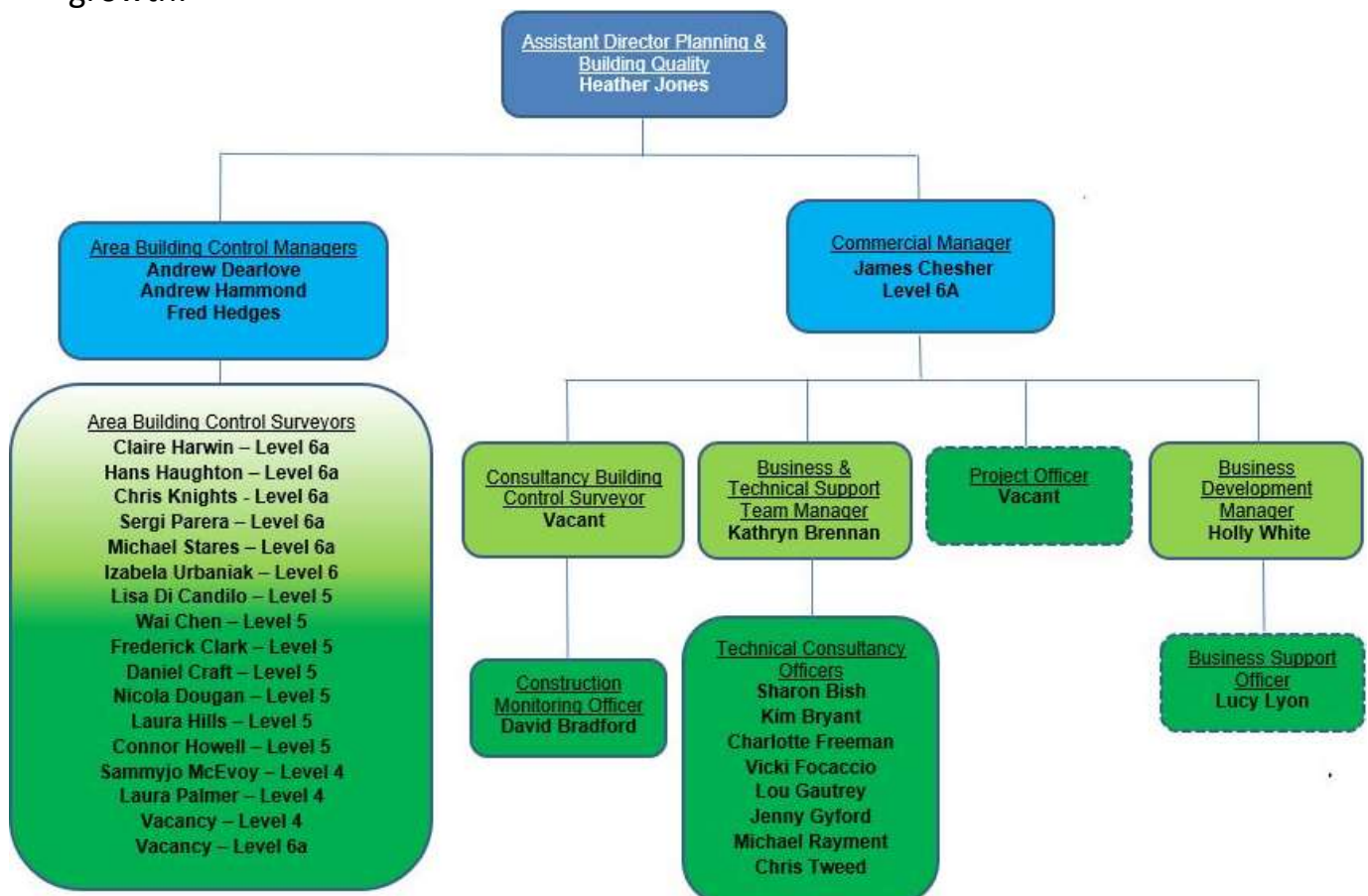
- As part of the local land charges process and to assist the CON29 agreement with solicitors on land transactions the local authority is required to maintain records in respect of the Building Control function for a period of up to 16 years.

Undertake discretionary work relating to buildings

- The skills and abilities of Building Control professionals lend themselves to fee earning specialist work for internal, other public sector and private clients.

3C Building Control has gone through such a transformation throughout the year and the team has continued to provide a professional service, visiting sites for compliance whilst still maintaining the safety of themselves and those around them to bolster the construction industry and ultimately the economy. Over the last year the team have adapted to working from home facilitated by digital technology and requisite equipment with the option to also work in house at various council offices. Procedures were reviewed to prompt effectiveness whilst operating both virtually and in person in keeping with the guidelines that are followed to protect the health and safety of the team. Not only have the team been able to continue delivering outstanding customer service, but they have also been able to maintain their service and support each other during the change in legislation that came with the new and updated Building Regulations (Approved Documents F, L, O and S) brought forward this June 22.

