Approved Inspectors Ltd
Riverside, Mountbatten Way, Congleton, Cheshire, CW12 1DY
Tel: 01260 546900

Email: cheshire@approvedinspectorsltd.co.uk
Web: www.approvedinspectorsltd.co.uk

Mr Matthew McClurg
37 Lower Vicker Street (plot 50)
Manchester
M40 7LX

23rd January 2019

Reference: AIEC-18-35962

The Building Act 1984
The Building (Approved Inspectors etc.) Regulations 2010

Dear Mr McClurg

RE Garage Conversion at 37 Lower Vicker Street (plot 50), Manchester, M40 7LX

We refer to the above project and following our final inspection, we have pleasure in confirming that we have issued our Final Certificate in accordance with Section 51 of the Building Act 1984 to the Local Authority. A copy is enclosed for your records.

Should you have any queries or would like any advice on future projects please do not hesitate to contact us.

Yours sincerely

D. Edwards

Dave Edwards MRICS - Director

For and on behalf of Approved Inspectors Ltd

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Final Certificate

Section 51 of the Building Act 1984 ("The Act")
The Building (Approved Inspectors etc.) Regulations 2010 ("the 2010 Regulations")

1. This certificate relates to the following works: **Garage Conversion at 37 Lower Vicker Street (plot 50), Manchester, M40 7LX**
2. Approved Inspectors Ltd is an approved inspector and the work described above is **the whole** of the work described in an initial notice given by me and dated **19/12/2018**.
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),~~
   b. ~~Schedule 1 Part M optional requirement M4(2) (category 2- accessible and adaptable dwellings),~~
   c. ~~Schedule 1 Part M optional requirement M4(3) (category 3- wheelchair user dwellings), or~~
6. The work described above has been completed and I have performed the functions assigned to me by regulation 8 of the 2010 Regulations.
7. A final certificate has now been issued in respect of all the work described in the initial notice referred to in paragraph 2 above.
8. Copies of the notice of approval and of a declaration of insurance relevant to the work described in this notice are on the register kept by the body designated under regulation 3 of the 2010 Regulations
9. The work **is** minor work.
10. Approved Inspectors Ltd have had no professional or financial interest in the work described above since giving the initial notice described in paragraph 2 above.
11. This certificate is evidence (but not conclusive evidence) that the requirements specified in it have been complied with.

Signed

D. Edwards

Dave Edwards MRICS - Director
For and on behalf of Approved Inspectors Ltd
Date: 23/01/2019