

Building Control & Environmental Compliance



The Howarth
Green thinking
House sustainability

Compliance offers a hassle free, fixed cost solution that will help you fully meet the requirements of the Building Regulations and the Government's sustainability requirements.

Compliance has been developed to provide the house builder and developer with essential information on the latest Building Regulations and planning changes as the Government implements its sustainability agenda, giving you an integrated, cost effective solution for compliance.

Pulling together the disparate regulatory issues together into one cost-effective package enables the developer to concentrate on the design and build of the property; while Compliance ensures that the process of meeting Building Regulations is a smooth and hassle free process. Compliance operates on a web-based platform enabling rapid communications and movement of plans and other information, but is equally comfortable managing projects via telephone and post - the choice is yours.



The Howarth
**Green
House**

compliance 

04-10

Residential Development services

- **Air Tightness & Acoustic Testing**
- **SAP Energy Assessments**
- **Building Control**
- **Code for Sustainable Homes Assessments**
- **Ecology & Flood Risk Assessments**
- **Compliance Advice**

Terms & Conditions apply; see page 15 for details or call 01706 356 230

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Commercial Development services

- **Building Control; plans approval, inspections and certification**
- **BRUKL SBEM Assessments – design and as built assessments**
- **Energy Performance Certificates**
- **Air Tightness & Acoustic Testing**
- **BREEAM Sustainability Assessments (retail, offices, industrial, multi-residential & other buildings)**

Terms & Conditions apply; see page 15 for details or call 01706 356 230

A simple, fixed price solution for **Air Tightness & Acoustic testing**



**FROM
£249**

Compliance offers a hassle free, fixed cost solution that will help you meet the requirements of Approved Document L1a Building Regulations:

- An air tightness test will be needed to pass Building Control. For small developments you will be penalised if you do not undertake one. This could, in the long run cost you more.
- An acoustic test is required to demonstrate an acceptable level of noise within buildings under Part E of the Building Regulations.

**Please note.*

All prices exclude VAT at the prevailing rate.

Tests carried out in a single visit.

Air tightness tests carried out on properties up to 400 sqm.

Terms & Conditions apply; full details upon application.

Our fixed prices*

Air tightness testing

No of tests	Price
1	£249
2	£325
3	£385
4	£445
5	£499
Larger schemes	Please call for a fixed price quote

Acoustic testing

No of tests	Price
1	£325
2	£400
3	£475
4	£550
5	£625
Larger schemes	Please call for a fixed price quote

The requirements in more detail

Air tightness

As the Government strives to reduce CO² emissions from new buildings, the Building Regulations place greater emphasis on the quality of the fabric of the building with air leakage being of particular importance.

In order to meet the target emission standards, it will be imperative to undertake an air-tightness test.

The test involves the sealing of all trickle vents and sources of passive ventilation, before using a large door mounted fan to 'pressurise' the building. The rate that the air escapes is then measured. You will fail building control if you do not get a test of at least 10M³/M²/hr at 50 PA

On developments of one or two houses you can choose not to undertake an air tightness test but it will result in a default rating being used. This will penalise your energy rating and need to be compensated for elsewhere, adding to build costs which could, in the long run cost you more than having the test done.

Acoustic testing

Approved Document E of the Building Regulations has been introduced to set the levels of acceptable noise in different buildings, meaning that party walls and floors in many buildings need to demonstrate their acoustic testing. Some sites may also require acoustic consultancy to satisfy planning requirements.

Testing involves measuring sound insulation at party walls and floors using specialised equipment. Walls are tested for airborne sound insulation - in other words, how much sound they insulate from one side to the other. This is done by taking a series of readings in rooms on both sides of the wall (as well as background noise levels and reverberation times) to calculate the reduction in sounds levels

Complementary Services available:

- **Building Control**
- **SAP assessments**
- **Energy Performance Certificates**
- **Code for Sustainable Homes assessments**
- **Water usage calculations**
- **Compliance advice**

Call us today
01706 356 230

Building Control & Energy Compliance made simple

FROM
£499



Compliance offers a hassle free, fixed cost solution that will help you fully meet the new Building Regulations requirements.

