

Sweco Building Standards at-a-glance

Competency Document

What we do

Read more online

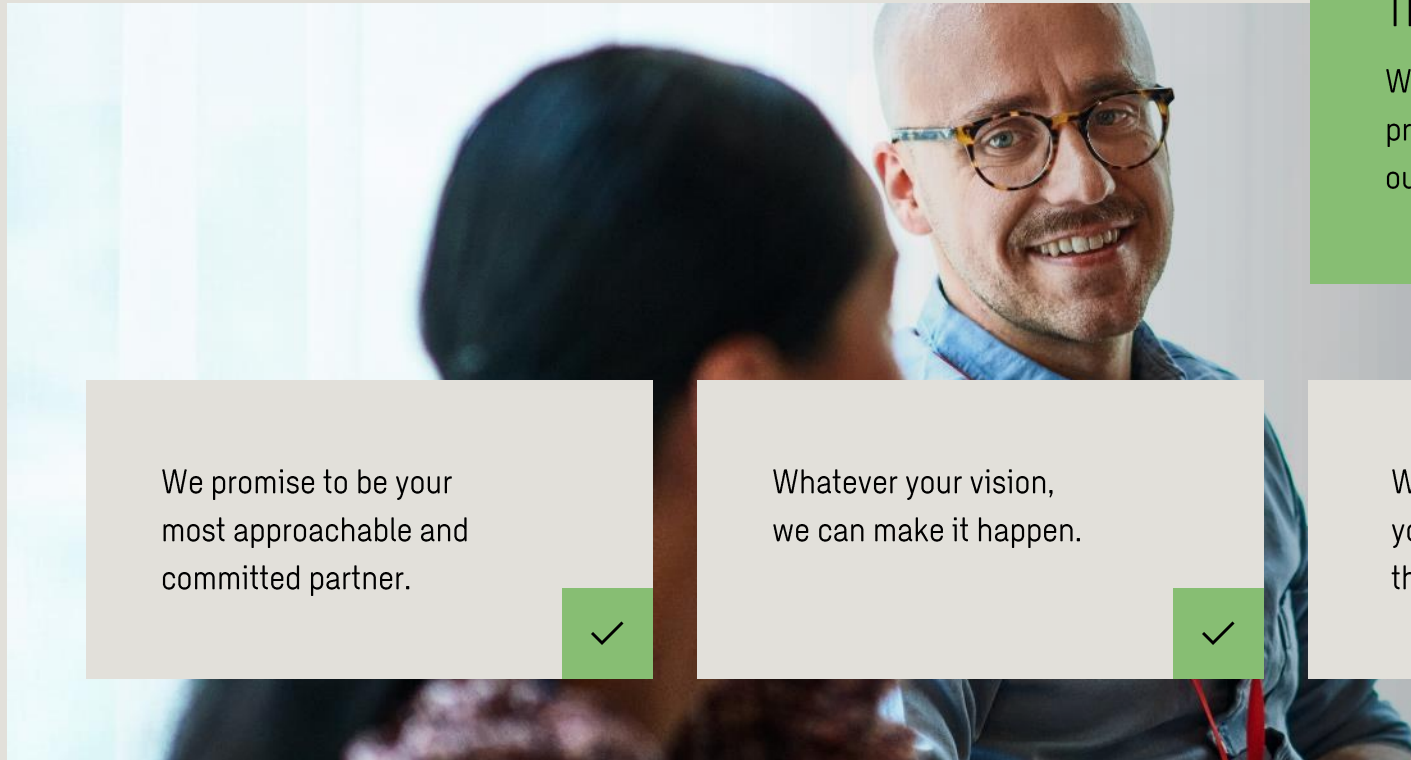


We are #DifferenceMakers

We are the only ISO 17020
accredited Building Control
Approver, proving our reliability,
consistency and trust worthiness.

We offer our clients a class-leading regulatory & consultancy Building Standards service that is specifically co-ordinated to meet the responsibilities being imposed through the Building Safety Act and BCAR processes. Our Building Control, Building Health & Safety and Assigned Certifier teams all focus on flexibility, offering both proactive and commercially driven support that helps our clients to identify, address and fulfil various obligations across all types of projects and across all RIBA stages.

Our promise to our clients



We promise to be your most approachable and committed partner.



Whatever your vision, we can make it happen.



Whatever challenges you face, we will be there to solve them.



Don't think of us only as consultants.
Think of us as a trusted member of your team.

We understand that performance and reliability are central to best practice ways of working, so we place them right at the heart of ours to ensure we always deliver exactly what we say we will.

Local presence

Building Standards

170+

MULTI-DISCIPLINARY EXPERTS
ACROSS THE UK AND IRELAND

16

MULTI-DISCIPLINARY HUBS
ACROSS THE UK & IRELAND



Building Control



One of the leading Building Control consultancies in England and Wales

As a Registered Building Control Approver (RBCA), we directly employ around 100 Registered Building Inspectors (RBIs), with 13 offices offering national UK coverage.



[Read more online](#)



50% of Sweco RBI's are registered at Level 3 or 4, with the remaining RBI's evenly split between Level 2 and 1. We are proud that all of our Level 1's are all part of our growing in-house apprenticeship scheme, which demonstrates our commitment to playing our part in resolving the resource issues in our industry as a whole to nurture the next generation of class-leading Building Inspectors and **#DifferenceMakers**

