



Ultraframe[®]
Transforming light and space



V3 | August 2022

**HBC - LABC NATIONAL
PARTNERSHIP SCHEME**
SOLID ROOF REPLACEMENTS
AND EXTENSIONS

This brochure outlines the benefits of joining the LABC National Partnership Scheme

Introduction

For purposes of this document, we are assuming Livingroof or Ultrarroof are being used to replace an existing glazed conservatory roof. The previously exempt conservatory will now fall within scope of Building Regulations, Livingroof and Ultrarroof can also be used on new build extensions. The retailer currently has a number of options;

1. To appoint Local Authority Building Control (LABC) England and Wales.
2. Become an approved Ultraframe Installer with HBC and use their LABC National Partnership Scheme.
3. To use JHA1 who have approved both the Livingroof and Ultrarroof systems- see *JHA1 Building regulation guide for details*

Please note: Local Authority Building Control must be used in Scotland (LABSS), Northern Ireland and the Channel Islands.

Who are HBC?

HBC are Hertfordshire Building Control, a local authority building control company owned by 8 councils in Hertfordshire. They operate nationally across England and Wales.

What do they provide?

They can support companies and individuals who register as their LABC partners to gain approval for building regulations controlled work anywhere in England and Wales.

How much does it cost?

The current charge for an application to fit a solid roof on an existing conservatory is £279.00 plus vat per roof with additional charges of £50.00 for removal of separation and £100.00 for enlargement of the structural opening into the former conservatory. Structural calculations will need to be provided. That includes for the fees charged by the local inspection team.

How does it work?

You can register to be a partner of HBC by going to the national LABC website at <https://trade.ultraframe-conservatories.co.uk/trade/hbc-scheme/>. Once accepted you will be authorised to use HBCs Ultraframe application portal to make applications for building regulations approval. Note HBC will only accept partnerships with companies that Ultraframe has confirmed to be properly trained and experienced.

How do I apply?

As a partner you will be given the portal address to make online applications. It is a simple process and you will need to upload a photographic survey of the conservatory, the roof design specifications and the carcassing drawing for the new roof. You will be requested to confirm that a suitably experienced person has inspected and tested the existing frame to confirm it is suitably reinforced to take the load from the new roof system

Site visits

It is essential that you notify the LABC inspecting team at the local council in advance of when you will be starting and completing the work to give them the opportunity to carry out any site inspections that they feel are necessary to ensure compliance. If you do not then it may cause a problem with obtaining the very important completion certificate to hand on to your client. Most are set up to inspect at very short notice.

How to Apply for the HBC Partnership



To register your interest for the HBC Partnership, visit our website trade.ultraframe-conservatories.co.uk/trade/hbc-scheme/

Contacts

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Frequently asked questions

Do I need building regulations consent?

Yes, as has been confirmed in advice from the government, installation of replacement roofs is work that is controlled and needs an application.

Do I need to upgrade the insulation?

That is rarely necessary unless you are removing separation between the former conservatory and the main house. In such cases there is a need to obtain energy (SAP) calculations to show compliance with relevant regulations and that sometimes means upgrading insulation or improving the efficiency of the house heating system. This is to trade off against heat loss from the conservatory doors and windows.

Do I need to replace existing glazing?

That might be necessary if the existing frames are found to be inadequate to support the load of the roof. Most good quality conservatories will have suitably reinforced frames with structural corner posts that are adequate.

Do I need to upgrade the structure and foundations of the existing conservatory?

The Ultraframe roof systems will only make a negligible difference to the load applied to the ground by the foundation in comparison with a glazed or polycarbonate roof system. If the existing frame is sound and stable and showing no signs of movement / cracking away from the main house then exposure of the foundations and underpinning is usually unnecessary subject to the agreement of the local inspection team.

Do I need to provide a cavity tray/ barrier in the existing wall?

The new roof system should not create any additional risk of water penetration via the cavity beneath the roof abutment so if there are no existing problems then it would not usually be a requirement to retrospectively install a cavity tray. That said it is regarded as good practice and may be required in locations subject to high levels of exposure to driven rain. If the new roof abuts at a higher level than the existing then in exposed areas the local team may well request the installation of a tray system linked to the abutment flashing.

