

## Appendix 2 - Balcony Decking Building Control Certificate

## Final Certificate

**Our Reference:** OPP-048697-Building Control

**Initial Notice Acceptance Reference:**

This certificate relates to the following work:

1	Description of work: Replacement of timber balcony decking with non-combustible aluminium decking material. Address: High Point Village, 83-103 Station Road, Hayes, Middlesex, UB3 4BG Use of Building: Residential (dwellings)
2	Stroma Building Control Ltd is the Approved Inspector and the work described above was <b>the whole of the work</b> described in the initial notice given by Stroma Building Control Ltd and dated 24/06/2021, and amended on 03/02/2023
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 optional requirements in the Building Regulations 2010 applies, namely - a) <del>Regulation 36(2)(b) (optional water efficiency requirement of 110 Litres per person day)</del> b) <del>Schedule 1 Part M optional requirements M4(2) (category 2—accessible and adaptable dwellings)</del> c) <del>Schedule 1 Part M optional requirements M4(3) (category 3—wheelchair user dwellings)</del>
6	The work described above has been completed and we, Stroma Building Control Ltd, have performed the functions assigned to us by regulation 8 of the regulations.
7	Final certificates have now been issued in respect of all the work described in the Initial Notice referred to in paragraph 2 above.
8	A copy of the notice of approval as an approved inspector under regulation 5 of the Regulations in relation to the work described in this final certificate is on the register kept by the body designated under regulation 3 of the Regulations.
9	The work is not minor work.
10	Stroma Building Control Ltd declare that they have had no professional and 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 the certificate have been complied with.

Signed:

*Paul Rollason*

Paul Rollason  
Regional Building Control Manager  
Date: 15/02/2023



Registered in England: 04161657  
VAT No: 154 7657 81

## Site Inspection Report

### Project Overview

<b>Our Reference:</b>	OPP-048697-Building Control
<b>Site Address:</b>	High Point Village, 83-103 Station Road, Hayes, Middlesex, UB3 4BG
<b>Description of Works:</b>	8 Residential Blocks (6 "Residential", 2 "Other Residential") - Review of external wall systems and implementation of any associated remedial works
<b>Lead Surveyor:</b>	Paul Rollason
<b>Customer Name:</b>	Ballymore (Wapping) Limited
<b>Client Name:</b>	Ballymore (Hayes) Limited

### Site Visit Details

<b>Visit Description:</b>	Progress/ Balcony decking replacement
<b>Date and Time Arrived:</b>	28/01/2022 12:30
<b>Weather:</b>	Grey / Cloudy
<b>Time on Site:</b>	30 minutes
<b>Surveyor:</b>	Kirit Fatania
<b>Visit Conducted with:</b>	contractor
<b>Inspections Made:</b>	Progress
<b>Elements Inspected:</b>	

### General Site Visit Observations

I met the contractor and carried out joint inspection balcony decking replacement in various flats in block facing high street.

Existing balcony construction is as below:

On 2<sup>nd</sup> and upper floors :-steel RHS frame fixed to the main structure. Steel L angles welded perpendicular to RHS members. Timber joists are screw fixed to L angles and timber decking fixed to timber joists.

On first floor :- balcony floor is cantilevered concrete slab and has timber battens fixed to the slab with timber decking on top.

Proposed work:-

Remove timber joists and decking and fix aluminium channels to L angles and fix aluminium decking to the channels held in place with secrete fixings.

At the time of inspection works were in progress in flats 107 and 625. Flat 102 was completed.

I am informed that decking has been replaced in approximately 80 flats . about 500 are still to be done.

PM to advice when next inspection to be carried out.

**Note:** This inspection report is restricted to requirements covered by Building Regulations current at that time. It does not constitute evidence that the Building Regulations have been satisfied until a Completion/Final Certificate has been issued for the project. It remains the responsibility of the person carrying out the work to ensure that the work complies with the Building Regulations.

**Please note it is a requirement of the Approved Inspector regulations that we release the final certificate,**



subject to compliance having been achieved, within 4/8 weeks of occupation (Commercial/Domestic). If not, our initial notice could be cancelled and the Local Authority could take control of the work. Please ensure we receive sufficient notification of the completion and all commissioning certificates / outstanding information within this time frame.

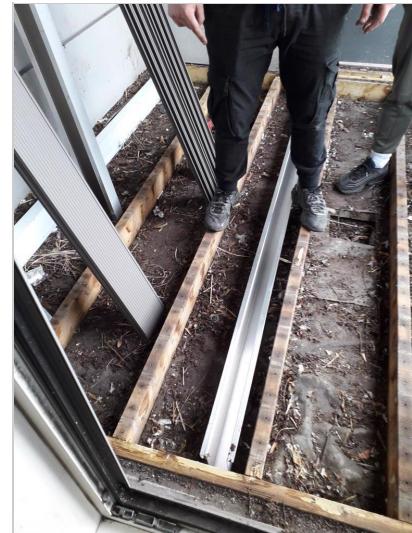
### Site Visit Photos



Flat 107



Flat 107



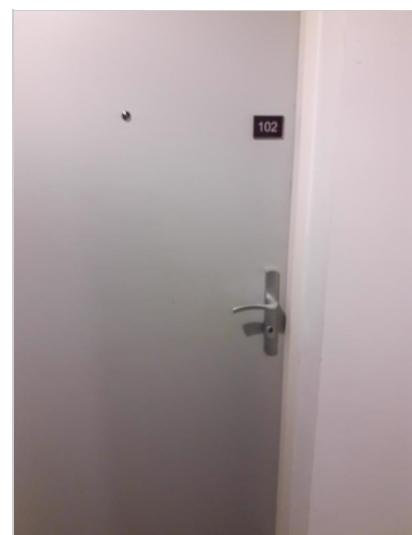
Flat 107



Flat 107



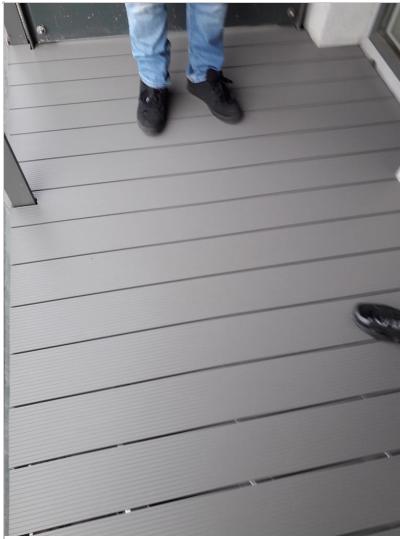
Flat 107



20220128\_123423-Flat 102 (1)



20220128\_123423-Flat 102 (2)



20220128\_123423-Flat 102 (3)



20220128\_123423-Flat 102 (4)



20220128\_123423-Flat 102 (5)



balcony on 7th floor



Flat 625



Flat 625



Flat 625