

THE BUILDING INSPECTORS

Our Reference: 25/290/SDDN/IB

Local Authority Reference: 12926/IN/2025/741

FINAL CERTIFICATE

Section 51 of the Building Act 1984

The Building (Registered Building Control Approvers etc.) (England) Regulations 2024

To: Building Control, London Borough of Hillingdon, Civic Centre, High Street, Uxbridge, Middlesex, UB8 1UW

1. This certificate relates to the following work:

Erection of 2 No New Houses with 4 No Bedrooms following Demolition of Existing Bungalow at: 49 Beech Avenue, Ruislip, HA4 8UG (now known as 49 and 49A Beech Avenue, Ruislip, HA4 8UG)

2. The Building Inspectors 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: 04 July 2025.

3. The work does/~~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 Schedule 1 to 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. The Building Inspectors 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. The Building Inspectors Ltd. hereby confirms the person carrying out the work has notified to 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. The Building Inspectors Ltd. hereby declares it has had no professional or financial interest in the work described above since giving the initial notice described in paragraph 2.

10. The Building Inspectors 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 18d of the Building (Registered Building Control Approvers etc.) (England)

Regulations 2024.

11. The Building Inspectors 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 18(e) of the Building (Registered Building Control Approvers etc.) (England) Regulations 2024.

~~12. The Building Inspectors Ltd. hereby confirms it has consulted with the fire and rescue authority in accordance with regulation 9 of the Building (Registered Building Control Approvers etc.) (England) Regulations 2024~~

13. The Building Inspectors Ltd. hereby confirms that none of the work to which this certificate relates is higher-risk building work.

14. The Building Inspectors Ltd. hereby confirms has obtained advice from Ian Blackwell Class 4 (2) Technical Manager: Scope A1/A2, B1/B2, C1/C2, D1/D2, E1/E2, F1/F2, 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.

I. Blackwell

Signed:
Ian Blackwell
The Bulding Inspectors Limited
Date: 03 March 2026



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