- Building Control – plans approval, inspections and certification (undertaken on all dwellings at the same time)
- SAP (Standard Assessment Procedure) – design and as built assessments for the whole building, as required by Building Regulations
- Predictive Energy Assessment
- On-construction Energy Performance Certificate
- Air Tightness Test

Our fixed prices*

No of new dwellings	Building Control only	Building Control & Energy Compliance
1	£499	£899
2	£775	£1,350
3	£975	£1,725
4	£1,199	£2,125
5	£1,399	£2,525
More than 5	POA	POA
Extensions		
To 40 M ²		£499
Over 40 M ²		£599
Loft Conversions		
To 10 M ²		£399
Over 10 M ²		£499

*Please note.

All prices exclude VAT at the prevailing rate.

For phased developments additional Building Control inspection costs may apply.

Air tightness test carried out on properties up to 400 M². Tests carried out in a single visit – not required for extensions/conversions.

Terms & Conditions apply; full details upon application.

The facts

As the Government strives to reduce CO₂ emissions from development, the Building Regulations place greater emphasis on lower carbon emissions, water restrictions and improved quality of the fabric of the building.

Our Building Control service is undertaken by Government licensed inspectors who will:

- Serve the Initial Notice to the Local Authority
- Undertake a design assessment and provide advice in relation to non-compliance including on fire strategy and DDA compliance.
- Provide a 'Plan Approval' so as that you are secure in the knowledge that your development meets the Building Regulations requirements
- Undertake site inspections during the build when you need them.
- At completion provide the 'Final Certificate' demonstrating compliance.

Our Building Control pack integrates our energy & air tightness services to help ensure that you comply with the minimum amount of hassle.

Our fees are based upon the development being undertaken in a single and continuous phase.

There are three key areas where best building practice will help you comply

- An air tightness test should always be undertaken – even when constructing one or two houses*. If a test is not undertaken, you will have to make compensatory building improvements which could, in the long run cost you more than having the test done. The test involves the sealing of all trickle vents and sources of passive ventilation, before using a large door mounted fan to “pressurise” the building. The rate that the air escapes through the building fabric is then measured. You will fail building control if you do not get a test of at least 10M³/M²/hr at 50 PA.
- You should use 'Accredited Construction' details to improve the thermal envelope. For more information go to www.planningportal.gov.uk
- You should consider the use of low & zero carbon technologies for heating & hot water or electricity micro-generation.

Complementary Services available:

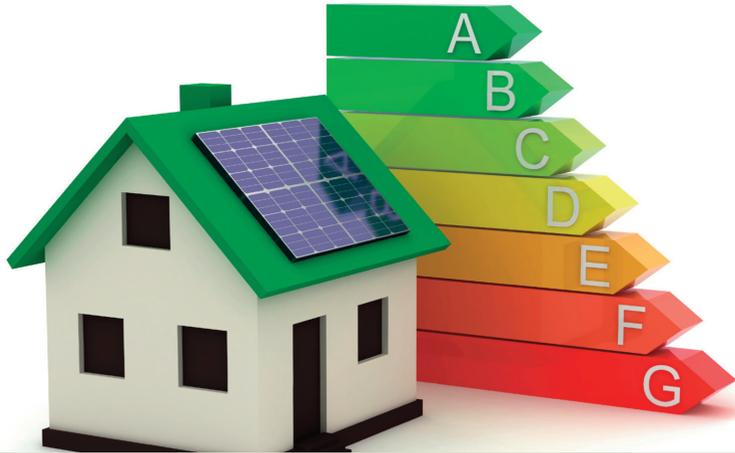
- **Code for Sustainable Homes assessments**
- **Water usage calculations**
- **Compliance advice**

* For two or less dwellings a default can be adopted of 15M³/M²/hr at 50 PA.

Call us today
01706 356 230

A simple, fixed price solution to **Energy Compliance**

**FROM
£119**



Compliance offers a hassle free, fixed cost solution that will help you fully meet the requirements of Approved Document L Building Regulations.

