THE UK’S LEADING PRIVATE SECTOR BUILDING CONTROL BODY

Compliance through Collaboration
Butler and Young Ltd is the Building Control market leader within the private sector; where we provide a fast, efficient and non-bureaucratic service throughout the building regulation process. This together with our commitment to customer service and technical excellence from our staff has resulted in Butler & Young becoming the Approved Inspector of choice for many of our clients including Aviva Investors, Aberdeen Asset Management, Boots UK, Leadbitter Group, Chanel, DFS, Infinity, Domino’s Pizza, Oxford University and numerous blue chip companies.

We have played a significant role in the industry for over 20 years; delivering safe, sustainable and innovative buildings both regionally and to clients nationwide through our national network of offices. Our mission is to deliver highly professional and technical staff capability to our clients in a way that adds value and removes risk from the compliance process while improving standards of health, safety and sustainability across the built environment.

Our approach is flexible, innovative, knowledgeable and customer-focused; which is reflected in the repeat demand for our services. We use our status as market and thought leader to engage with all stakeholders involved within the development and delivery of building regulations; as such Butler and Young is licensed by the CIC to provide certified Building Regulations approval as an alternative to Local Authority Building Control.

As a private company we recognise the demands of the industry and aim to bring considerable value to the design and construction process by providing a measurable return on your investment in us. We undertake value engineering to identify compliance over provision, which can save you significant sums of money.

As the largest approved inspector in England and Wales, we offer national consistency in interpretation and approach to compliance through a network of offices, giving you a single point of contact, regardless of your project’s location.

We recognise that published guidance can often constrain design aspirations; however we embrace innovation and creative design. With our in depth knowledge and understanding of the reasoning behind the legislation, we can advise on alternative methods of compliance.

We offer you a pro-active, client orientated relationship, and quality service. Your project is important to us and we want it to succeed.
How we add Value

We take the bureaucracy out of the Building Regulations, tailoring our service to meet your requirements. We undertake project compliance assessments in a fast & efficient manner, with the majority being completed within 5 days. Unlike Local Authority Building Control, there are no legal deadlines or time constraints.

We aim to help your design aspirations become your reality, by offering you our expertise in guiding your project through the building regulation process. We ensure our friendly and professional team are always available and our collaborative design team approach ensures you always have the expertise you need.

Early involvement in a project allows us to help deliver reduced construction and building lifetime costs.

Why Butler and Young

- Client orientated service
- Value engineering
- Innovative forward thinking
- Expert knowledge
- Pro-active and responsive approach
- Collaborative service tailored specifically to your needs
- Multi-disciplined service
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Quality Counts

We recognise that the key to the success and growth of our business is to provide customer satisfaction. We have a commitment towards customer care which is at the heart of all our practices and initiatives. These initiatives may be large or small, but they have one thing in common, a desire and commitment to improve the quality of service and to focus on the needs of our clients.

We operate an Integrated Quality and Environmental Management System to ensure compliance with the requirements of the Building Control Performance Standards, BS EN ISO 9001:2008 and BS EN ISO 14001:2004 with regular internal office and site audits and third party auditing and certification by BM Trada.

Our ethos is to be approachable, knowledgeable, personable; a distinctive service provider. By embracing technology and through our dedication to quality we ensure long-term partnerships with our clients; Butler and Young has fully integrated the concept of BIM and collaborative technologies on a number of projects, as BIM becomes more common place.

“We have found Butler and Young’s service to be highly reliable, commercially sound and with a fast response to client queries and changes. We have no hesitation in recommending them on this basis and look forward to continuing our working relationship with Butler & Young Group in the future”.

Company Director, M2Commercial Interiors Ltd
We are focused on providing a measurable return on the investment our clients make in our services. Early involvement allows us to deliver reduced construction and building lifetime cost; whilst improving standards of health, safety and sustainability across the built environment.

**APPROVED INSPECTOR SERVICES**

Our Key Account Management approach provides national consistency of interpretation and a responsive, efficient service.

**CPD & TRAINING**

We provide a range of seminars and resources to ensure you are up to date with changes to the Building Regulations and associated legislation.

**CDM SERVICES**

We assist clients in meeting their obligations under the Construction (Design and Management) Regulations.

**FIRE RISK ASSESSMENT**

Our experts can assist you with meeting your legal obligations under the Regulatory Reform Order.

**ACCESS STRATEGY**

As well as the preparation of Access Strategies for building control or planning purposes, we can offer access audits and advice regarding responsibilities under the Equality Act.

**HEALTHCARE PROFESSIONAL ADVISORS**

Our team provides advice to healthcare service providers in relation to projects, estates, facilities and property matters for the purpose of registration with the Care Quality Commission (CQC).

**CROWN PREMISES**

Our consultancy services ensure Crown exempt premises meet their obligations with respect to the Building Regulations and Crown Fire Standards.

**ENVIRONMENTAL SERVICES**

We offer SAP, SBEM, EPC, DEC, BREEAM and Code for Sustainable Homes compliance services as part of our environmental consultancy.

