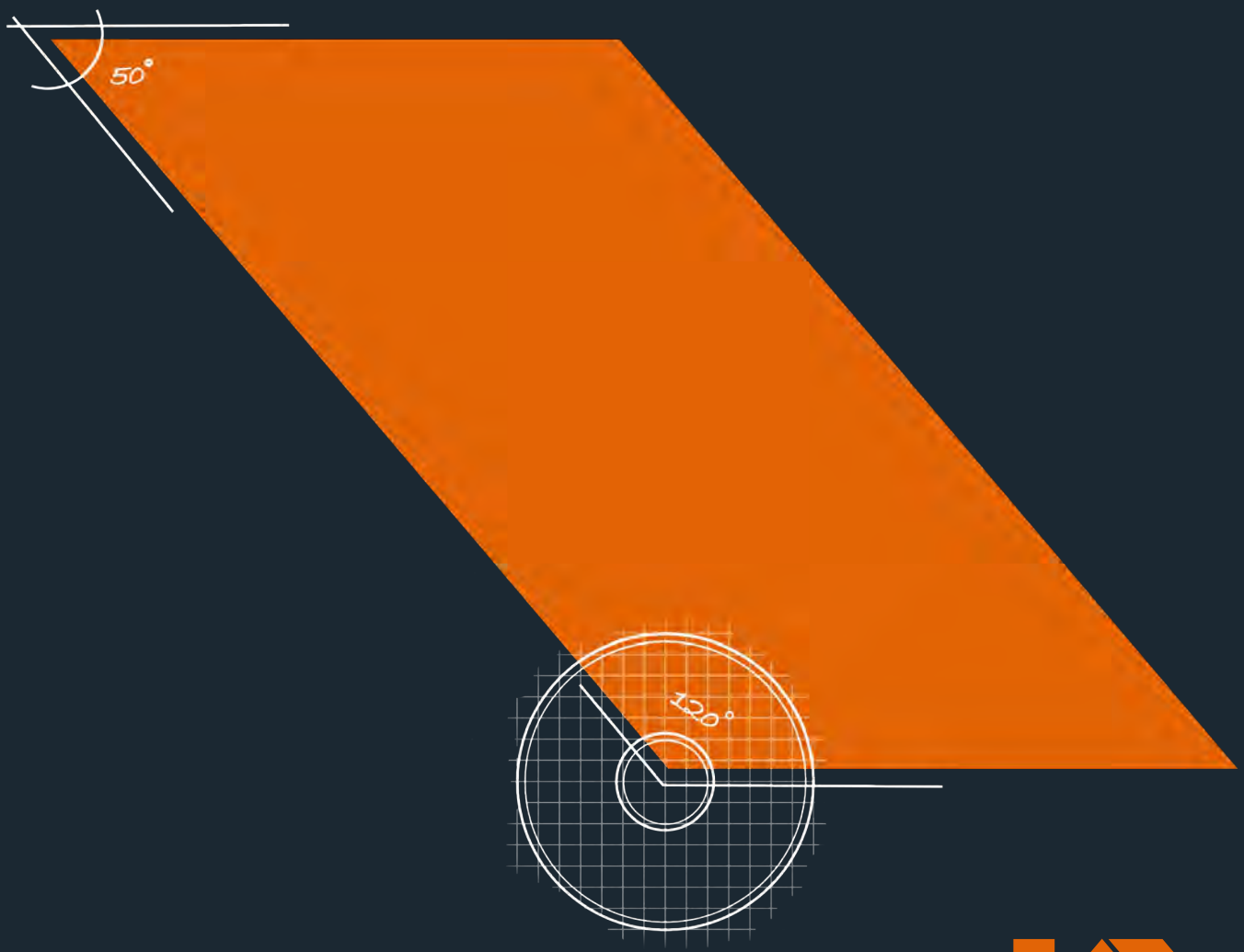
Experts in Education Building Control

advice | solutions | compliance



LABC

Who are we?

Local Authority Building Control (LABC) is the largest provider of Building Control services to the construction industry.

We work with clients in all sectors and provide advice and solutions on all types of schemes. Because local authorities are assigned the regulatory function, our network is 'not for profit' and available from every local authority in England & Wales.

LABC surveyors have the technical expertise, skilled knowledge and experience to advise you on all areas of your design relating to the Building Regulations including means of escape; fire engineering; access/inclusion; acoustics; energy efficiency; and sustainable features.

A national network of local teams

Our 320 LABC teams across England and Wales make up the national network of over 3,000 professional surveyors and support staff. This means LABC is the largest national network by far and the only provider able to deliver the same high quality service, anywhere, any time.

Our teams work together in regional hubs collaborating with one another, sharing technical guidance, knowledge, experience and feedback to provide you with a consistent and responsive service on all your healthcare schemes. They also work with our national Technical Committee to identify the best way forward on innovation and complex construction tasks or designs.

