



LONDON
BUILDING CONTROL

**13 Woodstock Street,
London W1C 2AG**

T:(General) 0845 630 2112
(London) 0207 099 3636
Email: info@londonbuildingcontrol.co.uk
Web: www.londonbuildingcontrol.co.uk

Our Ref : 23/100514/NWDDL/BF
Date : 21-10-2024

CRU Estates Limited
26 Old Lansdowne Road
MANCHESTER
M20 2NU

Dear Sir/Madam,

THE BUILDING ACT 1984
THE BUILDING REGULATIONS 2010
THE BUILDING (REGISTERED BUILDING CONTROL APPROVERS ETC) (ENGLAND) REGULATIONS 2024

Proposal : Conversion of attic into a bedroom with shower
Address : 47 Marshall Road , Manchester , M19 2EG

As our building control role for your project is now coming to an end, I am writing to thank you for giving us the opportunity to carry out this function on your behalf. We enclose a copy of the Final Certificate for the above works (the Local Authority have been sent the original certificate for their records and have 10 days to check the details, after which it is deemed accepted).

If you have any comments to make, or can suggest ways we can improve our services, please let us know. We are also requested by the government to enclose a questionnaire, from time to time, concerning our service; if this is enclosed, and you wish to make your comments known, please complete and return it to us. You may also use our form on the web,

<https://www.londonbuildingcontrol.co.uk/about-us/customer-feedback-survey/>

Thank you once again for using London Building Control Ltd for your project.

Yours faithfully,

Amber Dawson
Administration
For and on behalf of **London Building Control Ltd**
Registered Building Control Approver

Email: amber@londonbuildingcontrol.co.uk
Telephone No: 0161 660 0806

Enclosure : Final Certificate (copy)

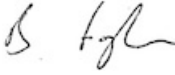
Note : **Gas installations** : Gas installations should be carried out and certified by approved Gas Safe installers and are not certified by London Building Control.

Electrical installations : Domestic electrical installations should be carried out by an installer registered under the 'competent person scheme' who should supply a compliance certificate within 30 days of this should be referred to the registered installer).

completion (any concerns regarding



FINAL CERTIFICATE

1. This certificate relates to the following work: Location: 47 Marshall Road, Manchester, M19 2EG	My Reference : 23/100514/NWDDL/BF Date : 21-10-2024
Description of work: Conversion of attic into a bedroom with shower Building use: Domestic	
2. London 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 06-07-2023	
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 following optional requirements applies to the work, namely— (a) regulation 36(2)(b) (optional water efficiency requirement of 110 litres per person per day) of the Building Regulations 2010, (b) requirement M4(2) (category 2 – accessible and adaptable dwellings) of Schedule 1 to the Building Regulations 2010, (c) requirement M4(3) (category 3 – wheelchair user dwellings) of Schedule 1 to the Building Regulations 2010]~~	
6. London 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. ~~London Building Control Ltd hereby confirms the person carrying out the work has notified it to the effect that the fire safety information has been given to the responsible person as required by regulation 38 of the Building Regulations 2010, as modified by regulation 5 of the Building (Registered Building Control Approvers etc.) (England) Regulations 2024;~~	
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. London Building Control Ltd hereby declares it has no professional or financial interest in the work described since giving the initial notice referred to in paragraph 2	
10. ~~London 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. ~~London 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 10(e) of the Building (Registered Building Control Approvers etc.) (England) Regulations 2024.~~	
12. ~~London 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.~~	
13. London Building Control Ltd hereby confirms that none of the work to which this certificate relates is higher-risk building work.	
14. London Building Control Ltd hereby confirms it has obtained advice from Matthew Ben Foylan - Class 2 A, B, D, E, 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.	
 Signature: Matthew Ben Foylan - Class 2 A, B, D, E On behalf of London Building Control Ltd	