Why choose Sweco Building Control



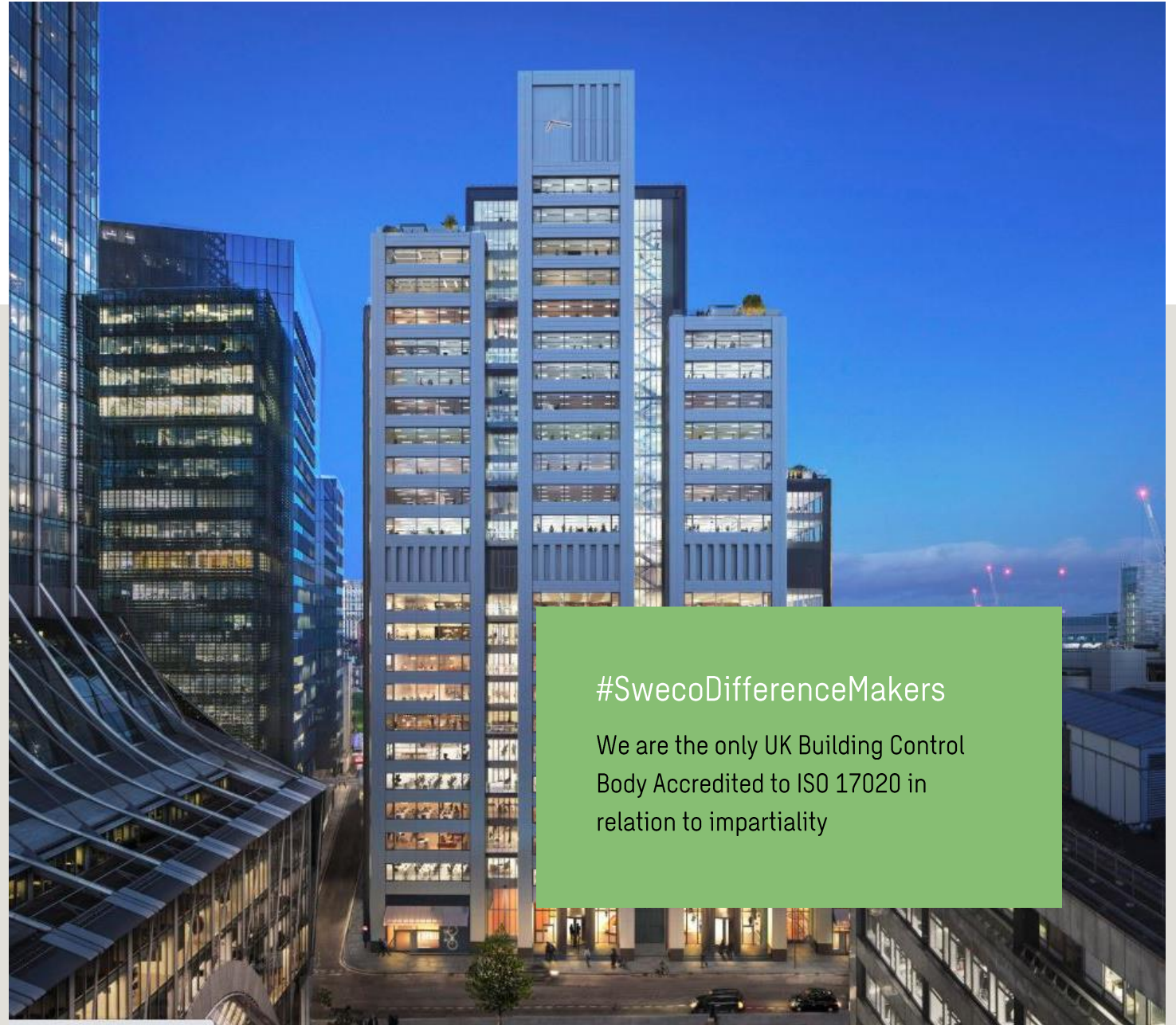
Sweco Building Control has been successfully trading for 20 years and are proud of our unblemished record of no litigation or payment disputes since its formation.



A single-point-of-contact approach gives benefits in consistent interpretation of Building Regulation issues and ultimately assists value engineering.



Our efficient and fast response service is tailored to suit your needs and timescales.



#SwecoDifferenceMakers

We are the only UK Building Control Body Accredited to ISO 17020 in relation to impartiality