- **SAP** (Standard Assessment Procedure) - design and as built assessments for the whole building as required by Building Regulations
- Predictive Energy Assessment
- On-construction Energy Performance Certificate
- **ATT** (Air Tightness Test)

**Please note.
All prices exclude VAT at the prevailing rate.
Tests carried out in a single visit.
Air tightness tests carried out on properties up to 400 sqm.
Terms & Conditions apply; full details upon application.*

Our fixed prices*

SAP only

No of new dwellings	Price
1	£119
2	£204
3	£289
4	£364
5	£439

Larger schemes Please call for a fixed price quote

SAP & ATT

No of tests	Price
1	£349
2	£499
3	£640
4	£765
5	£890

Larger schemes Please call for a fixed price quote

Repeat dwelling £49

The facts

As the Government strives to reduce CO₂ emissions from development the Building Regulations place greater emphasis on lower carbon emissions and improved quality of the fabric of the building.

The SAP (Standard Assessment Procedure) calculation is used to calculate the energy efficiency of a dwelling; from October it is required before commencing on site.

At practical completion you will be issued with the Energy Performance Certificate.

- An air tightness test should always be undertaken – even when constructing one or two houses*. If a test is not undertaken, you will have to make compensatory building improvements which could, in the long run cost you more than having the test done. The test involves the sealing of all trickle vents and sources of passive ventilation, before using a large door mounted fan to ‘pressurise’ the building. The rate that the air escapes through the building fabric is then measured. You will fail building control if you do not get a test of at least 10M³/M²/hr at 50 PA.
- You should use ‘Accredited Construction’ details to improve the thermal envelope. For more information go to www.planningportal.gov.uk
- You should consider the use of low & zero carbon technologies for heating & hot water or electricity micro-generation.

Complementary Services available:

- **Building Control**
- **Code for Sustainable Homes assessments**
- **Water usage calculations**
- **Compliance advice**

* For two or less dwellings a default can be adopted of 15M³/M²/hr at 50 PA.

Call us today
01706 356 230

A hassle-free solution to **Code for Sustainable Homes** assessments

**FROM
£199**



Compliance offers a straight forward fixed cost solution to Code for Sustainable Homes certification and includes:

- Site registration
- Pre-assessment
- Design stage assessment
- Post construction review
- Final certification

Our fixed prices*

No of new dwellings	
Pre-assessment	£199
1	£995
2 - 5	£1,499
6 - 10	£1,849
11 - 20	£1,999
20+	<i>Please call for a fixed price quote</i>

**Please note.*

All prices exclude VAT at the prevailing rate. Fees exclude accreditation scheme costs of £35 per dwelling, subject to a minimum of £145 per scheme.

Fees are for the assessment only and exclude flood risk and ecology surveys, day-lighting calculations and other ancillary reports that are sometimes required.

Terms & Conditions apply; full details upon application.

The facts

Code for Sustainable Homes (CSH) assessments are increasingly being required by local planning authorities through the imposition of binding planning conditions.

CSH imposes additional obligations over and above Building Regulations including:

- Reduced building emissions and improved building fabric
- Further reductions in potable water consumption
- Best practice site management and use of sustainable materials
- Assessment of site ecology and flood mitigation
- Encouragement of good waste management and recycling
- Encouragement of low & zero carbon technologies
- Occupier health & wellbeing requirements

At design stage we will provide a 'traffic lighted' schedule against each assessment area clearly setting out the information and any additional environmental reports required to enable you to achieve the required standard set by your local planning authority.

Once we are able to 'green light' all assessment areas we will then assemble the compliant pack and submit it to the accreditation body as the 'design stage' assessment.

Upon completion of the build we will verify that you have completed the development in accordance with the 'design stage' commitments and issue you with the CSH certificate.

Complementary Services available:

- **Building Control**
- **SAP assessments**
- **Air tightness tests**
- **Water usage calculations**
- **Day-lighting calculations**
- **Low & Zero Carbon feasibility reports**
- **Composting Guides**
- **Home User Guides**
- **Compliance advice**

Call us today
01706 356 230

Building Control, Environmental and Energy Compliance made simple



Compliance offers a hassle free, fixed cost solution that will help you fully meet the new Building Regulations and sustainable development requirements.



