



COMPLIANCE THROUGH COLLABORATION

An ebook from Butler and Young



BUTLER & YOUNG

AN INTRODUCTION

Butler & Young Ltd are the market leading independent provider of building control and the recognised authority on all matters regarding building regulations. Since 1997 our service has been delivered on over 70,000 projects of all sizes across all sectors in the ever complex field of Building Regulations.

Operating from a national network of offices we provide consistency via a single point of contact regardless of the project location.

Our prime focus is on meeting our clients' needs and we are committed to raising standards and increasing the level of compliance to benefit the construction industry and wider society.

An accessible, collaborative and reactive approach combined with high technical capability reduces compliance risk providing real build, building lifetime cost savings and improving standards of health safety and sustainability.

Government licensed, we provide a full building control service and don't act as agents to local authorities'.

Who Are We?

We believe we are the only place you need to go to find the expertise you need to guide your project through the building regulations process. We employ highly motivated and experienced building control surveyors that understand the real world. All our staff work directly for us to ensure the highest levels of customer satisfaction and we regularly train young people to become building control surveyors.

We ensure all staff are kept up to date with technical changes and are safe in carrying out their role. We audit ourselves rigorously and are quality certified to ISO 9001 and hold environmental certification to ISO 14001. We have also invested heavily in an infrastructure that allows us to keep up with industry advances such as BIM and Web Collaboration.

Our impact is varied; we are active strategically both in building control circles and within the whole construction industry. We always respond to government consultations, carry out research and are members of fire authority and constructors working parties.





Client Orientated

Our clients are important to us so we ensure that we are available when needed, reliable and prompt without the burden of bureaucracy.

We always take the time to listen to and meet our clients' needs aligning our experience and expertise to ensure this. As part of our ongoing relationships we are there to provide impartial advice and provide CPD events when changes take place with the regulations.

Our fees are sensibly set reflecting the quality and value of service we provide.

Our service

As the UK's leading private sector building control body we believe that the building control procedure can add considerable value to the design and construction process.

With early involvement at pre-planning and pre-application stage our expertise will reduce both cost and compliance risk from the design process. Our pro-active relationship with our fire authority partners reduces the compliance risk associated with fire safety legislation.

We are focused on providing an accessible, reliable and measurable return on the investment our clients make in our services. Early involvement allows us to deliver reduced construction and building lifetime costs.

Our building control process is simple and can be tailored to align with the design and construction process without deadlines or time constraints.

We can also bring additional value by providing building warrant consultancy in Scotland via our experienced team based in our Coatbridge office.

Today, the majority of projects are won or lost at the initial tendering stage. Our service is tailored to assist with matters relating to the building



Regulations and allied legislation during this crucial period.

Unlike Local Authority Building Control, there is no formal plans approval that can be difficult to arrange. Our service is tailored to reflect design development and takes account of the various stages or packages of work. Where a stage or package reaches a point where a formal approval can be granted, a Plan certificate can be issued on request.

Rapid Plan Checks generally take between 5 and 10 working days.





TRENTON FIRE

Trenton Fire are a leading, independent fire safety consultancy providing unbiased expert analysis, advice and solutions on a wide range of fire safety issues both in the UK and overseas.

Part of the Butler and Young Group, we have support and advice from the wider Group including Approved Inspectors while retaining complete independence and excellent relationships with all Building Control bodies.

Structural Fire Engineering

Trenton are experienced in the application of structural fire engineering principles to ensure robust and cost effective fire protection strategies.

This concept requires performance based fire engineering assessments to determine the required level of protection based upon the given buildings occupancy, ventilation, loading and boundary conditions. The approach often results in significant added value relative to the application of regulatory guidance.

Trenton are able to offer assessments of steel, concrete, composite and timber frame buildings.

By applying CFD modelling, in conjunction with advanced computational heat transfer and structural analysis tools, Trenton are able to evaluate the structural fire performance of complex buildings.

Trenton engineers are also experienced in the forensic assessment of fire resistance provisions in existing and historical buildings. As a result we are able to appraise the likely fire resistance achievable by a retained element of structure or a structural element that has suffered damage as a result of fire.

Fire Risk Assessment

Our Fire Risk Assessment Service is Certified under the UKAS Accredited BAFE SP205 Life

Safety Fire Risk Assessment Scheme which provides our clients with the reassurance that appropriate due diligence has been undertaken in the selection of a third party to carry out fire risk assessments on their behalf.

Because we are not linked with any fire equipment manufacturer we are able to offer an independent service that includes skilled assessment, construction site fire safety, staff training and fire engineered solutions. We can provide full support, scheduling regular fire risk assessments, prioritising defects and project managing corrective actions by tendering for the work and organising necessary access and support. Training can then be done to help ensure compliance under the relevant legislation.

Coupled with our unique efficiency assessments we can ensure the most cost effective solutions are utilised in achieving legislative compliance. Remarkably, often when these efficiency assessments are costed we actually provide a net saving to our clients on many buildings. By employing Trenton to do your fire risk assessments the result can be no cost to our clients and possibly a net decrease in overheads.

Product/Door Assessments and Modern Methods of Construction

By undertaking door and partition surveys our engineers can assess the fire resistance of existing construction and avoid unnecessary



demolition or replacement. In existing buildings this means heritage can be blended with the fire strategy and unconventional door sets or partition systems can be assessed as having a similar rating as new, or fire engineering can be used to justify a lower rating.