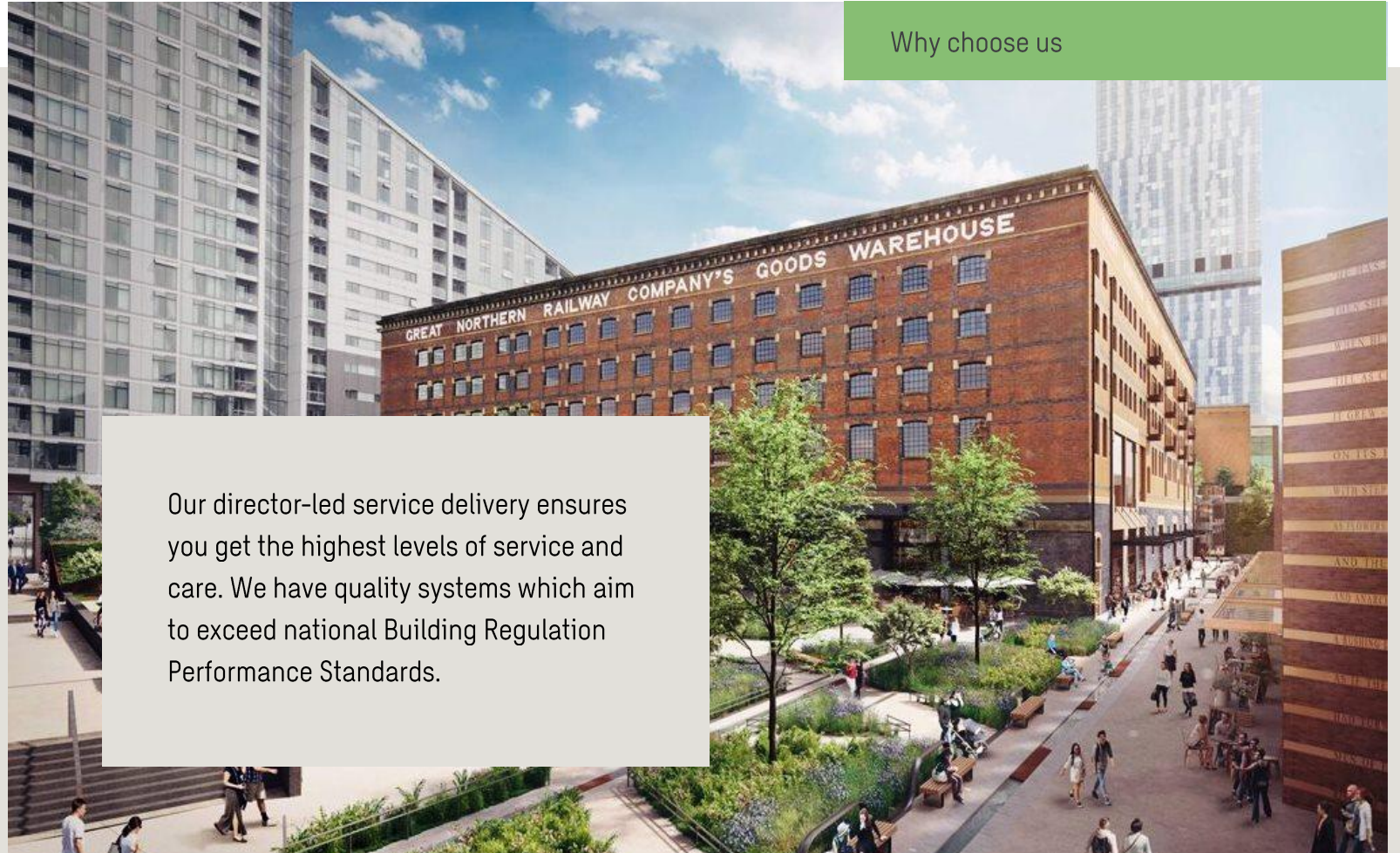
Why choose Sweco Building Control

Our experienced team are the go-to Building Control team when it comes to high rise and mixed-use development. Our expert Technical Directors have the experience that clients need to ensure compliance with the Building Safety Act and Building Regulations Legislation.

Sweco have the advantage of being able to call upon other specialists within the Buildings and Urban Areas Divisions to help support compliance review.

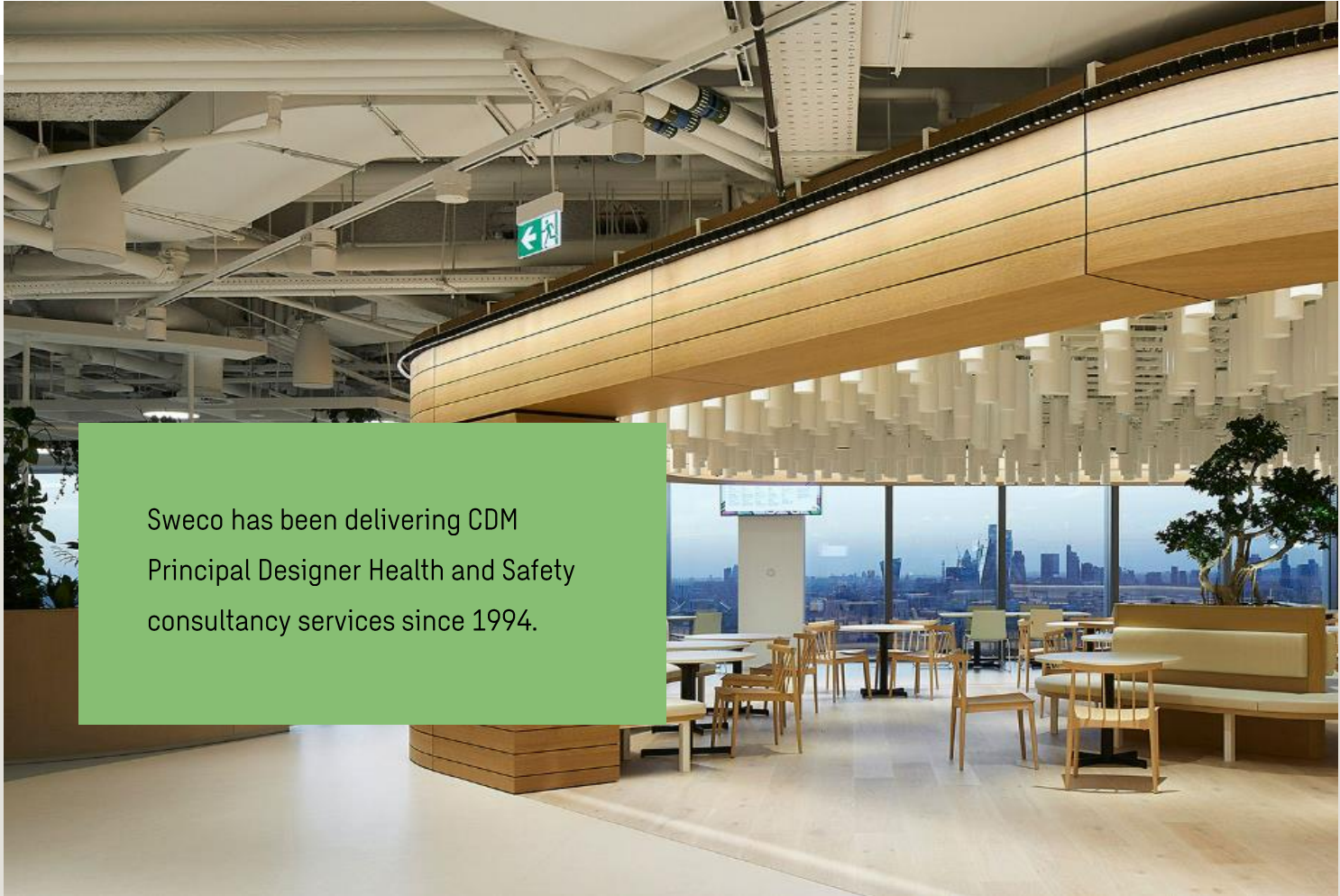
Why choose us

Our director-led service delivery ensures you get the highest levels of service and care. We have quality systems which aim to exceed national Building Regulation Performance Standards.



CDM Health & Safety Consultancy Services

Our experts have extensive experience across the industry sectors and offer innovative and creative solutions to safety and health management throughout the whole lifecycle of projects that fall under the Construction (Design & Management) Regulations 2015. Our collaborative and proactive approach helps to integrate health and safety into design and construction processes, offering extra value and reassurance to both clients and end users.



Sweco has been delivering CDM Principal Designer Health and Safety consultancy services since 1994.