Building Control & Energy Compliance

- **Building Control** – plans approval, inspections and certification
- **SBEM/BRUKL** – design and as built assessments for the whole building, as required by AD L2 Building Regulations
- **Full building warranty to BPL**
- **Energy Performance Certificates/Display Energy Certificates**
- **Air Tightness Tests**
- **Water usage calculations**
- **Day-lighting calculations**
- **Compliance advice**

Environmental Compliance

- BREEAM environmental assessments – Offices, retail, industrial and ‘other’ buildings.**
- **Site registrations**
 - **Pre-assessment**
 - **Design stage assessment**
 - **Post construction review**

Single building, single scheme £3,750.00

Terms & Conditions apply; full details upon application.

The facts

As the Government strives to reduce CO² emissions from development, the Building Regulations place greater emphasis on lower carbon emissions, water restrictions and improved quality of the fabric of the building.

Our Building Control service is undertaken by Government licensed inspectors who will:

- Serve the Initial Notice to the Local Authority
- Undertake a design assessment and provide advice in relation to non-compliance including on fire strategy and DDA compliance.
- Provide a 'Plan Approval' so as that you are secure in the knowledge that your development meets the Building Regulations requirements
- Undertake site inspections during the build when you need them.
- At completion provide the 'Final Certificate' demonstrating compliance.

Our Building Control pack integrates our energy & air tightness services to help ensure that you comply with the minimum amount of hassle.

BREEAM Environmental Assessments

Requirement to provide commercial environmental assessments have been incorporated into national planning policy and are rapidly filtering down into local authority policy through planning conditions. BREEAM requires improvements over and above Building Regulations:

- **Reduced building emissions and improved building fabric.**
- **Further reductions in potable water consumption.**
- **Best practice site management and use of sustainable materials.**
- **Assessment of site ecology and flood mitigation.**
- **Encouragement of good waste management and recycling.**
- **Encouragement of low & zero carbon technologies.**
- **Occupier health & wellbeing requirements.**

Call us today
01706 356 230

Welcome to the Howarth GreenHouse, a collection of leading environmentally focused products, complemented by cutting-edge specialist energy training solutions.

Comprehensive product range

Working alongside some of the world's foremost manufacturers of sustainable solutions the Howarth GreenHouse range includes the latest energy saving innovations, including solar thermal, solar photovoltaics (PV), air/ground source heat pumps, ethically sourced garden and landscaping products.

Specialist energy training

The renewable energy installation industry is the fastest growing sector within the construction, building services and engineering sectors. Solar PV especially is an immensely popular technology due to the attractive Feed in

Tariffs and suitability as a retro-fit product.

Through an exciting partnership with EcoSkies, the Howarth GreenHouse provides a bank of specialist knowledge and resources, at one of the few dedicated centres of its type in the North West.



Visit www.howarth-timber.co.uk for more details on our extensive selection of products and services



The Howarth GreenHouse



Solar Electric Systems

Solar electric systems, or Solar Photovoltaic (PV) utilise free energy from the sun to generate electricity, with the use of photovoltaic cells within roof mounted modules.

Got an enquiry? Howarth Express can help!

Fill in our enquiry form and we'll aim to get

TERMS AND CONDITIONS OF APPOINTMENT

1. THE APPOINTMENT

1.1 You (the Client) appoint Energy Review Ltd to undertake the "Compliance" assessment in accordance with these Terms & Conditions.

2. REMUNERATION

2.2 All charges made by us to you are subject to the Terms and Conditions detailed below. Remuneration is as stated overleaf and payable in full prior to commencement of the Compliance service.

Howarth Timber and Building Supplies Ltd are acting as our agents for these services and any claim or matter arising will be dealt with directly by Energy Review Ltd – see point 5.6.

3. ASSUMPTIONS

Our instructions shall be carried out and any advice shall be provided by us to you on the basis as set out below.

3.1 Any information supplied by you, your staff and/or professional advisers, local authorities and other statutory bodies and investigation agencies is accepted as being complete and correct unless otherwise specified.

3.2 The Property Misdescriptions Act 1991 makes it a criminal offence for agents and in certain circumstances a client, to make any representations which are misleading or false to a material degree. It is assumed that any information provided to us by you or your staff or professional advisers can be relied upon by us and that you will advise us immediately you become aware of any inaccuracies.