Can I extend the heating system into the conservatory?

This is controlled work and compliance would need to be justified by a SAP energy calculation.

Do I need anything if there is already a heating system in the conservatory?

Originally most conservatory extensions were exempted whether or not they were heated by the house system but the government subsequently advised that they should not be. The HBC portal cannot regularise existing contraventions of the building regulations but it would be unlikely that a local council would take action over the situation particularly bearing in mind the major improvements to thermal efficiency created by the new roof system.

Can I remove thermal separation?

Yes and the portal will include this work in the application for a separate fee of £50. You will need to upload a 'comparative SAP calculation' to justify compliance and HBC can help you obtain this. There is also scope to cover a new or enlarged structural opening in the application for an additional £50 and for this work you would need to upload specifications for the structural support proposed and method of providing fire resistance to that support. For larger spans HBC may ask you to send them structural calculations to justify the adequacy of steel beams and the bearing masonry.

Can HBC provide these calculations?

HBC are developing an app in conjunction with an energy specialist that we hope to make available soon. In the meantime they can provide help to find an energy assessor if you need it.

Do I need to replace existing glazing?

That might be necessary if the existing frames are found to be inadequate to support the load of the roof. Most good quality conservatories will have suitably reinforced frames with structural corner posts that are adequate.

What if the conservatory is already open to the house?

If the conservatory was built as a building regulations exempt structure it should not be open to the house and removal of the separation would be controlled work that required an application. HBC cannot 'regularise' this sort of unauthorised work as the application has to be to the local council building control section. We can still gain approval for the new roof but that does not cover the existing unauthorised work.

Frequently asked questions

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Certificate No: EWS1293



This certificate is valid for Building Regulations & associated technical guidance in force on the date of registration and for the regulations in the countries indicated

Ultraframe (UK) Ltd – UltraRoof 380

Description of Product

This is an assessment of UltraRoof 380, a prefabricated, light weight, solid roofing system for replacement, or new build conservatory roofs.

In England and Wales, this Registered Detail Certificate is designed to fast-track, not remove, the requirement to obtain Building Regulation Approval through LABC. This can only be demonstrated through a Completion Certificate issued following satisfactory inspections made as part of a valid Building Regulation application by Local Authority Building Control teams.

Please consult the 'Conditions of Certificate' and 'Non-Regulatory Information' sections to see if the system is acceptable for use on sites covered by LABC Warranty.



Key Factors Assessed

- Mechanical Resistance & Stability
- Safety in case of Fire
- Health, Hygiene and Environmental
- Safety in Use
- Energy Economy and heat retention
- Durability serviceability and identification

Validity

This certificate was first issued on 27th April 2021 and is valid until 27th April 2022
Issue Dated 7th July 2021



Certificate No: EWS529



This certificate is valid for Building Regulations & associated technical guidance in force on the date of registration and for the regulations in the countries indicated

Ultraframe (UK) Ltd – LivinRoof

Description of Product

LivinROOF[®] manufactured by Ultraframe is the first roofing system designed to give you the flexibility to combine solid and glazed roofing seamlessly. The LivinROOF roofing system is constructed from insulated composite external panels and Rigid Polyurethane Foam insulation. The Structure of the roof utilises the Ultraframe Classic roof system to provide strength and rigidity.

In England and Wales, this Registered Detail Certificate is designed to fast-track, not remove, the requirement to obtain Building Regulation Approval through LABC. This can only be demonstrated through a Completion Certificate issued following satisfactory inspections made as part of a valid Building Regulation application by Local Authority Building Control teams.

In Scotland, a Building Warrant is required in every case from the Local Authority Building Standards teams.



Key Factors Assessed

- Mechanical Resistance & Stability
- Safety in case of Fire
- Health, Hygiene and Environmental
- Safety in Use
- Energy Economy and heat retention
- Durability serviceability and identification

Validity

This certificate was first issued on 1st December 2014 and is valid until 6th July 2022
Issue Dated 7th July 2021

www.ultraframetrade.co.uk

Job No.: 3603 08/22 v7

It is Ultraframe's policy to continually seek to improve its products, processes and services, and we reserve the right to change specifications without prior notice. Ultraframe is a trading name of Ultraframe (UK) Limited.



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