



Our Ref: BC/2024/471
Date: 27/11/2024

Analiza Falcutila
Moneyrow Properties
1 Market Hill
Calne
SN11 0BT

Dear Ms Falcutila,

RE: Dormer loft conversion and alterations to create new en suites at 7 Queens Road, Hinckley, LE10 1ED

Please find enclosed a copy of the Final Certificate for the Building Regulations at the above. The Building Regulations cover fire safety and access and use for disabled people for the building but, as a service provider and employer, you do have additional responsibility for both of these under the Equalities Act 2010 and the Regulatory Reform Order 2005.

Equalities Act 2010

Service providers and employers should ensure that any service users and employees are not unduly disadvantaged using the service and reasonable procedures for dealing with disabled people should be considered. Further advice is available at:

www.gov.uk/guidance/equality-act-2010-guidance

Regulatory Reform Order (Fire Safety) 2005

The Regulatory Reform order requires that a responsible person (usually the manager) provides a written Fire Risk Assessment for the occupied premises, identifying all fire risks and fire precautions required. The assessment should take into account not only the building design, but also the processes used.

May I take this opportunity to thank you for using Approved Building Control Services and should you have any comments to make, please write to us at the above address.

Yours sincerely,

Joe (Joachim) Barnett BSc(hons), MCABE, MCIOB, Registered Building Inspector 2A-F 4A-F
Registered Building Inspector
On behalf of Approved Building Control Ltd
Date: 27/11/2024



Section 51 of the Building Act 1984

The Building (Registered Building Control Approvers etc.) (England) Regulations 2024

FINAL CERTIFICATE

Job Number: BC/2024/471

1. This certificate relates to the following work:
Dormer loft conversion and alterations to create new en suites at 7 Queens Road, Hinckley, LE10 1ED
2. **Approved Building Control Ltd** hereby confirms
 - (a) it is a registered building control approver for the purposes of Part 2 of the Building Act 1984;
 - (b) the work described in this certificate is within the scope of its registration; and
 - (c) the above work is the whole of the work described in an initial notice given by it and dated **26/04/2024** ~~[- and amended on Not Set -]~~
3. The work **does not** concern a new dwelling.
4. No optional requirement in the Building regulations 2010 applies to the work
5. One or more of the optional requirements in the Building Regulations 2010 applies, namely -
 - (a) regulation 36(2)(b) (optional water efficiency requirement of 110 litres per person per day) of the Building Regulations 2010, **does not** apply to this work
 - (b) requirement M4(2) (category 2 - accessible and adaptable dwellings) of Schedule 1 to the Building Regulations 2010, **does not** apply to this work
 - (c) requirement M4(3) (category 3 - wheelchair user dwellings) of Schedule 1 to the Building Regulations 2010, **does not** apply to this work
6. **Approved Building Control Ltd** hereby confirms
 - (a) the work described above has been completed, and
 - (b) it has performed the functions assigned to it by regulation 4 of the Building (Registered Building Control Approvers etc.) (England) Regulations 2024.
7. **Approved Building Control Ltd** hereby confirms Regulation 38 of the Building Regulations 2010 does not apply to this work.
8. A final certificate has now been issued in respect of all the work described in the initial notice referred to in paragraph 2.
9. **Approved Building Control Ltd** hereby declares it has had no professional or financial interest in the work described since giving the initial notice referred to in paragraph 2.
10. **Approved Building Control Ltd** hereby confirms it has received a statement, from the client for the work described in this final certificate, which is in accordance with regulation 18(d) of the Building (Registered Building Control Approvers etc.) (England) Regulations 2024.
11. **Approved Building Control Ltd** hereby confirms it has received a statement, from each principal contractor (or sole contractor) for the work and from each principal designer (or sole or lead designer) for the work described in this final certificate, which is in accordance with regulation 18(e) of the Building (Registered Building Control Approvers etc.) (England) Regulations 2024.
12. **Approved Building Control Ltd** hereby confirms it has consulted the fire and rescue authority in accordance with regulation 9 of the Building (Registered Building Control Approvers etc.) (England) Regulations 2024.



Approved Building Control
Ltd
Oaklands
103 Duffield Road
Derby
DE22 1AE

13. **Approved Building Control Ltd** hereby confirms that none of the work to which this notice relates is higher-risk building work.
14. **Approved Building Control Ltd** hereby confirms that it has obtained advice from a registered building inspector before submitting this notice.
15. This certificate is evidence (but not conclusive evidence) that the requirements specified in it have been complied with.

Signed: Joe (Joachim) Barnett
BSc(hons), MCABE, MCIQB, Registered Building Inspector 2A-F 4A-F
for and on behalf of **Approved Building Control Ltd**
27/11/2024