3.3 Title deeds and leases will not be inspected (unless specifically stated).

Unless otherwise agreed it is assumed that the property is free from any incumbrances or unduly onerous covenants, easements, other restrictions or liabilities which may affect the property or the implementation of our recommendations.

3.4 It is assumed that the property to be, under or constructed is or will be capable of being occupied in accordance with valid Planning approvals.

Furthermore the property complies with all relevant statutory requirements including (but not limited to) Byelaws and Fire and Health and Safety at Work Regulations.

3.5 We may, as appropriate, pass comment upon the apparent existence of contamination or pollution at or in the area of the property, the impact of past, existing or proposed uses of the property on its immediate environment or other environmental issues. Such written or verbal advice, howsoever provided, does not, however, constitute an environmental audit or survey and nothing contained in it should be treated as a statement that there are no contamination or pollution problems relating to the property or confirmation that the property, or any process carried on therein, complies with existing or proposed legislation on environmental matters. In providing you with Compliance advice we will not have considered whether there is any current liability to carry out work needed to comply with environmental legislation or any liability which may arise in the future as a result of proposed legislation.

3.6 Our surveys or research, where required, is as extensive as access and circumstances permit or based upon information provided by you to us.

The assessor/surveyor inspects as much of the surface area, internally and externally, as practicable and where required the report includes comment on energy related aspects and parts of the building.

3.7 The assessor/surveyor carries out such work as is reasonable in his professional judgment, bearing in mind the practical limitations imposed by the individual circumstances of the property or information provided.

3.8 No test or approval to service installations is made.

3.9 The Surveyor gives his opinion using all reasonable professional skill and care; however we do not accept any liability relating to economic loss or loss of profits suffered whether by you or any third party.

3.10 Where applicable, the opinion in the report is as at the date of that report or inspection.

3.11 Unless otherwise expressly agreed, the assessment advice and certification assumes that the property is unaffected by any statutory notice and that neither the property nor its use or proposed use gives rise to a contravention of any statutory requirements. The assessor/surveyor is under no duty to verify these assumptions.

3.12 Any report is confidential to you for the specific purpose to which it refers. It may be disclosed to other professional advisor assisting the you in respect of that purpose, but you shall not disclose the report to any other person.

3.13 Where energy saving costs are given, they are for guidance purposes only and should not be construed to be quotation or estimate and should be subsequently substantiated by proper competitive quotations or estimates

3.14 We accept no liability or responsibility for the management, maintenance or repair of the property or for any damage done to the property if we have taken due care and attention when surveying the property.

3.15 You consent to us or our trade suppliers contacting you in relation to product offers during the assessment process.

4. PERSONAL INTERESTS

4.1 We are not aware of any personal or family relationship which exists between us but we undertake to advise you immediately if we become aware of any such relationship.

5. TERMS AND CONDITIONS OF APPOINTMENT

5.1 These Terms and Conditions supersede all prior agreements, arrangements or understandings between the parties and no addition or modification to these Terms and Conditions of Appointment shall be binding upon either party unless agreed in writing by each of the parties.

5.2 All headings contained within this document are for ease of reference only and shall not affect the interpretation or construction of the Terms and Conditions of Appointment.

6. DISPUTES

6.1 The formation, construction, performance, validity and all aspects whatsoever of this agreement shall be governed by the Laws of England and the parties hereby agree to submit to the exclusive jurisdiction of the English Courts.

6.2 All complaints should be addressed in writing to Energy Review Ltd, Mooredege Farm, The Holme, Darley, Harrogate, HG3 2PP. We will endeavour to resolve all complaints using our Complaints Procedures which we will provide to you free of charge upon request. In the event that we are unable to satisfy your complaint you may refer the complaint, as a dispute and we will be bound by the process below.

