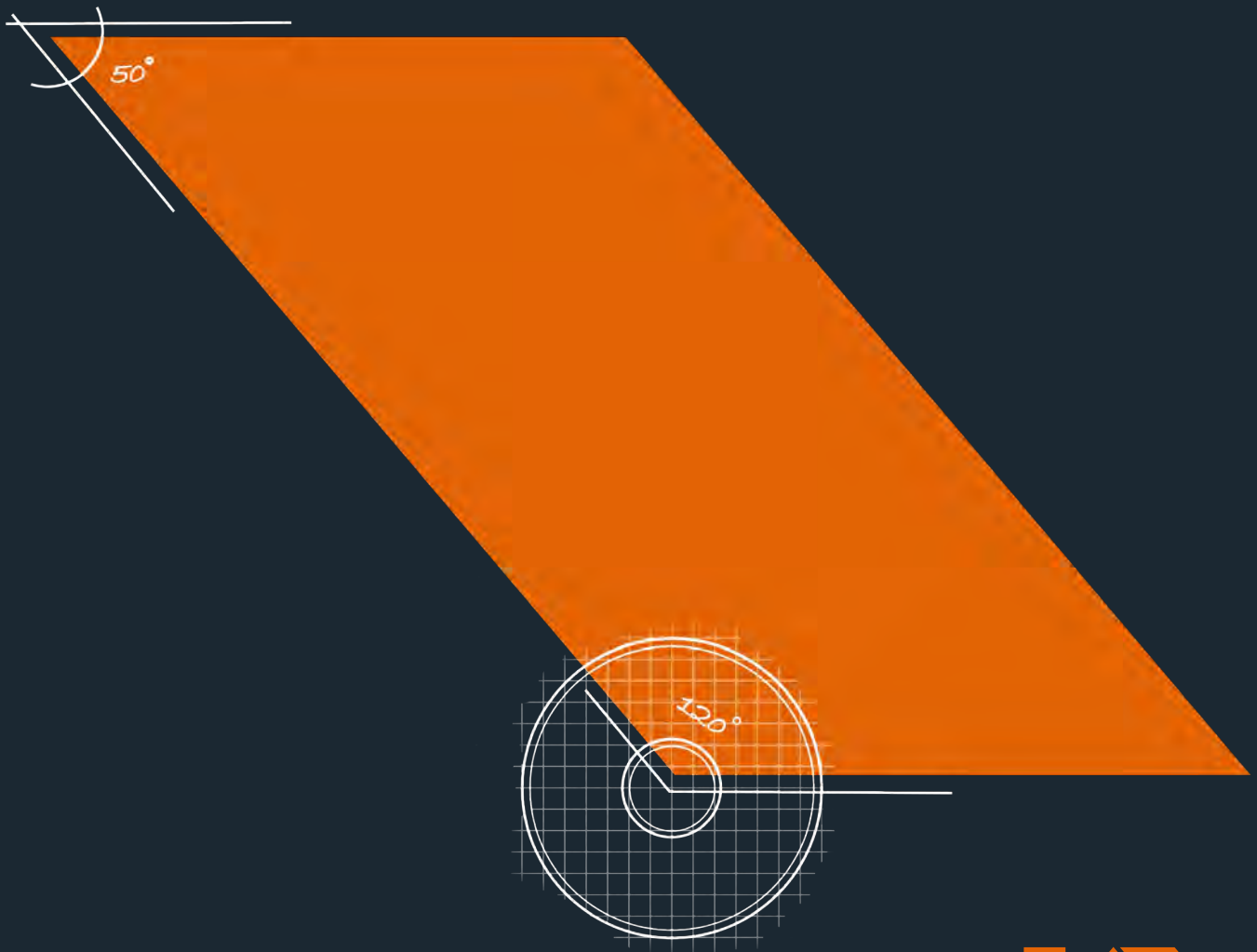


Experts in Healthcare Building Control

advice | solutions | compliance





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 healthcare sector

LABC has a proven track record of working in the healthcare sector with an impressive and extensive portfolio of projects in both the primary and acute sector, covering new builds, extensions and refurbishments.

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.

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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*



Experts in Healthcare Building Control

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 healthcare 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 healthcare 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 healthcare facility 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 HTM 05-02 (Health Technical Memorandum) fire code which outlines fire safety provision in NHS premises and is a key consideration in health care design and construction. 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.

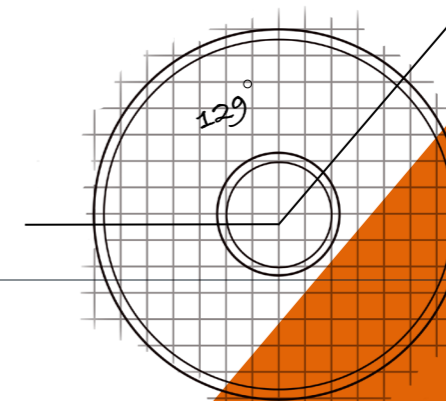
Additional Professional Consultancy Services

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 healthcare sector longer than any other building control provider. Our expertise extends to early PFI schemes, through ProCure21 and ProCure21+, and includes NHS LIFT, ETTF schemes and private health projects.

