

Manual of Good Practice



Number: G-136

London Underground

Issue no: A2

Issue date: September 2009

Control of Works on LU Premises

Contents

1	Purpose	2
2	Scope	2
3	Requirements	2
3.1	Legal Considerations	2
3.2	Corporate Standards	3
3.3	Building Control Process	3
4	Responsibilities	4
5	Supporting information	4
5.1	Background	4
5.2	Safety considerations	4
5.3	Environmental considerations	4
5.4	Customer considerations	4
6	References	5
6.1	References	5
6.2	Guidance owner	6
6.3	Document history	6
7	Attachments	7
7.1	Attachment 1 - Exemptions	7

A Manual of Good Practice is defined as:

A document which provides guidance on how to apply, interpret or achieve the requirements of engineering standards.

Authorised by:	Alan Price Head of Engineering (Projects)	Date:	30-09-2009
Approved by:	John Caves Principal Premises Engineer	Date:	29-09-2009
Custodian:	John Caves Principal Premises Engineer	Date:	29-09-2009



Neither London Underground nor Suppliers are bound to provide any of the items or services or follow any processes described in this document unless they are also required to provide them explicitly by Category 1 Standards.

The information within this document must not be used by London Underground or Suppliers to raise or moderate expectations of delivery by Suppliers or London Underground over and above Contractual requirements

This document must not form part of Contractual terms and conditions between London Underground and Suppliers.

1 Purpose

- 1.1** The purpose of this Manual is to provide guidance for Building Control on new and altered LU premises within the framework of relevant legislation relating to building works.
- 1.2** This manual replaces procedure P1039 A2.

2 Scope

- 2.1** This Manual provides guidance on all works at LU premises which affect the built environment. Works include demolitions, alterations, installations, maintenance, change of use, additions, removals and temporary works.

3 Requirements

3.1 Legal Considerations

- 3.1.1** Building Act 1984 - At present LU is largely exempt from having to apply to local authorities for planning permission and building control. This privileged exemption is conditional upon LU itself exercising an effective control function.
- 3.1.2** Energy Performance of Buildings Directive of April 2006 - LU is required to comply with certain of the Building Regulations in circumstances relating to energy efficiency and fuel consumption requirements (specifically Approved Document Part L2).
- 3.1.3** Disability Discrimination Act 2005 - Compliance with Approved Document Part M is clear evidence of reasonable adjustments to the premises as required by this Act.
- 3.1.4** Health and Safety at Work Act 1974 and the Workplace (Health, Safety and Welfare) Regulations 1992 - In the construction of a new or altered workplace for use by LU staff (virtually all LU premises), certification of compliance with the Building Regulations at point of delivery is clear evidence that minimum safety, welfare and environmental requirements have been achieved.
- 3.1.5** The Sustainable and Secure Buildings Act 2004 - Section 5 of this act, once enabled, requires LU as a Statutory Undertaker to comply with the Building Regulations. Section 5 is not currently enabled by Parliament
- 3.1.6** Fire Precautions (Sub-surface Railway Stations) (England) Regulations 2009 - This states that all materials in public areas of underground railway stations must be of limited flammability. Clear evidence of materials control is a requirement of (LU) building control certification.



Note: LU Materials advisors can aid designers and constructors through reference to a database of known material properties (Products Register).

- 3.1.7** Crime and Disorder Act 1998 - Section 17 - Duty to consider crime and disorder implications - A requirement on TfL, and therefore LU, to consider the effects of crime and disorder in the design and construction of new and altered premises. Clear evidence of consideration is a requirement of (LU) building control certification.
- 3.1.8** Control of Asbestos Regulations 2006 - Requires the effective management of the Asbestos legacy within LU premises. The risk of disturbance of Asbestos is at its highest during a construction project. Building control process will verify that liaison with the appropriate Asbestos control units has been made and records updated.
- 3.1.9** The Town and Country Planning Act and The Planning (Listed Buildings and Conservation Areas) Act - These acts may also apply to works and proposals for works to LU premises. The Building Control process will verify that permissions have been obtained and that any caveat(s) to that permission has been fully addressed on completion.

3.2 Corporate Standards

- 3.2.1** The application of corporate and engineering standards to new and altered premises is built into all LU procurement contracts. Advice on the application of Category 1 and Category 2 standards to designers, contractors and project managers is an essential product of a building control process.
- 3.2.2** Design Principles - From the Design and Heritage policy LU has set 12 design principles (ref: designhelpdesk@tube.tfl.gov.uk). Alterations to, or new work on, LU premises can compromise delivery of these principles and evidence of compliance (or an agreed departure) is required for building control certification.

3.3 Building Control Process

- 3.3.1** The Department for Communities and Local Government (DCLG) published its document "Building Control Performance Standard" in June 2006. This gives standards and guidance for the process of Building Control throughout England and Wales and is the minimum standard for this activity in LU.
- 3.3.2** The acceptance process requires consultation with other parties as detailed in Table 1 below:

Area	Party
Fire compliance	LU Fire Safety Engineer
Listed building and heritage requirements	LU Design and Heritage Manager
The current Building Regulations	Building Control advisor
The current Asbestos Regulations	Asbestos Control Units,
Her Majesty's Railway Inspectorate	LU Compliance Engineers
Engineering standards (use of materials)	Building Control advisor
Crime prevention and security	Crime Prevention Manager, British Transport Police
Visual appearance and the built environment	Design Management
Landlord works approval	Area Manager Stations
Town and Country Planning Act	TfL Group Property and Facilities

Table 1 - Other parties consulted during the Building Control process