6.3 Any dispute or difference which may arise between the assessor/surveyor and you in connection with these Conditions of Engagement or in connection with any matters arising there from shall be referred to and determined by a single arbitrator (hereinafter called "The Arbitrator") such arbitration to be held in, "country" of England.

a. The Arbitrator shall be appointed by agreement between the parties or in default of agreement the Royal Institution of Chartered Surveyors

b. The procedure to be followed shall be agreed by the parties or in default of agreement, shall be determined by the Arbitrator but in all cases the law and practice to be followed by determining the dispute or difference shall be the law and practice of the United Kingdom.

c. In the event that the parties of the Arbitrator shall determine that there shall be any right of appeal from the decision of the Arbitrator such appeal and any subsequent appeals shall be heard by the courts of the United Kingdom and in such event each party agrees to submit to the jurisdiction of any court of competent jurisdiction within the United Kingdom, and to comply with all requirements necessary to give such court jurisdiction. No court outside the United Kingdom shall have any jurisdiction over any matter touched by this agreement.

d. In the event of default by either party in respect of any procedural order made by the Arbitrator the Arbitrator shall have the power to proceed with the Arbitration in the absence of the party and to deliver his award.

Dated: July 2010





The Howarth
**Green
House**



Visit the Howarth GreenHouse today
Milnrow Road, Rochdale, Lancashire OL16 2AA
Telephone: 01706 356 230
Email: greenhouse@howarth-timber.co.uk
Website: www.bit.ly/howarth-greenhouse

The Howarth GreenHouse is a part of Howarth Timber, the UK's largest privately owned and operated timber group with branches located nationwide:

HOWARTH TIMBER & BUILDING SUPPLIES

NORTH WEST

Accrington	01254 380 500	sales.accrington@howarth-timber.co.uk	BB5 0DN
Ashton	0161 330 1634	sales.ashton@howarth-timber.co.uk	OL7 0AG
Blackburn	01254 699 696	sales.blackburn@howarth-timber.co.uk	BB1 3EE
Burnley	01282 426 241	sales.burnley@howarth-timber.co.uk	BB10 1RZ
Bury	0161 761 6416	sales.bury@howarth-timber.co.uk	BL9 6AQ
Darwen	01254 873 552	sales.darwen@howarth-timber.co.uk	BB3 2ES
Manchester	0161 834 8505	sales.manchester@howarth-timber.co.uk	M4 5HD
Oldham	0161 620 2128	sales.oldham@howarth-timber.co.uk	OL1 3LJ
Rochdale	01706 710 962	sales.rochdale@howarth-timber.co.uk	OL16 2AA
Sale	0161 973 9578	sales.sale@howarth-timber.co.uk	M33 6LB

YORKS & LINC'S

Barnsley	01226 289 494	sales.barnsley@howarth-timber.co.uk	S75 2BL
Bradford	01274 871 411	sales.bradford@howarth-timber.co.uk	WF15 8ER
Dewsbury	01924 462 186	sales.dewsbury@howarth-timber.co.uk	WF13 2AF
Grimsby	01472 361 621	sales.grimsby@howarth-timber.co.uk	DN32 9BA
Leeds	0113 2000 100	sales.leeds@howarth-timber.co.uk	LS9 0RA
Malton	01653 697 776	sales.malton@howarth-timber.co.uk	YO17 6BT
Scunthorpe	01724 860 325	sales.scunthorpe@howarth-timber.co.uk	DN15 6XH
Thorne	01405 813 515	sales.thorne@howarth-timber.co.uk	DN8 5DY
Wakefield	01924 372 291	sales.wakefield@howarth-timber.co.uk	WF1 5DW
York	01904 629 931	sales.york@howarth-timber.co.uk	YO26 4ZH

MIDLANDS

Corby	01536 407 079	sales.corby@howarth-timber.co.uk	NN18 8ET
Derby	01332 360 233	sales.derby@howarth-timber.co.uk	DE1 3QT
Mansfield	01623 624 455	sales.mansfield@howarth-timber.co.uk	NG19 7JG
Newcastle	01782 715 900	sales.newcastle@howarth-timber.co.uk	ST5 1AW

LONDON & SOUTH EAST

Dartford	01322 286 844	sales.dartford@howarth-timber.co.uk	DA1 1BN
London	020 8691 6237	sales.london@howarth-timber.co.uk	SE4 2LY
Tottenham	020 8808 4337	sales.tottenham@howarth-timber.co.uk	N17 6RA