

FINAL CERTIFICATE

Section 51 of the Building Act 1984

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

Our Reference	AI/2025/6753
Local Authority Reference	1154/25/IN

1	This certificate relates to the following work: Convert office space into a 10 bed HMO and convert an adjoining hall into two 1 bed flats at 2-3, Berkley Road, Gravesend, Kent, DA12 2EU
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2	Wilkinson Construction Consultants Ltd hereby confirms
(a)	it is a Registered Building Control Approver for the purposes of Part 2 of the Building Act 1984;
(b)	the work described in this certificate is within the scope of its registration; and
(c)	the above work is the whole of the work described in an initial notice given by it and dated 19/03/2025

3	The work does concern a new dwelling
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4	No optional requirement in the Building regulations 2010 applies to the work
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5	One or more of the 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), does not apply to this work
(b)	Schedule 1 Part M optional requirement M4 (2)(category 2 – accessible and adaptable dwellings), does not apply to this work
(c)	Schedule 1 Part M optional requirement M4 (3)(category 3 – wheelchair user dwellings), does not apply to this work

6	Wilkinson Construction Consultants Ltd hereby confirms
(a)	the work described above has been completed, and
(b)	it has performed the functions assigned to it by regulation 4 of the Building (Registered Building Control Approvers etc.) (England) Regulations 2024.

7	Wilkinson Construction Consultants Ltd hereby confirms the person carrying out the work 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 regulation 5 of the Building (Registered Building Control Approvers etc.) (England) Regulations 2024.
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8	A final certificate has now been issued in respect of all the work described in the initial notice referred to in paragraph 2.
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9	Wilkinson Construction Consultants Ltd hereby declares it has had no professional or financial interest in the work described since giving the initial notice referred to in paragraph 2.
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10	Wilkinson Construction Consultants Ltd hereby confirms it has received a statement, from the client for the work described in this final certificate, which is in accordance with regulation 18(d) of the Building (Registered Building Control Approvers etc.) (England) Regulations 2024.
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11	Wilkinson Construction Consultants Ltd hereby confirms it has received a statement, from each principal contractor (or sole contractor) for the work and from each principal designer (or 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.
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12	Wilkinson Construction Consultants Ltd hereby confirms it has consulted the fire and rescue authority in accordance with regulation 9 of the Building (Registered Building Control Approvers etc.) (England) Regulations 2024.	
13	Wilkinson Construction Consultants Ltd hereby confirms that none of the work to which this notice relates is higher-risk building work.	
14	Wilkinson Construction Consultants hereby confirms it has obtained advice from Geoff Wilkinson, a registered building inspector, before submitting this notice.	
15	This certificate is evidence (but not conclusive evidence) that the requirements specified in the certificate have been complied with.	
	Date: 25th June 2026 Signed:  Geoff Wilkinson Wilkinson Construction Consultants Ltd Registered Building Control Approver	Date: 25th June 2026_ Signed:  PP Tracey Vollans For and on behalf of Laine Hilden Person carrying out the work
Notes	(1): Location and description of the work, including the use of any building to which the work relates. (2): Name of the registered building control approver. (3): Delete as appropriate. (4): Insert date. (5): A new dwelling includes a dwelling that is formed by a material change of use of a building within the meaning of regulation 5(a), (b) or (g) of the Building Regulations 2010). If the work does concern a new dwelling the statement in either paragraph 4 or 5 must be given. (6): Delete this statement if it does not apply.	(7): Delete the optional requirements that do not apply to the work. approver is itself a registered building inspector. (8) Delete this statement if regulation 38 of the Building Regulations 2010, as modified by regulation 5 of the Building (Registered Building Control Approvers etc.) (England) Regulations 2024, does not apply to the building work to which the final certificate relates. (9): See regulation 3 of the Building (Registered Building Control Approvers etc.) (England) Regulations 2024 for the requirements as to professional and financial interests. (10): Name of registered building inspector. (11): Delete this statement where the registered building control approver is itself a registered building inspector.