Trenton Fire have a distinguished track record working with various manufacturing bodies looking at providing an independent assessment of the fire testing required to prove performance. We have been so successful at this that we have recently completed some research for English Heritage looking at a new approach to assessing their fire doors.

There are many pitfalls when it comes to assessing these products for use in the UK marketplace, particularly when brought in from overseas. We can provide expert advice on the application of products to avoid any costly mistakes.

One of the solutions put forward to achieve savings on new buildings is through a wider use of off-site construction. Trenton Fire have worked with various clients looking at standardising door and stair widths to reduce the cost of purchasing doors through bulk discounts. By reducing the door widths to only three standard sizes the time taken on site can be significantly reduced.

Fire Advisor Support

Due to changes in legislation and organisational cut backs our clients have made us aware that for those with large estates (e.g. Healthcare, Universities, Central Government and large corporations) it's becoming increasingly difficult to find the right staff to fill the Fire Advisor role.

Trenton Fire offer a dedicated service aimed at ensuring all your legislative requirements for fire safety are met, and all other fire safety issues are addressed. Sup can be provided in two ways:

- 1) Supporting existing Fire Safety Teams. Where a fire safety team is being reduced a cost effective way of supporting existing teams, to cover absences or new projects, is to hire in our services at the specific time and the level required.
- 2) Providing Fire Safety Teams. If a specific project is planned or a new Fire Advisor is needed, we have a network of fire safety professionals around the UK who are highly trained and available for various contract terms.

Technical Reviewing Service

Trenton Fire have provided a checking service for one of the largest approved inspector organisations in the UK for over 18 years. This means there is no-one better at reviewing fire safety reports, whether they are based on CFD modelling or calculations, fire test reports and assessments, or fire strategies from other organisations. This can be done to suit many different budgets from a simple acceptance assessment through to detailed engineering justification, supporting all recommendations with the implications on the rest of the design and future operation identified.





2015 CDM

The Construction (Design and Management) Regulations 2007 are changing. Is it for the better?

At Butler and Young Consultants we believe it is, even though we provide CDM Coordinator services!



If you are in business then the Health and Safety at Work Act applies to you as an employer or self-employed person and you have to safely manage your work and how it might affect others. The Management of Health and Safety at Work Regulations provide more explicit requirements on how this should be done. They set out the need for risk assessment and the application of "The Principles of Prevention". This applies whether you manufacture widgets, manage an office or work in construction. You should be competent at your business or get suitable advice from those that are. The degree of expert advice needed will be proportionate to the likely risks associated with your business undertaking. If you are in an established business with fixed permanent premises then you can develop your safe systems of work and train those you employ more easily.

Construction sites are considered to be a risky business and the product, structures, are not factory produced like widgets. The employment arrangements for the production of structures are complicated due to contracting and sub-contracting during the design and construction stages. It's not always easy to know where absolute responsibility lies and due diligence can be diluted by the various procurement layers.

This is where CDM comes in. The Regulations were introduced in 1994 to comply with the European Directive for mobile and temporary construction sites. Construction was killing and injuring too many people in Europe and something had to be done. Fundamentally, they seek to make it more explicit who, in design and management, should do what so as to make things safer for those who build, use,



maintain and demolish structures. Of course it is a little more complicated than that but in simple terms they make the requirements of the Management Regulations more explicit for construction. Under CDM, there is a section for construction site safety so that managers have general regulations to follow, as well as the more explicit requirements under various other regulations such as Work at Height, Confined Spaces, Asbestos, COSHH, RIDDOR, etc. Fire Safety Management is also explicitly referred to in CDM. The remainder of CDM seeks to ensure cooperation and coordination between the various parties involved in designing and planning for construction. Most importantly, it attempts to get the duty holders to integrate safety and health matters into what they ordinarily do. The explicit duty holders all need to be competent at what they do, regardless of what CDM may or may not say - all employers must have competent health and safety advisors who understand safety for planning and managing construction. The Principal Contractor is clearly that advisor in the construction phase. During the pre-construction phase the CDM-C is currently that advisor. In future, the CDM-C appointment may not be there but, under the Management Regulations, the requirement for competent advice remains. The new "Principal Designer" role has very specific responsibilities in the pre-construction phase but will not be the Client's health and safety advisor! The Client, as the leader of the construction project is responsible to ensure things are done by others. How will they apply due diligence to their role without some specialist advice and assistance?

Clients, Designers and any Principal Designers will need CDM advisors more than ever. This is a good thing and Butler and Young Consultants CDM Services are ready and waiting for the new challenges to help keep construction safe.



COMPLIANCE THROUGH COLLABORATION



We offer a fully integrated multi disciplinary compliance service from a national network of offices. Our mission is to deliver highly professional and technical staff capability to our clients in a way that adds value and removes risk from the compliance process while improving standards of health, safety and sustainability across the built environment.

Please contact us on 020 8253 4900
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Our clients enjoy:

- Risk free compliance
- High capability
- Measurable Added Value
- Accessible and reliable service
- Understanding
- Reduced Bureaucracy
- National consistency

Society enjoys:

Improving standards of health, safety and sustainability across the built environment.