


Section 2.1: Planning and Environmental Certificates

2.1.4 Building Regulations Certificate

Send to:

Regulation 16E Compliance Declaration
Project/Phase -Poyle PDC UK 7 Ltd

To be completed and submitted to Clarke Banks following completion of each plot / building

Client Details & Declaration	
Name	PDC UK 7 Ltd (Poyle)
Address	19-21 Old Bond Street, London, W1S 4PU
Contact Name	Stephen Vickers
Email	svickers@panattoni.com
Telephone	07964555450
The Client hereby confirms that the building work is complete and that to the best of the client's knowledge the work complies with all applicable requirements of the building regulations	
Signature (To be signed by the Technical Director)	
Date	21/08/24

Principal Contractor Details & Declaration	
Name	
Address	
Contact Name	
Email	
Telephone	
The Principal Contractor hereby confirms that the duties of a Principal Contractor under Part 2A (dutyholders and competence) of the Building Regulations have been fulfilled.	
Signature (To be signed by the Construction Director)	
Date	

22232-BGL-XX-XX-LT-S-00007
12th September 2024

Winvic Construction Ltd
19 Tenter Road
Moulton Park
Northampton
NN3 6PZ

By Email to: ChelseySankey@winvic.co.uk

Dear Chelsey

Poyle 80, Horton Road – Statement at Completion

We confirm we have carried out periodic site inspections during construction in accordance with our appointment, most recently on 10 September 2024.

Based on our inspections of the civil and structural engineering elements of the works (as visible during our inspections) and review of the relevant test results provided, we consider that the works have generally been completed in accordance with our designs.

Yours sincerely,

DMBarnes

Dan Barnes MEng CEng AStructE
Structures Director

danbarnes@burrowsgraham.com

Burrows Graham Limited

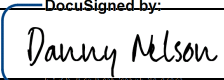
5 Ambassador Place, Stockport Road, Altrincham WA15 8DB
Tel: +44(0)161 804 8046

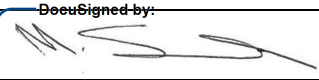
Company number 12414515, registered in England and Wales at above address.



Building Regulation Duty holders Compliance Declarations

Project Name: Panattoni Poyle
 Project Number: P23025
 Address: Unit 7, Horton Road, Poyle, Slough, SL3 0BB

Principal Contractor Declaration			
Name	Winvic Construction Ltd		
Address	19 Tenter Road, Moulton Park, Northampton, NN3 6PZ		
Contact Name	Danny Nelson		
Email	DannyNelson@winvic.co.uk		
Telephone	01604678960		
Appointment Dates			
From:	25 th October 2023	To:	Practical Completion
We hereby declare that we have fulfilled our duties as the Principal Contractor (or sole contractor) under Part 2A (Duty Holders and competence) of the Principal Regulations'.			
Signature	DocuSigned by: 		
Name	F7AA248F3BF3430... Danny Nelson		
Date	18/9/24		

Principal Designer Declaration			
Name	Winvic Construction Ltd		
Address	19 Tenter Road, Moulton Park, Northampton, NN3 6PZ		
Contact Name	Mark Sanderson		
Email	MarkSanderson@winvic.co.uk		
Telephone	01604678960		
Appointment Dates			
From:	25 th October 2023	To:	Practical Completion
We hereby declare that we have fulfilled our duties as the Principal Designer under Part 2A (Duty Holders and competence) of the Principal Regulations'.			
Signature	DocuSigned by: 		
Name	0940BDEFBFAA4F1 Mark Sanderson		
Date	18/9/24		

Certificate Of Completion

Envelope Id: 54CBD79C5EBD41A2A42DE5F5A8625E0A	Status: Completed
Subject: P23025 Panattoni - Q84 - Build Regulations Compliance	
Source Envelope:	
Document Pages: 1	Signatures: 2
Certificate Pages: 5	Initials: 0
AutoNav: Enabled	Envelope Originator:
Envelopeld Stamping: Enabled	Enza Barnes
Time Zone: (UTC) Dublin, Edinburgh, Lisbon, London	enzabarnes@winvic.co.uk
	IP Address: 217.33.219.186

Record Tracking

Status: Original 9/9/2024 10:37	Holder: Enza Barnes enzabarnes@winvic.co.uk	Location: DocuSign
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Signer Events

Danny Nelson
dannynelson@winvic.co.uk
Director
Winvic Construction Ltd
Security Level: Email, Account Authentication (None)

Signature

DocuSigned by:

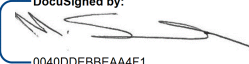
F7AA2A8F3BF3430...
Signature Adoption: Pre-selected Style
Using IP Address: 82.132.230.197
Signed using mobile

Timestamp

Sent: 18/9/2024 | 09:00
Viewed: 18/9/2024 | 09:24
Signed: 18/9/2024 | 09:25

Electronic Record and Signature Disclosure:
Accepted: 1/10/2021 | 15:11
ID: c2c848a2-4570-4421-92b1-3b415df32c6a