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**Areas of expertise**

As well as being the market leading independent provider of building control services we are a recognised authority on all matters of Building Regulations. Our service is delivered on projects of all sizes, across all sectors by fully qualified and experienced staff that support innovation in design, construction methods and interpretation of building regulations. Our team of surveyors undertake regular training to keep up to date with technical developments and changes to standards.

We work in a wide range of sectors including:
- Retail
- Leisure
- Hospitality
- Office
- Education
- Industrial
- Ministry of Justice
- Residential
- Mixed Use Developments

“We work with Butler and Young on a regular basis and enjoy a proactive service providing early advice during bid stage and competitive rates for building control services through an agreed fee schedule. We are very satisfied with the service provided and look forward to a continued relationship with Butler and Young”.

Lead Design Manager, Osborne Construction

Our multi-skilled team are able to help with any project. With our experience in all sectors, you can design with confidence.
SOLIHULL SCHOOLS – BAM PPP

The Solihull Schools scheme is part of the Building School for the future programme and consists of four schools - Smith’s Wood Sport College, Park Hall School, Archbishop Grimshaw Catholic School and Lanchester School and Pupil referral Unit.

Appointed by BAM construction Ltd, we collaborated on this £90 million project BAM Design and Bond Bryan architect, to provide building control services for each individual new build scheme; guaranteeing focus on the individual strengths and specific priorities for each school.

Archbishop Grimshaw Catholic School incorporated a new theatre and chapel, Smith’s Wood Sport College benefited from a reconstructed swimming pool and sports complex, and Lancaster School benefited from a 40 place pupil referral unit and a sports hall. Each new building scheme was a replacement to 1400 pupils of secondary school on the existing site.

PRIORITY SCHOOLS PF2 - HERTFORDSHIRE AND BERKSHIRE SCHOOLS

As part of the Central Government’s Priority School Rebuilding Programme, 7 new build schools have been selected to be rebuilt on their existing site. The selected schools were Bishop’s Hatfield, Goffs, Kings Langley, Longbeau, Westfield Community Technology College, and Stopsley School.

Appointed by Interserve Construction Ltd, and with the design of Interserve Kajima JV; Butler and Young is the control building service provider for all seven new build schools. The Priority School Building Programme includes various architectural practises including specialist fire, acoustic, mechanical and electrical consultants; for the principal design team in delivering these projects.

The projects will provide for enhanced education opportunities for more than 8,900 pupils.
EXETER COLLEGE, OXFORD

Exeter College is one of the constituent colleges of Oxford University and the fourth oldest of the University; as well as a Grade I Listed Building in Oxford. Butler and Young were appointed by Collexonxotto Ltd to provide our Approved Inspector service, working in collaboration with the design team and English heritage to maintain the historical nature of the building. The proposals include the internal alterations to the kitchen, basement, ground, first, second and third floors to provide en-suite shower rooms, access to gallery in Dining Hall, provision of server lift and alterations to Undercroft Bar. Our appointment was extended to include student accommodation at 224/226 Iffley road, Oxford.

OLD PARSONAGE HOTEL, OXFORD

The Old Parsonage Hotel is situated in Oxford and consists of a range of buildings dating from the mid-18th century, Grade II listed building. Butler and Young were appointed to provide an Approved Inspector Building Control service to this project; the restoration included alterations and extension to the Hotel. The main work was constructing a new floor and roof over the two rear wings to create 7 new en-suite bedrooms together with a new residents lounge area. There were also extensive new services and some upgrading of the existing areas.

Whatever your project, we get involved right from the start to reduce compliance risk and to help provide cost certainty.

Our team go the extra mile to ensure that all regulations are met at every stage in the process, allowing us to do what we do best cost-effectively maximise your compliance and give you peace of mind.
MANFIELD HOUSE - 1 SOUTHAMPTON STREET, LONDON

Located on the Strand, Covent Garden in Central London, this eight-storey 1930’s office building underwent an extension within the existing lightwell starting at 1st floor level, refurbishment and internal alterations to create eight fully refurbished office floors averaging 3,400 sqft providing flexible open plan office space with contemporary finishes, natural light and windows on three sides. The refurbishment retained and enhanced the appearance of the external facades in accordance with planning requirements. An added challenge for this project was for the established restaurant and retail spaces at basement and ground floor to remain operational throughout the construction period.

Our early proactive involvement enabled the whole project team to progress design certainty at the earliest stages taking into account complexities involved with a part occupied building.

Upon completion the building achieved BREEAM’s highest final post-construction rating for an office refurbishment.

DOMINO’S PIZZA HQ OFFICE – MILTON KEYNES

It was a privilege to work on the development of the new headquarters office for Domino’s Pizza Group. We collaborated along with Q2 Architects in the construction of this state of art head office five storeys building, at West Ashland in Milton Keynes; worth over £2 million pounds. The new building comprises 2170 m2 office space, set over three main floors with a lower ground floor main entrance, high quality reception area and a penthouse board room. The building won the award of British Council for Offices South West, Thames Valley and South Wales Regional, as well as being shortlisted for RIBA Regional Award and been given an excellent BREEAM rating. Our involvement with the architect and contractors ensured compliance whilst maintaining the architectural aspirations of the design team.