This long-standing involvement with the health sector covers primary care such as doctors' surgeries through to new build hospitals and specialist facilities.

Houghton Le Spring Primary Care Centre, Durham

This £20m scheme, which was designed by P+HS and built by Willmott Dixon for Sunderland Teaching Primary Care Trust, puts health and wellbeing at the forefront of the local community with a new build health clinic and refurbishment of the connecting health centre. It is located next to the existing council operated leisure centre to aid patient recovery and encourage community engagement.

The scheme, which was delivered through the Scape Procure Framework, combines health and social facilities, and accommodates GP practices, a minor injuries walk-in centre, a planned care and diagnostics suite, a major surgery treatment centre, and a 24-bed rehabilitation unit. Sports and leisure facilities include a MUGA, a skateboard park alongside an existing bowls green, refurbished sports halls and an indoor bowls hall. A 'wellness studio' linked to fully equipped physiotherapy facilities is also provided.

P+HS worked closely with CABE to ensure a high quality solution and with Breathing Buildings, incorporating an innovative natural ventilation solution to achieve a highly sustainable solution. This low carbon scheme is the first UK health building to achieve BREEAM 'Outstanding' and has been awarded the BRE award for Best Healthcare Building in the UK as well as the CENE Legacy Awards for Sustainability.

The annual energy bills for the centre and CO2 emissions are 38% lower than a standard health building, and the building is EPC A-rated. Factors contributing to the centre's sustainable 'green' rating include renewable energy provided by solar thermal panels, photovoltaic panels and an 18m high wind turbine. These ensure the building maintenance cost for the NHS is reduced.

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P+HS work closely with Redcar & Cleveland Borough Council's LABC team who provide pre-application consultations on our schemes. When we work on concepts we ask the LABC team for their opinion on the design. It's a great service which help us respond quickly to questions or concerns from our clients.'

James Almond, Associate, P+HS Architects

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Wrightington Hospital, Lancashire

The new £14.6m, ProCure21+ scheme at Wrightington Hospital saw the creation of a new two-storey building housing post-operative wards, an innovative four bay orthopaedic 'Barn Theatre', an admissions unit and a recovery unit. This new facility has helped ensure that Wrightington Hospital remains a centre of excellence in orthopaedics.

The client, Wigan and Leigh NHS Foundation Trust, took a collaborative approach and invited the LABC team to pre-submission meetings with the IBI Group. After initial consultation with LABC, the IBI Group produced detailed designs using BIM Level 2 which were submitted for planning approval. The new hospital achieved a BREEAM 'Very Good' rating.

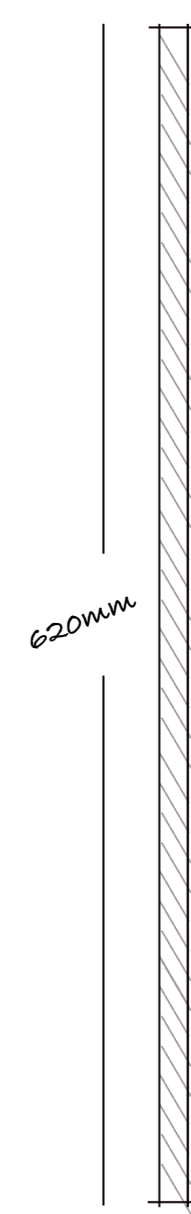


Seamoor Unit, Barnstaple

North Devon Healthcare NHS Trust's new £2.2m chemotherapy and day treatment unit is a wonderful purpose-built facility which enables cancer patients to be treated locally. The specialist unit offers a personalised service with greater comfort, privacy and space to sit with families, which makes a huge difference to patients' overall wellbeing.

The Seamoor Unit was designed by the David Wilson Partnership and built by Morgan Sindall who worked closely with the LABC from North Devon District Council. Following patient consultation, the unit has a main treatment area with 14 treatment chairs in an open-plan design; separate en-suite treatment rooms, seven consultation rooms for oncology and haematology outpatients, a resource room, a quiet room, and a staff meeting room.

Solar panels, under-floor heating and a sedum roof contribute to the eco-friendly design and helped the Seamoor Unit become the first building in North Devon to achieve a BREEAM excellence award for sustainability.





For more information, please contact:
Vanessa Good, Business Development Director - Commercial
LABC, 66 South Lambeth Road, London, SW8 1RL
T: 020 7091 6860
E: vanessa.good@labc.co.uk
M: 07795 956015

www.labc.co.uk