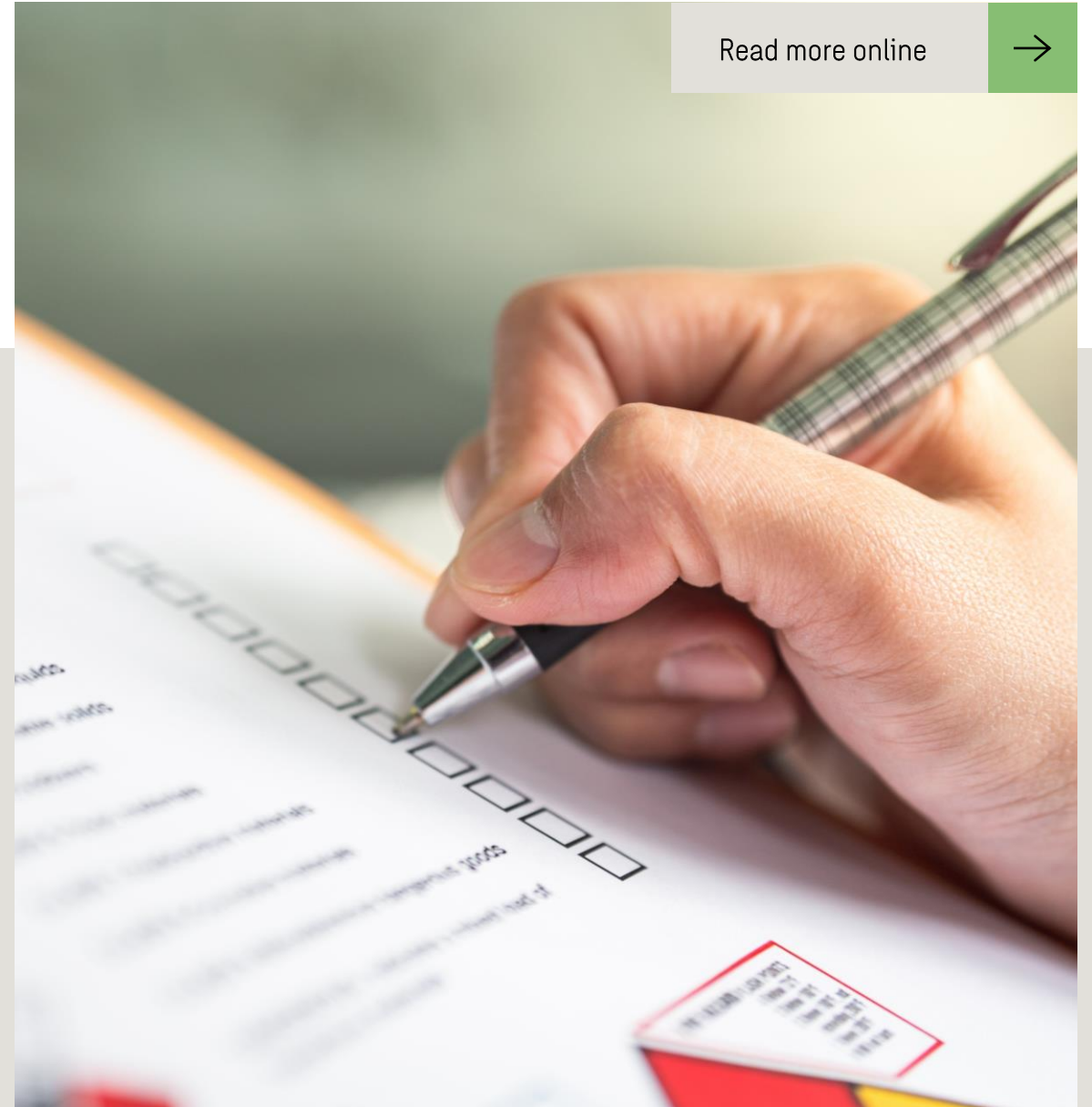
CDM Health & Safety Consultancy Services

Our experienced CDM consultants deliver on compliance, impartiality and a controlled method of communication with the project team.

Our involvement as CDM Specialists will be a proactive and open approach to all parties involved to ensure that the works are carried out safely in accordance with the regulations and meet our clients' expectations.

As one of the leading independent third-party Assigned Certifiers in Ireland, with offices in Dublin and Cork, we can take charge of the BCAR process. The Assigned Certifier is the registered professional appointed to be responsible for overseeing the inspections and certification process in Ireland.

[Read more online](#)



Building Safety Act Duty Holder Compliance Support



Duty Holder Compliance Support

Sweco is a leading provider of building safety and compliance services, with a dedicated team providing end-to-end solutions.