Working in the education sector

LABC has a proven track record of working in the education sector with an impressive and extensive portfolio of projects including primary and secondary schools, academies, higher and further education colleges and universities.

We have partnership agreements with a number of universities and work with frameworks such as Obis, Scape and the Education and Skills Funding Agency (ESFA).

Our strong relationships with clients, developers, architects and contractors together with our technical expertise, specialist knowledge and excellent service make us the building control provider of choice.

Unique relationships

LABC teams work collaboratively with their colleagues in planning, economic development, property, regeneration, procurement and environmental health. As the most established provider of Building Control services, they also have strong connections with local Fire and Rescue teams across the country and have good working relationships with their contacts in highway authorities and water and energy companies.

LABC has over 3,000 professional surveyors and support staff, located in the 320 offices across 12 regions. With our unrivalled intelligence of the local area and specialist knowledge of the healthcare sector, we are the perfect partner for your healthcare project.

Vanessa Good
LABC Business Development Director

A trusted advisor for all your projects

Regardless of your project's location you can choose to work with any Local Authority Building Control team for design advice and pre-application consultation. This team will become a trusted member of your design team to help you find solutions and reduce risk.

So, if you want to work with the LABC team nearest to your office you can, or if you already have a well established relationship with an LABC team, you can choose them. You simply partner with your chosen team through LABC's Partner Authority Scheme.

On education schemes, this means that you benefit from a co-ordinated approach which transfers experience and knowledge from the national network to a single point; giving you a professional delivery team who have a wide remit of skills gained through cooperation and support.

Building Control

Our Building Control service includes pre-planning and pre-tender consultancy to help you achieve cost and risk certainty. It also includes high quality plan appraisals, continuous site inspections, feedback, evaluation and ongoing engagement with all stakeholders.

We understand that many education projects are built on busy working sites with existing facilities that have to remain operational, so we coordinate tasks and timings with your project management to ensure the day to day running of the education establishment isn't affected.

Our approach

Building on previous experience and knowledge, we agree a process with you that ensures your path to compliance is smooth and efficient. We tailor our service to match your needs, provide upfront advice and work with you at every stage to help you find solutions.

We provide you with early bid stage advice because early involvement enables us to highlight the risks and identify any areas which may have been over specified, bringing value to your project. It also allows us to comment on means of escape, fire and access. We use our national Technical Working Group to look at solutions approved elsewhere or to resolve compliance questions from unusual, innovative or practically difficult construction designs. This is collaborative, fast and supportive, giving designers, specifiers and contractors confidence that what they are doing is sound and complies with standards.

We adopt a development team approach and work with you to ensure your initial designs meet the principles of the building regulations enabling more detailed plans to be prepared or tenders submitted with the surety that no fundamental changes will be needed. We also consult with the Fire and Rescue service and, following a thorough appraisal of your plans, we issue a Full Plans Approval Notice.

Once the project gets to site, we provide a site inspection service plan so checks take place when you need them. During construction, we provide ongoing support and advice to help you find solutions. This close working relationship and collaborative approach means we are always on hand at the critical stages so that sign off is achieved and the Completion Certificate issued to enable handover to take place.

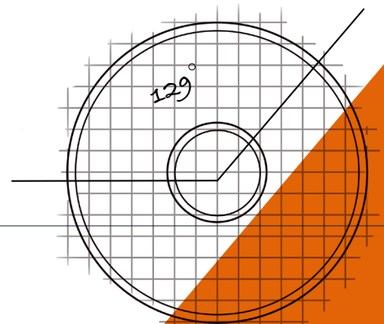
Additional Professional Consultancy Services

Designed to save you time and money

+ Acoustics Testing - LABC Acoustics offer a UKAS Accredited Sound Insulation Testing service as required by Approved Document E (2003).
+ Fire Risk Assessments - LABC Consult has over 120 qualified fire risk assessors, making them the largest FRACS accredited fire risk assessment team in the UK.
+ Air Pressure Testing - LABC Consult provide assessments to help you demonstrate compliance with Part L.
+ Energy and Sustainability - LABC's specialist trained surveyors provide a range of energy and sustainability advice, testing and calculations.
+ Fire Engineering - Our expert engineers excel in fire and smoke modelling, evacuation analysis, structural fire engineering and radiation analysis.

The benefits of working with us

+ Reduced risk and cost.
+ A single point of contact for all your design advice.
+ A quick response and resolution to your queries.
+ A proactive team who understand commercial pressures.
+ Unrivalled local site knowledge and engagement.
+ Consistency of interpretation and a pragmatic, innovative approach.
+ Local teams who provide a same day inspection service.
+ Well established relationships with the local fire and rescue service, highway teams and more.
+ A national network of expertise, knowledge and skill delivered at a local level.
+ The largest network of professional, skilled, qualified surveyors providing expert, technical advice.
+ Services charged at cost - no profit margin or shareholders.
+ A sustainable method of delivery - by using our local surveyors we minimise travel, spend more time working on your project and help reduce your carbon footprint.



