1) London Building Control Update – changes in legislation, compliance requirements and building regulations. Do we need a conversation before and what are our other options? Building Control Surveyors. In touch with Stroma Building Control. Need Structural Warranty. Building Control and Structural Wall has to be in line. Need all technical drawings and Building Regulations and reach out to Building Control companies. It's better if Building Control and Structural Warranty. Leave this to Bora Bey to get quotations and they will copy Umang and Asim Bey. Client should pay and appoint this.
2) Project Timelines 1) Party Wall 2) Building Control 3) Structural Warranty – it will take time to complete the full set of drawings and end of November/Dec Meeting. Construction planned for end of January. No Gas supply needed, only Electric Supply (Heat Pump needed) or Electric Boiler > Check Bills, new Water and Electric Supply. Application to UK power Network and Water.
3) CIL – Contact for contribution to start works (what is the procedure, any liabilities?)Don't send e-mail now, only when we start construction. During process of construction to contact.
4) CIL cost - £15,000 - £20,000 due to levy Hard to give exact estimate
5) Party Wall Quotation to be sent to Asena Hanim, need to know depth of piling (foundations) Kemal meeting with Bora Bey and Asena Hanim today.
6) Building Regulations – Start Date?
7) Inspection for Details
8) Follow all Plans – Tree Protection/Soil Nothing needed for this now, side measures, advised on site.
9) Check warranty of New Builds Important – Bora Bey managing. There are special companies for this. Aim to have a building control company that aligns with the warranty.
10) Update on Utilities/Gas/Electric
11) Conditions 1,2,8 and 12 do not require formal discharge (general conditions)
12) - Condition 1 (commencement) will be satisfied upon starting works next year, which is well within the 3-year window
    - Condition 2 is a general requirement – all works will strictly follow the approved drawings
    - Conditions 8/9 – Tree protection measures, as outlined will be implemented before works commence and maintained throughout the construction period.
    - Condition 12 (water efficiency) will be covered in technical specification and reviewed as part of Building Control approval.
13) Notice to Tenants No legislation or law for this. LIM can notice 1 or 2 months before. Letter to be sent by architect before construction starts.