Part Final Certificate

**Section 51 of the Building Act**
**The Building (Registered Building Control Approvers etc) (England) Regulations 2024**

PART FINAL CERTIFICATE

1. This certificate relates to the following work: 40-48, Mount Pleasant, Reading, Berkshire, RG1 2TD Construction of six new dwellings & associated works ***Plot 3 now known as 42 Mount Pleasant, RG1 2TD***.
2. ICW hereby confirms is a registered building control approver for the purposes of Part 2 of the Building Act 1984. The work described in this certificate is within the scope of the registration and the above work is part of the work described in an initial notice given by it and dated 25/03/2024.
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 in the Building Regulations 2010 applies, namely -~~
    a. ~~Regulation 36(2)(b) (optional water efficiency requirement of 110 litres per person per day;~~
    b. ~~Schedule 1 Part M optional requirement M4(2) (category 2- accessible and adaptable dwellings;~~
    c. ~~Schedule 1 Part M optional requirement M4(3) (category 3- wheelchair user dwellings.~~
6. ICW hereby confirms the work described above has been completed and it has performed the functions assigned to it by regulation 4 of the Building (Registered Building Control Approvers etc) (England) Regulations 2024.
7. ~~ICW hereby confirms the person carrying out the works has notified 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 regulations 5 of the Building (Registered Building Control Approvers etc) (England) Regulations 2024~~
8. A final certificate has now been issued in respect of all of the work described in the initial notice referred to in paragraph 2 above.
9. I have had no professional or financial interest in the work described above since giving the initial notice described in paragraph 2 above.
10. ICW hereby confirms it has received a statement from the client for the works described in this final certificate which is in accordance with regulation 18 (d) of the Building (Registered Building Control Approvers etc) (England) Regulations 2024
11. ICW hereby confirms it has received a statement from each principal contractor (sole or lead contractor) for the work and for each principle designer (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 Registered Building Control Approver undertakes to consult the fire and rescue authority before giving a plans certificate in accordance with section 50 of the Act or a final certificate in accordance with section 51 of the Act in respect of any of the work described above.~~

13. ICW hereby confirms none of the works to which this certificate relates is higher risk building work
14. ICW hereby confirms it has obtained advice from Guy Briggs, TM Class 4, Class 3G RBI before submitting this notice
15. This certificate is evidence (but not conclusive evidence) that the requirements specified in it have been complied with.

Helen Winfield, TM Class 4, Class 2F RBI

On Behalf of ICW Building Control

15/07/2025 Reference: 4325/3