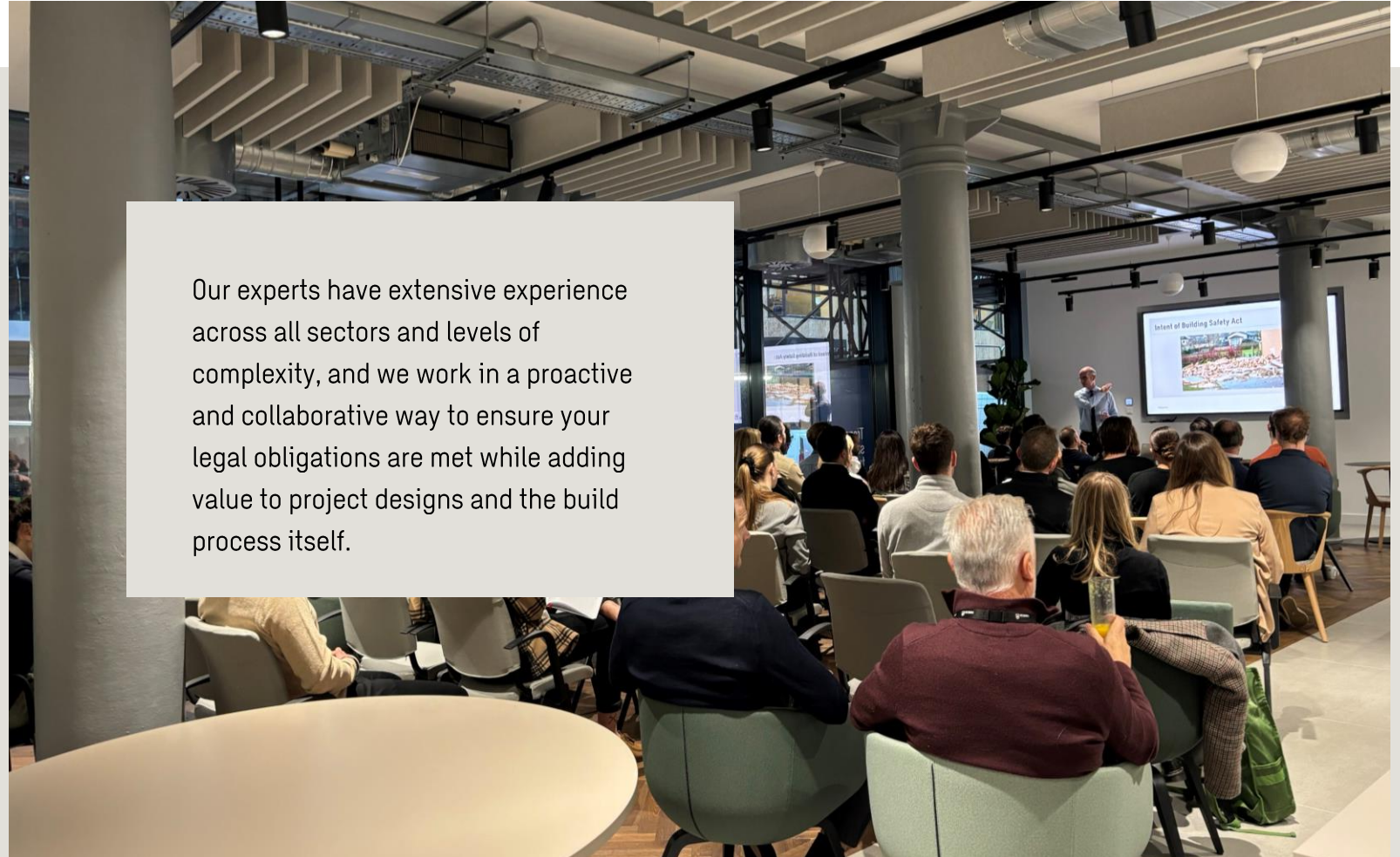


Building Safety Act & Building Regulations Support

Building Safety Act Duty Holder Compliance Support

Our technical competence, cross-sector experience, industry leading processes and ISO 17020 accreditation means we are ideally placed to advise you on existing and upcoming regulatory changes. Our service offering is being developed in line with the Building Safety Act 2022 and principles of the Golden Thread to ensure that you not only meet current regulatory requirements but also that your projects are future-proofed.

Our experts have extensive experience across all sectors and levels of complexity, and we work in a proactive and collaborative way to ensure your legal obligations are met while adding value to project designs and the build process itself.



Fire Safety Engineering & Advisory



WE'RE PROUD TO HAVE OVER
75 YEARS' COMBINED FIRE
SAFETY EXPERIENCE IN
DELIVERING INNOVATIVE,
BESPOKE SUPPORT ACROSS
ALL SECTORS



Transforming society together

Our core objective is to provide strategic fire safety advice and develop fire safety strategies that satisfy the functional requirements of the Building Safety Act and Building Regulations. We provide solutions that represent a mix of best-practice, expert judgement and innovative fire engineering technologies.

Fire Safety Engineering & Advisory



Find our brochure here



Working closely with our wider multi-disciplinary teams (including structural engineers, façade specialists) and teams across Europe allows us to develop flexible proposals that satisfy every individual client requirement. We maximise the value of a scheme whilst maintaining robust levels of fire safety based on a sound understanding of all the competing issues involved. This includes access to expertise in mechanical and electrical engineering as well as specialists in energy modelling and vertical transportation.

Assigned certifier **services**

Assigned Certifier

We engender a culture of compliance within the team and are always ready to offer expert advice and guidance. Our system is not overly complex and is driven by client needs.

Following the guidelines in the Code of Practice, we operate a standard suite of documents, utilise a bespoke software application and together with our robust quality assurance procedures, we provide a proactive and pragmatic approach to compliance.

Working across all sectors we ensure a timely delivery of the completed project, prompt certification of completion and inclusion of the building on the register to allow occupation. We can also offer design certifier and compliance consultant roles to offer targeted compliance solutions for every project.



Assigned Certifier Services (Ireland)

Systems and Processes

Setting the (gold) standard for operational capability

The Building Safety Act in particular puts great emphasis on “organisational capability” (defined as management policies, systems, procedures, and resources) as a benchmark for interrogating an RBCA’s credentials.

We believe our Organisational Capability at Sweco sets the gold standard for the Building Control industry, with the independent bodies who have audited Sweco Building Control commenting on the excellence of our processes and critically, process adherence.