3C Building Control has completed its service review that was identified as an internal growth strategy. This included the TUPE of staff from other Councils to consolidate the street naming and numbering function within the 3CBC Shared Service as well as providing new opportunities to expand 3C's Technical Consultancy arm and Professional Surveying team. A new team structure was created to facilitate the identified future growth for the service following opportunities created by the advent of the Building Safety Regulator within the HSE. The following chart details the new structure including vacancies for growth:



Awards

3C Building Control is an award-winning service keeping buildings safe, healthy, and environmentally considerate place to live and work.

Public Sector iESE Transformation Award 2022

3C Building Control have been awarded **GOLD winners** Public Sector iESE Transformation Award 2022.

This Award is for the organisation that best harnessed the real potential in their organisation, delivering elevated performance, creating efficiencies, and delivering outstanding customer service with improved value to their residents. Above all, this award recognises an organisation's ability to adapt a virus-fuelled environment and achieve fantastic results in doing so.



LABC Building Excellence Awards 2021

January 2022 3C Building Control attended the LABC Building Excellence Awards held at the Park Plaza Westminster Bridge, London.

The Awards are the largest business to business award in the sector in the UK and celebrate the competency of the professionals in the industry and quality of buildings built.

3C Building Control have partnered with Architects, Builders, Engineers and the Cambridge Fire and Rescue Service on two overall **Award-Winning** projects and 9 finalists:

Best Extension, Best Individual New Home, Best Medium volume new housing development (6-30 units), Best extension or Alteration, Constructor Specialist of the Year, LABC Newcomer of the Year, Public Service Superstar, Best Partnership with Local Authority Building Control Team



Cambridge City Council Staff Awards 2021

Innovation Award **Winner**, "3C Building Control Shared Service continued to deliver outstanding customer service, but also supported other service areas through the posting of planning site notices, reducing number of people who were on site and exposed to more risk. Current innovations include developing a thermal imaging offer to service users to provide information on performance gap, sustainability, and climate change.



Key Achievements of 2021-22

- ✓ Eight LABC Building Excellence East Anglian Region Award Winners
- ✓ Nine LABC Building Excellence National Finalist 2022
- ✓ Two LABC Building Excellence National Winners 2022
- ✓ iESE GOLD Award
- ✓ CCC Staff Innovation Award
- ✓ Raising over £10,000 for Young Minds Charity
- ✓ Qualifying Chartered Memberships for ICE, CIOB and CABE
- ✓ Hosted Awareness Sessions
- ✓ Presenting new changes to Building Regulations
- ✓ Celebrating National Apprenticeship Week
- ✓ Celebrating International Women's Day

"I would like a shout out to all of the **City Building Control team** for their hard work over the last couple of months, due to a change in legislation, not just one but 4 areas of the building regulations (F,L,O,S) they have dealt with over 50% more applications! An incredible effort by the whole team to keep processing and dealing with these so well done all :-) Biggest change in building regulations for a number of years." – **Heather Jones, Assistant Director Planning and Building Quality**

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|---|--|
|  | <p>Over 2,100 Applications for Full Plans, Building Notices and Regularisations.</p> |
|  | <p>Around 200 Partner Authority applications</p> |
|  | <p>Around 110 Dangerous Structures and Demolitions Notices Successfully dealt with.</p> |
|  | <p>Around 15,000 inspections completed by 3C Building Control Surveyors on Site.</p> |

Staff Training and Development

3C Building control continue to invest in the learning and development of staff including management, social media, and virtual communications training. Highlights include:

Presence, Impact and Influence Training

Congratulations to 3CBC team members Heather, Fred, Michael, Andrew, Kathryn, Claire, Hans and Holly for completing Presence, Impact and Influence Training with Sheelagh McNamara

Communicating with Presence, Impact and Influence is an immersive and transformative three-day workshop designed for a maximum of eight delegates. It was created to respond to the needs of each individual, allowing each to examine their strengths and weaknesses as communicators. Through a programme of structured learning, individuals learnt to develop strategies to become more resilient, develop a commanding presence and influence others more effectively.



An Introduction to Approved Documents F, L, O and S

In accordance with the new building regulations implemented on the 15th of June 2022 **Fred Hedges** hosted multiple presentations both in house and externally with **RIBA East, The Chartered Institute of Building and The Chartered Institute of Architectural Technologies** to raise awareness for the new changes for documents F, L, O and S and how it will impact the industry going forward.



CPD Events

Throughout the year 3C Building Control Team has been able to host various CPD events that both residential and commercial customers are able to attend along with agents and partners. These CPD Events have been presents by **Ashby Energy Assessors, Cambridge Fire and Rescue Service** and **Sovereign** and have covered:

- Building Regulations Part L1B and Part L2A
- Fire Safety Awareness
- Understanding Waterproofing and A Guide to Ground Gas.



3CBC Building Excellence Awards

3C Building Control, believes achievements deserve to be recognised.