Our expertise

With a strong heritage in applying the building regulations, LABC has been working in the education sector longer than any other building control provider. Our expertise extends to early BSF schemes, as well as Obis, Scape and the Education and Skills Funding Agency (ESFA).

This long-standing involvement with the education sector covers extensions and refurbishments through to new schools, academies and specialist university facilities.

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Trumpington Community College

Trumpington Community College, designed by Avanti Architects and built by Morgan Sindall, combines a 750 pupil place secondary school, an autism unit and a community sports centre for the City of Cambridge Education Foundation, Cambridge City Council and Cambridgeshire County Council.

The aspiration was to create a contemporary building which (whilst meeting current needs) could be adapted in the future. An engineered approach created a flexible structure with a bespoke column grid so that spaces can be subdivided and reorganised. The design is highly innovative in the way it links interactive and connected learning environments with unstructured learning spaces. The design and construction team worked together from conception to ensure technical solutions were fully embedded into the architecture.

The building received a score of 72.29% in BRE's post construction review and was rated BREEAM Excellent. The college also achieved EPC A rating as its carbon emissions are estimated to be significantly lower than those required by building regulations. Passive measures such as maximising the use of daylight, minimising overheating, the orientation of the building and natural ventilation were employed, taking advantage of the site's environment and biodiversity. Mitigation against climate change was tested using 2030 weather modelling scenarios and Soft Landings used to ensure the building will perform as designed.

An advanced fire engineered solution and fire strategy meant that internal open balconies could be included to enhance visibility and connectivity between parts of the school. The strategy looked at first principles fire engineering, going beyond prescriptive fire safety guidance. Smoke control systems with localised smoke channelling screens were used to divert smoke away from escape routes and, by including lobbies to the escape stairs, the architects reduced the numbers of stair cores thus improving the building efficiency.

Cambridge City Council Building Control worked extremely closely with us through all the phases of pre-construction and construction. A good working relationship was established between our Design Manager and Building Control allowing an open and effective exchange of information, with joint inspections carried out regularly ensuring challenges were overcome at every stage. They actively resolved issues to protect the project programme allowing a building of high quality to be delivered with confidence.'
Darren Carter, Regional Marketing & Communications Manager, Morgan Sindall

University of Bath

This 6 storey, £20m academic building at the University of Bath, built by Vinci Construction UK, provides teaching facilities, research spaces and office accommodation for staff at the Claverton Down Campus. The LABC team at Bath & North East Somerset Council has a well-established relationship with the University's Estates team having provided the building control service on their estate for many years. Building Control was appointed at RIBA stage 2 to provide advice during the pre-construction phase.

This complex scheme provided a number of challenges particularly around fire stopping, dampering of ventilation ductwork, sustainability and energy-efficiency. The building uses intelligent heating systems to take warm air from the atrium which then provides heating elsewhere. The University focus on energy usage and the team worked together to attain an EPC rating of B. This was achieved by significant improvement in the insulation U values, on site power generation via PV cells on the roof, passive solar shading, natural ventilation and automated control systems which monitor indoor air quality and lighting. In addition, the building has been designed so the system could be connected to the campus' main district heating scheme when future upgrades take place.

Ysgol Bae Balgan

This £40m landmark school for Neath Port Talbot County Borough Council provides accommodation for 1100 secondary, 300 primary and 100 pupils with additional learning needs in a single educational facility. Ysgol Bae Baglan school was designed to reflect the Welsh countryside, the building and the landscape come together to provide a seamless transition between the external and internal enviUronments. The building rises and falls to mirror the surrounding hills.

The new school, which achieved a BREEAM excellent rating, has reduced their running costs by incorporating over 20000 m² of photovoltaic panels and using the sports hall façade to act as a large transpired solar collector (TSC) which passively pre-heats air and warms the building. This system, developed by TATA Steel and Swansea University, is an innovative passive energy feature which is backed by Neath Port Talbot County Borough Council. The wall traps sun-warmed air in its outer layer, pre-heating it for supply to the sports hall and studio. Solar gains are maximized by the specification of dark coloured cladding. Through the use of the TSC approximately 10% of the school is directly heated by solar energy.

Ysgol Bae Baglan, which has 1,500 pupils and 200 staff is one of four schools in Wales to have achieved the Microsoft Showcase schools status which demonstrates its commitment and ambition to transform learning environments and increase the use of mobile and cloud technology. There are only 850 Microsoft Showcase schools worldwide.

For more information, please contact:
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