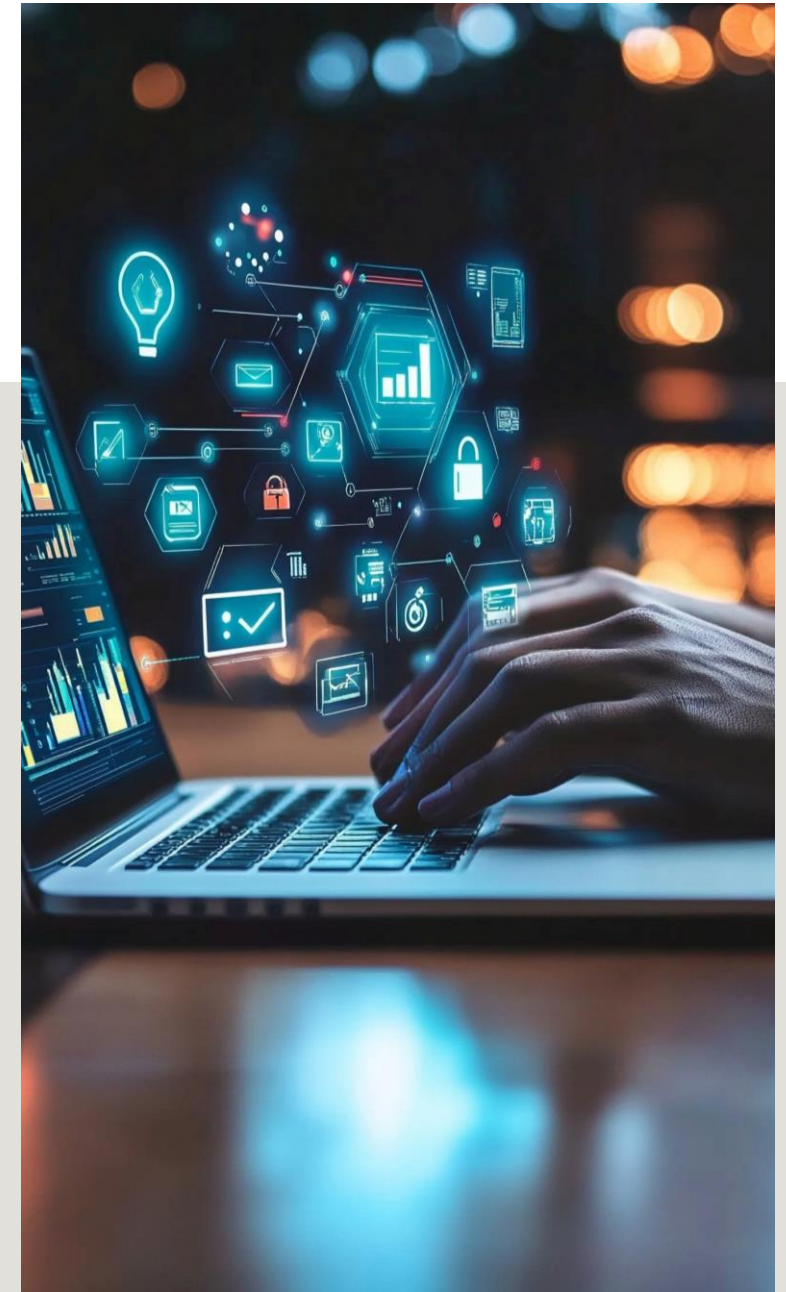


Systems and Processes

Building Safety Regulator, CICAIR, ANAB

Specifically, we have recently been subject to audits from the Building Safety Regulator, CICAIR and ANAB, all of whom have identified and acknowledged our class-leading system.

For example, our ways of working allow stakeholders to access plan check trackers and site inspection records to understand the real time situation and upload information in response to any observations we have made around the design or construction compliance.



Our commitment to sustainability



2040

OUR JOURNEY
TO NET ZERO



At Sweco, we aim to be a role model in sustainability, taking responsibility for, and being part of the solution, to society's sustainable and carbon reduction challenges.

Our commitment to sustainability

With the drive to reach net zero carbon targets, we have seen the emergence of many innovative modern methods of construction over recent years.

Many of the drivers are based around embodied carbon targets but there are also many practical advantages such as speed of construction, reduced health and safety risk and reduced substructure works.

Sweco is committed in playing our part and are currently regulating many of the most challenging sustainable office developments in the UK. Sweco is the leading Building Control team when it comes to sustainable office development. We have specialist experts able to support compliance solutions when it comes to Modern Methods of Construction such as Modular Systems, CLT or Mass timber, and light weight steel.



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Sweco Building Standards aim to set the standard in sustainability. We take responsibility and actively work towards solving society's sustainability and carbon reduction challenges. We are committed to evaluating and approving innovative solutions, ensuring they meet the highest standards through expert advice and impartial assessment.

Matthew Lane

Head of Building Standards

Matthew Lane



Head of Building Standards

Leading the compliance conversation

CPD's & Training

Sweco is a widely recognised as a Building Control agenda setter, with knowledge sharing, training and development at the core of our offering for both colleagues and client.

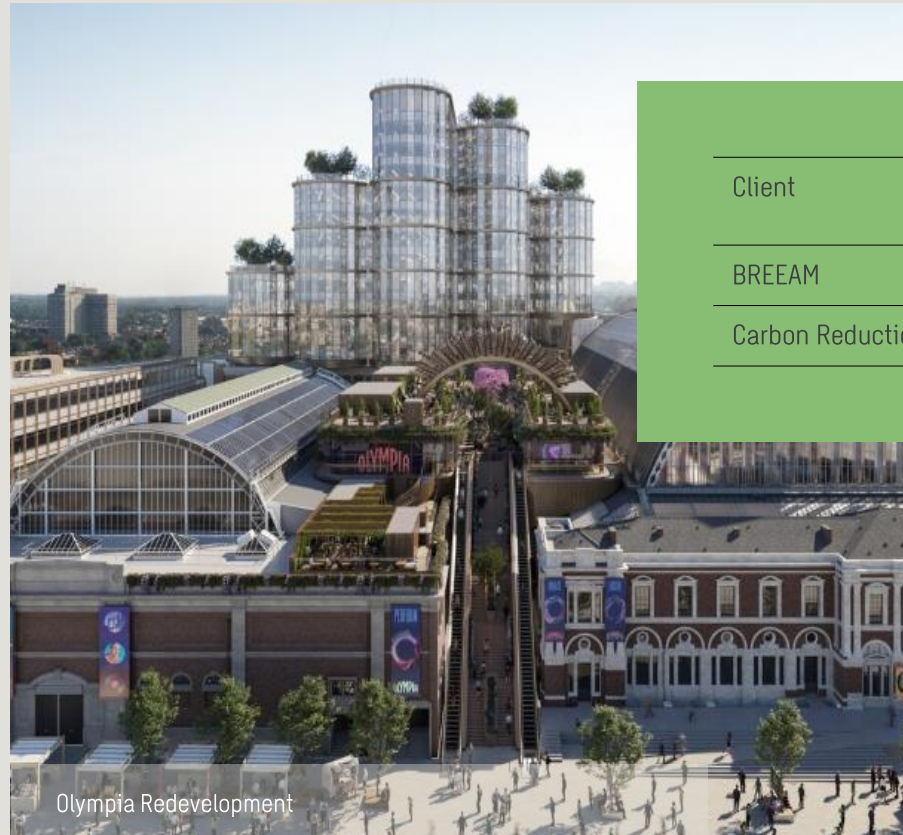
We offer support with a selection of in person or online training sessions to our clients to enable you to fully understand your duties in the new regime of the Building Safety Act and be informed with new and upcoming changes to the Building Regulations. If you are interested in attending one of our industry famous events or if you would like a bespoke CPD session arranged for your company, please get in touch.

What makes us proud

Olympia Redevelopment

It will be the largest new permanent theatre of its kind to open in London since the National Theatre in 1976

The 14-acre estate is being completely redeveloped and will include a huge entertainment venue, exhibition space, four-screen cinema, 1500-seat theatre, a 550,000 square-foot office building, two hotels, restaurants, landscaped roof terraces, shops, and a school for the performing arts.