Mark Sanderson
marksanderson@winvic.co.uk
Technical Director
Winvic Construction Ltd
Security Level: Email, Account Authentication (None)

DocuSigned by:

0040DDE8BEEAA4F1...
Signature Adoption: Uploaded Signature Image
Using IP Address: 217.33.219.186

Sent: 18/9/2024 | 09:00
Viewed: 18/9/2024 | 09:06
Signed: 18/9/2024 | 09:07

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Chelseysankey@winvic.co.uk
ChelseySankey@winvic.co.uk
Security Level: Email, Account Authentication (None)

COPIED

Sent: 18/9/2024 | 09:25

Electronic Record and Signature Disclosure:
Not Offered via DocuSign

David Woodall
d.woodall@clarkebanks.com
Security Level: Email, Account Authentication (None)

COPIED

Sent: 18/9/2024 | 09:25

Carbon Copy Events	Status	Timestamp
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Electronic Record and Signature Disclosure:
Not Offered via DocuSign

Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Envelope Sent	Hashed/Encrypted	18/9/2024 09:00
Certified Delivered	Security Checked	18/9/2024 09:06
Signing Complete	Security Checked	18/9/2024 09:07
Completed	Security Checked	18/9/2024 09:25

Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, WINVIC CONSTRUCTION LTD (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact WINVIC CONSTRUCTION LTD:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: jane@winvic.co.uk

To advise WINVIC CONSTRUCTION LTD of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at jane@winvic.co.uk and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from WINVIC CONSTRUCTION LTD

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to jane@winvic.co.uk and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with WINVIC CONSTRUCTION LTD

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to jane@winvic.co.uk and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify WINVIC CONSTRUCTION LTD as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by WINVIC CONSTRUCTION LTD during the course of your relationship with WINVIC CONSTRUCTION LTD.

FINAL CERTIFICATE

Project Ref – P12964

Local Authority Reference – IN/00012/24

To be quoted on all correspondence

This Final Certificate is given in accordance with

- Section 51 of the Building Act 1984 ('The Act'); and
- The Building (Registered Building Control Approvers etc.) (England) Regulations 2024 ('The Regulations')

To: Slough Borough Council Building Control
Observatory House
25 Windsor Road
Slough
Berkshire
SL1 2EL

1. This certificate relates to the following work:

Erection of single storey (shell only) unit warehouse 77,030sqft including fit out for offices and ancillary warehouse toilets, associated external siteworks including access road, hardstandings, carparking, landscaping and drainage Internal first floor fit out of offices with undercroft area beneath. Existing buildings demolished to slab level only

Jupiter House
Horton Road
Colnbrook
Slough
Berkshire
SL3 0BB

2. Clarke Banks (Building Control) Limited 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 works is the whole of the work described in an Initial Notice given by it and dated 08 01 2024 [and amended on 29 08 2024].

3. The work ~~does~~ / [does not] concern a new dwelling.

4. ~~[No optional requirements in The Building Regulations 2010 applies to this work.]~~

5. ~~[One or more of the following optional requirements applies to the work, namely:~~

- ~~a) regulation 36(2)(b) (optional water efficiency requirement of 110 litres per person per day) of the Building Regulations 2010.~~

- ~~b) requirement M4 (2) (Category 2 – accessible and adaptable dwellings) of Schedule 1 to the Building Regulations 2010.~~
- ~~c) requirement M4 (3) (category 3 – wheelchair user dwellings) of Schedule 1 to the Building Regulations 2010.]~~
6. Clarke Banks (Building Control) Limited 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. Clarke Banks (Building Control) Limited 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.]
 8. A final certificate has now been issued in respect of all work described in the initial notice referred to in paragraph 2.
 9. Clarke Banks (Building Control) Limited has had no professional or financial interest in the work described above since giving the initial notice referred to in paragraph 2.
 10. Clarke Banks (Building Control) Limited 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.
 11. Clarke Banks (Building Control) Limited 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.
 12. [Clarke Banks (Building Control) Limited 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. Clarke Banks (Building Control) Limited hereby confirms that none of the work to which this certificate relates is high-risk building work.
 14. Clarke Banks (Building Control) Limited hereby confirms it has obtained advice from David Woodall, a registered building inspector, before submitting this notice.
 15. This certificate is evidence (but not conclusive evidence) that the requirements specified in it have been complied with.

Signature

**David Woodall**

Registered Building Inspector
C. Build E MCABE

T: (+44) 333 344 5227
M: (0) 7815 011 638
E: d.woodall@clarkebanks.com

On behalf of Clarke Banks (Building Control) Limited

Date: 24 09 2024

cc. Steve Skeikh | Royal Berkshire Fire and Rescue Service (Ref: 329334) (email)
Stephen Vickers | PDC UK 7 Limited (email)
Phil Donabie | Winvic Construction Limited (email)