

Date: 27/10/2025  
Our Ref: BC/2025/00279  
Your Ref:

Belshaw Building and Project Consultancy  
5th Floor  
2 Swallow Place  
London  
W1B 2AE

For the attention of: James Gadd

Dear James,

**THE BUILDING ACT 1984 / THE BUILDING (REGISTERED BUILDING CONTROL APPROVERS ETC.) (ENGLAND) REGULATIONS 2024**

**CONSTRUCTION OF A DRAINAGE POP-UP INTO AN EXISTING FOUL WATER DRAINAGE MANHOLE. AT DOWNLANDS RETAIL PARK, LYONS WAY, WORTHING, WEST SUSSEX, BN14 9FB**

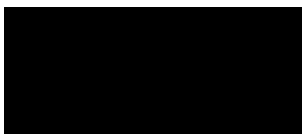
Thank you for appointing the use of our service.

As agreed, we have now lodged the Initial Notice, this allows us to control the statutory Building Control approval process. Please find attached a copy for your records and ensure a copy is forwarded to your client.

As highlighted in our terms and conditions building / construction works should not commence within 5 days of this notice.

Please do check the title and description, if changes are needed, please let us know before site work commences.

Yours sincerely,



Darren Davies C.Build E MCABE IEng - Class 2F  
Registered Building Inspector - Confrere Building Control Ltd  
Email: [darren.davies@confrere.co.uk](mailto:darren.davies@confrere.co.uk)



Enc: Copy of the Initial Notice

## Section 47 of the Building Act 1984

### The Building (Registered Building Control Approvers etc.) (England) Regulations 2024

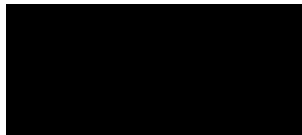
# INITIAL NOTICE

Job Number: BC/2025/00279

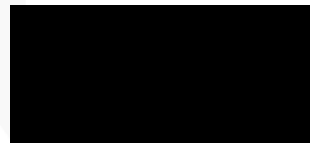
|    |                                                                                                                               |                                                                                                                                                                                                                                                                       |                                                                                              |
|----|-------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| To | Adur and Worthing Building Control Partnership<br>Adur Civic Centre<br>Ham Road<br>Shoreham-by-Sea<br>West Sussex<br>BN43 6PR |                                                                                                                                                                                                                                                                       |                                                                                              |
| 1. | This notice relates to the following work:                                                                                    | Construction of a drainage pop-up into an existing foul water drainage manhole. at: Downlands Retail Park, Lyons Way, Worthing, West Sussex, BN14 9FB<br><br>Use of Building: Retail                                                                                  |                                                                                              |
| 2. | The registered building control approver in relation to the work is:                                                          | Confrere Building Control Ltd<br>37 Albert Embankment<br>London<br>SE1 7TL<br>Tel: 0300 323 0434<br>Email: bev.bell@confrere.co.uk                                                                                                                                    |                                                                                              |
| 3. | The person intending to carry out the work is:                                                                                | Mark Ratazzi<br>Melford Capital Advisors on behalf of Worthing Retail Ltd<br>First Name House<br>Victoria Road<br>Douglas<br>Isle of Man<br>IM2 4DF<br>Tel: 020 8078 7294<br>Email: mark@melfordcapital.com                                                           |                                                                                              |
| 4. | The work <b>does not</b> concern a new dwelling.                                                                              |                                                                                                                                                                                                                                                                       |                                                                                              |
| 5. | With this notice are the following documents, which are those relevant to the work described in this notice -                 |                                                                                                                                                                                                                                                                       |                                                                                              |
|    | a)                                                                                                                            | In the case of the erection or extension of a building, a plan to a scale of not less than 1:1250 showing the boundaries and location of the site and (where the work includes the construction of a new drain or private sewer) a statement -                        |                                                                                              |
|    |                                                                                                                               | (i) As to the appropriate location of any proposed connection to be made to a sewer, or                                                                                                                                                                               | No sewer connections                                                                         |
|    |                                                                                                                               | (ii) If no connection is to be made to a sewer, as to the proposals for the discharge of the proposed drain or private sewer including the location of any septic tank and associated secondary treatment system, or any wastewater treatment system or any cesspool; | Not applicable to this work                                                                  |
|    | b)                                                                                                                            | In the case of a new dwelling -                                                                                                                                                                                                                                       |                                                                                              |
|    |                                                                                                                               | (i) a statement whether or not one or more, and if so which, of the following optional requirements applies to the building work -                                                                                                                                    |                                                                                              |
|    |                                                                                                                               | (aa) regulation 36(2)(b) (optional water efficiency requirement of 110 litres per person per day) of the Building Regulations 2010,                                                                                                                                   | regulation 36(2)(b) (optional water efficiency requirement of 110 litres per person per day) |