Olympia Redevelopment

Client	Olympus Property Holding Limited
BREEAM	Targeted 'excellence'
Carbon Reduction	Minimum 35%

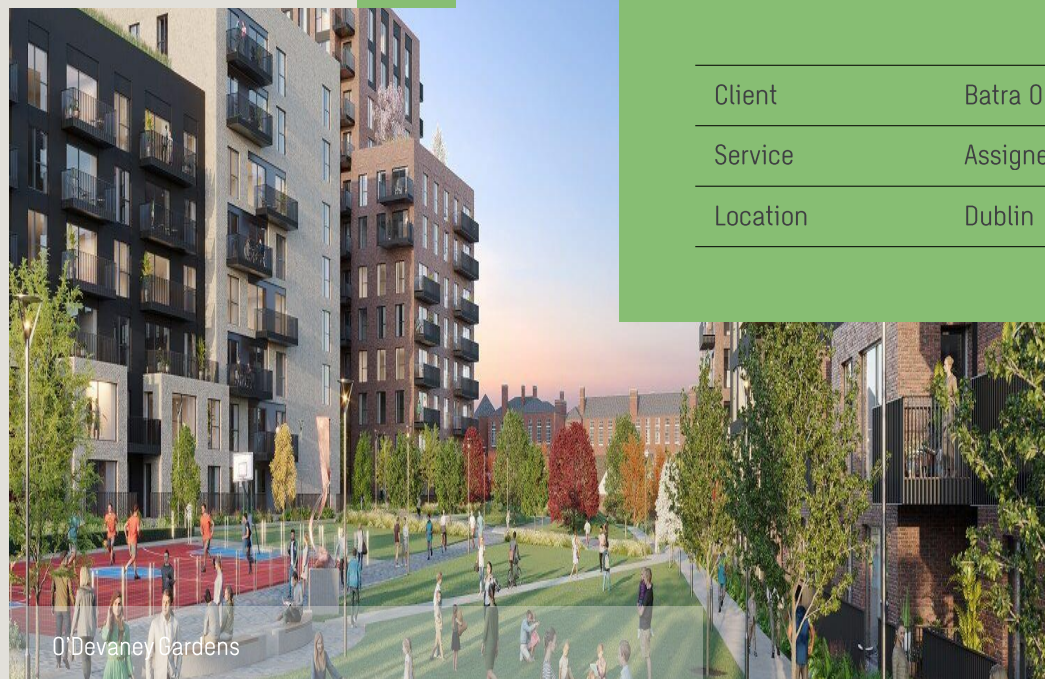
What makes us proud

O'Devaney Gardens

O'Devaney Gardens redevelopment will deliver 1,044 new homes in the heart of Dublin city.

Sweco Ireland is playing the key role of Assigned Certifier for the O'Devaney Gardens redevelopment in Dublin – a hugely significant 1,000+ home project that will be one of the most sustainable schemes in Europe.

Read more online



Client	Batra ODG Limited
Service	Assigned Certifier
Location	Dublin

What makes us proud

Great Northern Warehouse

Client	Trilogy Real Estate Peterson Group
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Type of Service	Building Control
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Location	Manchester
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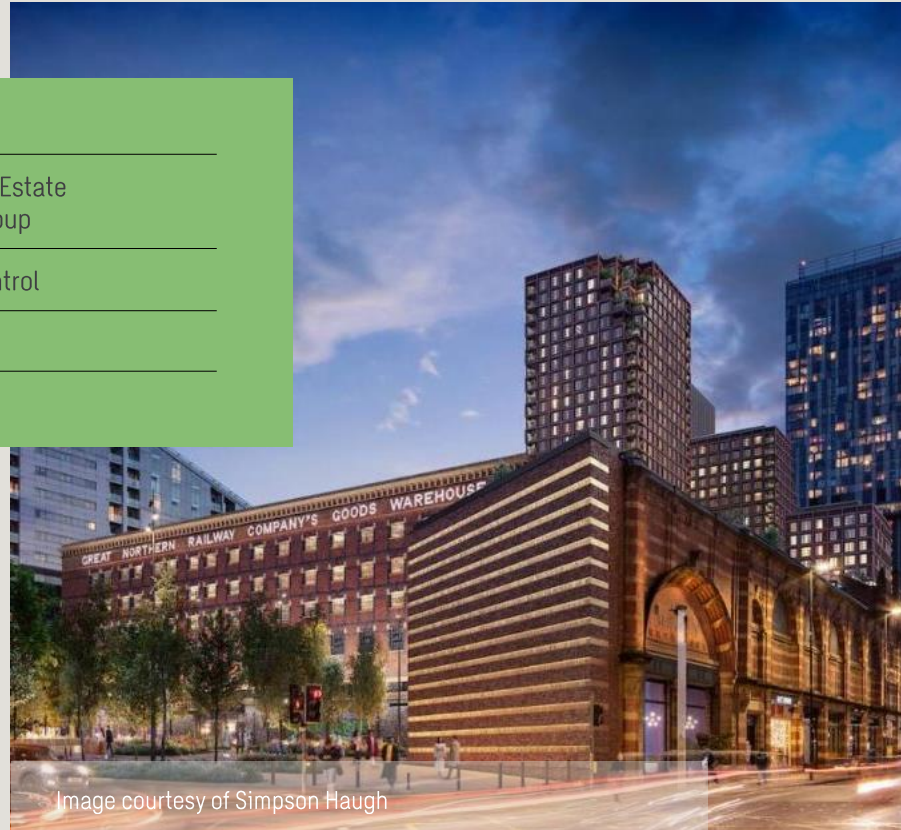


Image courtesy of Simpson Haugh

Navigating the complexities of compliance for a historic listed landmark

Sweco is providing Approved Inspector and building control services to a £294m development involving Manchester City Centre's historic and much-loved Grade-II listed Great Northern Warehouse.

What makes us proud EDGE London Bridge

“London's most sustainable office tower”

Sweco is proud to be part of the London Bridge project where real estate developer EDGE is transforming a 23,500 square meter tower featuring 26 floors of commercial office space into a sustainable office tower”. A new, landscaped public park will be developed alongside the building, connecting the base of the tower to the wider community and creating a welcoming and lively space for all.