Office

BBC BUSH HOUSE - MELBOURNE HOUSE, LONDON

We are delighted to have been involved in this substantial refurbishment to the iconic former home of the BBC world Service – Bush House and Melbourne House in central London. The project was designed by John Robertson Architects revitalising the internal layout to provide workspaces after more than 70 years of broadcasting, located in the heart of the Aldwych Quarter of central London. It is one of the largest commercial office refurbishment schemes to be awarded this year.

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Butler and Young were privileged to provide Building control services for the construction of this new car show room and workshop and worked closely with the design team and the contractors before work commenced on site; ensuring that the construction process ran smoothly with all aspects taken into account and no unexpected costs. The site constraints required a phased construction process, with Butler and Young liaising closely with the contractor to prevent delays and provide a comprehensive and efficient inspection regime.

Butler and Young Ltd have provided the Building Control function to this over £17 million pounds project, in the construction of two processing units for this recycling plant in Oldbury, West Midlands. This facility will be able to process 350,000 tons of waste every year, and will make a great difference to recycling by enhancing sustainability and productivity.

Butler and Young are pleased to be associated with Boots in the construction of new stores for its national pharmacy chain and opticians. We have a long established working relationship; providing their Project Managers and design teams with a Building Control Service tailored to meet their requirements from inception to completion. Projects include the construction of new stores, internal alterations, the fit out of shell units and the provision of pharmacy outlets within retail partners. Attendance at the Boots Architect forum allows early advice on the impact of changes to the building regulations and associated legislation.

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Butler and Young are proud to be involved with this fantastic residential scheme for the new face of Finsbury Park; changing the dynamics of Central London. It comprises two 21 storey tower blocks; for 335 residential dwellings, office space, restaurant and café space, gym, assembly, and recreation space. This is the biggest regeneration project in Islington since Arsenal FC’s Emirates Stadium. With penthouses offering 360-degree views overlooking the city skyline; the project achieved Housing Project of the Year at The Sunday Times’ British Home Awards.

Butler and Young early consultation with Barton Willmore architects; enabled initial design queries to be agreed with the design team before design was finalised. As an integral part of the design team, Butler & Young has played an active role in the design process, in particular providing means of escape guidance and ensuring close consultation with Fire Authority.

Butler and Young are delighted to be involved in this large residential scheme to re-generate the Tonbridge riverside community. The scheme consisted of the construction of 92 residential units of varying sizes utilising sustainable technologies and materials whilst maximising natural features and incorporating the riverside route through to Medway Wharf.

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**LONGBRIDGE DEVERILL HOUSE CARE HOME, WARMINSTER**

The Longbridge Deverill House and Nursing Home was designed by KWL Architects and built to the highest standards in interior design and delivery of high quality care. It offers 24 hour residential, dementia and nursing care, provided in a Victorian House with original period features.

Butler and Young’s added value to this project through early involvement in the design team and contractor to ensure realistic but effective, and acceptable solutions were achieved particularly with regards to Fire Safety.

**SNOWDON COURT EXTRA CARE FLAT SCHEME, ROMFORD**

The new development in Snowdon Court, Squirrel’s Heath Lane in Essex, was designed by Quattro Design Architects and CT&P consulting engineers; includes a self-contained one and two bedroom apartments with specialist care, support and housing service. The development allowed for the provision of 2 residential accommodations within two blocks, one intended for people over 55 and one classified as extra care residential dwellings. Butler and Young’s proactive involvement in the project and early consultation with the fire authority; allowed some variations from the guidance to be designed and agreed by all parties early on, this ensured a safe building that could be constructed within the planning permission already granted.

**Recreation and Relaxation**

**ETC VENUES - 155 BISHOPS GATE, LONDON**

Butler and Young have worked with ETC Venues on numerous projects around the City of London. The 155 Bishopsgate ETC venue is a large conference, event and exhibition venue located next to Liverpool St. Station London. Working in collaboration with the design team at a very early stage; enabled cost & design certainty for our client to meet Building Regulation compliance. The venue has been completed to the highest standards and can accommodate up to 550 people, an ideal venue for tech-based events.

**LUTON AQUATICS CENTRE**

We were part of the team helping to deliver the construction of this £26 million large scale project for Luton Borough Council. The new Aquatics Centre will boast a 50m, eight-lane swimming pool with diving facility and spectator seating for 400 people, as well as a 20m, five-lane community pool with moveable floor. A 100-station fitness suite and a large sports hall will also feature as part of the S&P Architects-designed complex, along with a dance studio; a spinning room; a multi-use activity room and a café. The project also received a very good BREEAM rating.
Our staff are our greatest asset. The variety of a high level of experience that make up the multi-disciplinary Bicester and Birmingham Offices, enables us to offer clients a technical proficiency and excellent service across a wide portfolio of projects.

Meet our team

Whatever the project - large or small, or located at the furthest point within the UK our team will work with you to make it a success. Please contact us for any further information. We look forward to working with you in the future.