|  |    |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                |
|--|----|------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
|  |    |      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | of the Building Regulations 2010 does not apply to this work                                                                                   |
|  |    | (bb) | requirement M4(2) (category 2 - accessible and adaptable dwellings) of Schedule 1 to the Building Regulations 2010,                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | requirement M4(2) (category 2 - accessible and adaptable dwellings) of Schedule 1 to the Building Regulations 2010 does not apply to this work |
|  |    | (cc) | requirement M4(3) (category 3 - wheelchair user dwellings) of Schedule 1 to the Building Regulations 2010, or                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | requirement M4(3) (category 3 - wheelchair user dwellings) of Schedule 1 to the Building Regulations 2010 does not apply to this work          |
|  |    | (ii) | a statement that planning permission has not yet been granted for the work, and that the information required by paragraph (i) will be supplied as soon as is reasonably practicable after that permission is granted;                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | <b>Not applicable to this work</b>                                                                                                             |
|  | c) |      | a statement of any local enactment relevant to the work, of the steps to be taken to comply with it.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b>No local enactments applicable to this work</b>                                                                                             |
|  | d) |      | in the case of the erection of a dwelling, or a building that is to contain one or more dwellings -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                                                                                                                                                |
|  |    | i)   | a statement giving details of any public electronic communications network in relation to which a connection is to be provided,                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Does not apply to this work                                                                                                                    |
|  |    | ii)  | if an exemption in regulation 44ZB of the Building Regulations 2010 is proposed to be relied on, a statement giving details in support of the exemption,                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Does not apply to this work                                                                                                                    |
|  |    | iii) | if regulation 44ZC of the Building Regulations 2010 is proposed to be relied on, a statement giving details of the matters mentioned in regulation 44ZC(6)(a) and (b) of those Regulations and, if paragraph RA1(1)(c)(i) or (ii) of Schedule 1 to those Regulations is also proposed to be relied on, evidence of the steps taken to establish whether, and if so where, a distribution point for a gigabit-capable public electronic communications network (as defined by regulation 44C of those Regulations) is likely to be installed, in a location relevant for the purposes of paragraph RA1(1)(c) of that Schedule, within the period of two years beginning with the day on which the notice is given. | Does not apply to this work                                                                                                                    |
|  | e) |      | a statement setting out -                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                |
|  |    | i)   | the date when it is proposed the work will reach the point when it is to be regarded as commenced in accordance with regulation 16 of the Building (Registered Building Control Approvers etc.) (England) Regulations 2024; and                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | 11/11/2025                                                                                                                                     |
|  |    | ii)  | where the work does not consist of work to which paragraph (2) or (3) of regulation 16 of those Regulations applies, details of the work which the client considers amounts to 15% of the proposed work.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Excavation of all drainage runs and chamber pits                                                                                               |

|     |                                                                                                                                                                                                                                                                                                                            |                                                                                                                                                                                              |
|-----|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 6.  | <b>Confrere Building Control Ltd</b> hereby declares it does not, and will not while this notice is in force, have any professional or financial interest in the work described.                                                                                                                                           |                                                                                                                                                                                              |
| 7.  | The registered building control approver <b>will</b> be obliged to consult the fire and rescue authority by regulation 9 of the Building (Registered Building Control Approvers etc.) (England) Regulations 2024.                                                                                                          |                                                                                                                                                                                              |
| 8.  | <b>Confrere Building Control Ltd</b> hereby undertakes to consult the fire and rescue authority before giving -<br>(a) a plans certificate in accordance with section 50 of the Building Act 1984, or<br>(b) a final certificate in accordance with section 51 of that Act, in respect of any of the work described above. |                                                                                                                                                                                              |
| 9.  | The registered building control approver <b>will</b> be obliged to consult the sewerage undertaker by regulation 10 of the Building (Registered Building Control Approvers etc.) (England) Regulations 2024.                                                                                                               |                                                                                                                                                                                              |
| 10. | <b>Confrere Building Control Ltd</b> hereby undertakes to consult the sewerage undertaker before giving -<br>(a) a plans certificate in accordance with section 50 of the Building Act 1984, or<br>(b) a final certificate in accordance with section 51 of that Act, in respect of any of the work described above.       |                                                                                                                                                                                              |
| 11. | <b>Confrere Building Control Ltd</b> hereby confirms                                                                                                                                                                                                                                                                       |                                                                                                                                                                                              |
|     | (a)                                                                                                                                                                                                                                                                                                                        | it is a registered building control approver for the purposes of Part 2 of the Building Act 1984 and that the work described in this notice is within the scope of its registration;         |
|     | (b)                                                                                                                                                                                                                                                                                                                        | it is aware of the obligations imposed on it by Part 2 of the Building Act 1984 and by regulation 4 of the Building (Registered Building Control Approvers etc.) (England) Regulations 2024; |
|     | (c)                                                                                                                                                                                                                                                                                                                        | none of the work to which this notice relates is higher-risk building work.                                                                                                                  |
|     | (d)                                                                                                                                                                                                                                                                                                                        | the building to which the work relates is an FSO building;                                                                                                                                   |
|     | (e)                                                                                                                                                                                                                                                                                                                        | it has obtained advice from Darren Davies, a registered building inspector, before submitting this notice.                                                                                   |



Darren Davies  
for and on behalf of **Confrere Building Control Ltd**  
27/10/2025



for and on behalf of **Melford Capital Advisors** on  
behalf of **Worthing Retail Ltd**  
Person intending to carry out the work  
27/10/2025