Developer	EDGE
Architect	Pilbrow and Partners
Carbon reduction	50%
WELL certification	Platinum
Size	260,000 sq ft

26
FLOORS OF OFFICE SPACE

BREEAM
TARGETED BREEAM 'OUTSTANDING'

EDGE, London Bridge

What makes us proud

Admiralty Arch

Client	Arch AA UK Limited
Type of Service	Fire Engineering
Location	London

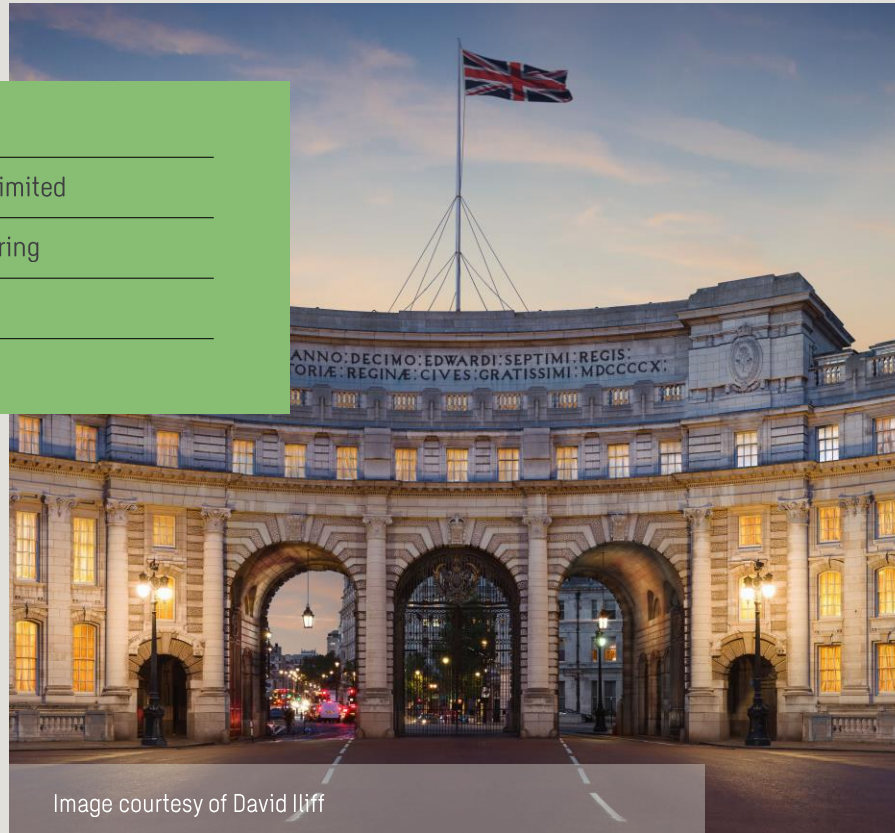


Image courtesy of David Iliff

Admiralty Arch is a landmark existing Grade 1 listed building located on the Mall next to Trafalgar Square in Central London.

Major refurbishment from Government office to high-end hotel and serviced apartments (approximately 110 bedrooms). Sweco have provided fire engineering services from Stage 2 and due to listed nature of the building and existing constraints, a number of fire engineered solutions have been developed to maintain the architectural aspiration for the scheme whilst ensuring an enhanced standard of fire strategy design.

What makes us proud

Roots In The Sky

Read more online



Client	Fabrix
Type of Service	Building Control
Location	London

Sweco Building Control supports award-winning Roots In The Sky project

We're proud to have supported this fantastic development as Approved Inspectors, ensuring all proposals comply with Building Regulations – from fire safety and building services to accessibility approvals. Providing critical regulatory support to innovative projects is key to enabling the success of forward-thinking design which is conceived to help address the climate emergency through sustainable thinking.

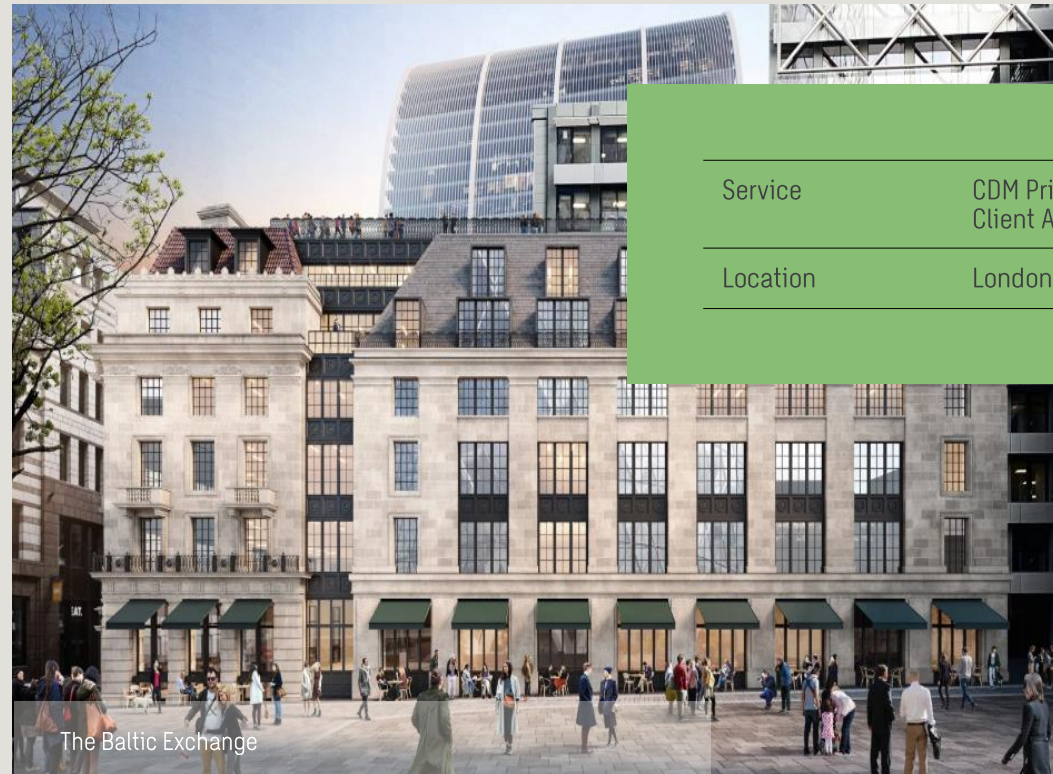
Image courtesy of Fabrix

What makes us proud

The Baltic Exchange

Deep refurbishment of its headquarters, which will create the City's first BREAM Outstanding listed building.

Sweco are providing both CDM Principal Designer and Client Advisor services on the complex refurbishment of an existing building including the creation of a new floor and roof terrace, facade replacement, reconfiguring the existing staircases and lift shafts and a full CAT B office fitout.



Service

CDM Principal Designer and
Client Advisor

Location

London