On 9th August 2022, 3C Shared Services hosted The Building Excellence Awards to celebrate the many great schemes, projects and people who work with us.

Congratulations again to all of our award nominees who have also been nominated for the LABC Regional awards for their exceptional work. The winners of each category are:

3C Building Excellence Place Award Winner – Archangel Architects and Cocksedge Buildings Contractors for their Ridley Hall project.

3C Building Excellence People Award Winner – Mark Larter, Barnes Construction LTD.

3C Shared Services 3C Values Award – Nick Milne

3C Building Excellence Place Highly Commended – PDG Architects Ltd. & Urban Developments Peterborough for their Hamerton Road project and Archangel Architects and Coulson Building Group for their Downing place project.

3C Building Excellence People Highly Commended – Robert Greenfield, Church Street Works.

3C Shared Services 3C Values Highly Commended – Morris Homes for their Downing Gardens project and Cocksedge Buildings Contractors and Freeland Rees Roberts Architects for their Clare College, St Regis project

We would like to extend a special thanks to Cllr Katie Thornburrow (Cambridge City - Petersfield) and Cllr Tumi Hawkins (South Cambs – Caldecote) for judging this event and continuing to work with 3C Building Control service to ensure the safety of buildings for our residents and communities.



Considerate Contractor Awards

Our voluntary Considerate Contractor Scheme asks members to commit to a code of good practice over and above the legal minimum requirements. This ensures that construction work doesn't make life unpleasant for people who live and work nearby. For contractors, adhering to the code improves the reputation of their business, which is an asset when marketing their services.


Every year we present Considerate Contractor Scheme awards to firms that demonstrate significant efforts to minimise noise and disruption on their building projects. The winners of each category are:

Considerate Contractor Award in association with the Cambridge Forum for the Construction Industry was presented to: Barnes Construction LTD.

Cambridge City Council Works in Progress Award for ongoing projects of more than two years' duration was presented to: Gilbert Ash.

Cambridgeshire Chambers of Commerce Award for contractors undertaking small to medium sized projects was presented to: Millcam Construction.

Certificates of Excellence: Gilbert Ash, SDC Building Ltd, P B Doyle, R G Carter

 Left to right: *David Bradford & Roy Doughty - PB Doyle, David Callow, Nick Milne Geoffrey Challis, Shaun Cooper - Carter, Pat Flynn & David Bradford - SDC, Ros Mills & David Bradford - Millcam construction, Trudi Calladine, Warren Copeland, Nick Milne, Martin Douthart - Gilbert Ash.*



Compliments

The Service regularly seeks and receives feedback via email and satisfactory surveys sent to service users. The snapshots below of compliments received by the Technical Support and Surveyors show the service being commended for efficiency, friendly and helpful staff, professional advice, and the ability to provide a quick service.

“As some of you may know we had some building work done last year and having completed the 3C Building Control online form on Monday and Identified a convenient time, this afternoon Laura Hills popped round from 3CBC. She turned down a cup of tea, checked our windows, and extractor fans and signed off our completion certificate which we had in our inbox within the hour. A great Service, which is representative of what many of you do day in and day out and is more than a match for anything in the private sector. It is important to remind ourselves at time how good the best of our services are. As for 3CBC they represent excellent value, and project a great image of the Council. I would recommend them to any of you. The experience was almost worth the pain of the building work” - **Oliver Morley, Corporate Director (People), Huntingdonshire District Council**

“I Just wanted to say Thank you for the Future Homes CPD. I was registered to join live but unfortunately was unable to at the time, so I’m really pleased it was recorded and added on your YouTube channel as it was very informative and a really helpful summary of what is to be expected going forward. I don’t think I’ve ever made so many notes through a CPD!” – **Local Agent**

Dear Lou, many thanks for sending those through and please pass on my thanks to Wai for his efficient survey.

May I take the opportunity to compliment Building control on the efficient and timely service, which I think is exemplary and should be a model for other Council services. I have always been impressed with Building control, and I commend you for your professional and well-organised service. Everyone, including Kathryn and Jenny, have been attentive helpful superb, and you clearly work as an effective team! Many Thanks – **South Cambridgeshire Agent**

“I have worked with 3C Shared Services for many years, and I have received particularly outstanding service from Michael Stares. He is extremely knowledgeable, helpful, and accessible and is a real credit to your service
We had a recent project with a builder needing to start work urgently and despite being extremely busy with many applications due to the building regulation changes, Michael swiftly completed the plan check and I suspect got up very early or worked late to do so!
This is very typical of the hard working and diligent response that I have received from Michael over the years, so I just wanted to commend his excellent work” – **Architectural Designer**

The 3 most common words from Leaderships to describe 3C Building Control

“Collaborative, Innovative, Protect
(The public and uphold high standards)”

“Quality, Innovative, Efficient”

“Dynamic, Responsive, Motivated”

“Proactive, Intuitive, Sustainable”

“Innovated, Trusted, Professional (and Fun!)”

“Innovative, Helpful, Together”

Photo Gallery

