

## Section 2.1: Planning and Environmental Certificates

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### 2.1.5 Practical Completion Certificate

**Please quote our reference in all correspondence**

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

Your Ref: S79718  
Our Ref: JMP/23/000480  
**Please ask for Anna Jackson**  
**Tel: 07943 806 037 / 01332 854694**

Date: 28/06/2024

**For the attention of Ben Childs and Roy Langstaff**

Dear Ben & Roy,

**RE: Erection of distribution warehouse and associated offices (base build, shell and core)  
at Unit 3, Panattoni Park, Great Bank Road, Wingates, Bolton, BL5 3XN**

A final inspection of the above works has been carried out and we enclose for your records a copy of our Final Certificate.

We can also advise that a copy of the Final Certificate has been sent to the District Fire Safety Officer.

Please ensure that these form part of the Client's building logbook to satisfy the requirement for the fire safety information under Regulation 38 of the Building Regulations 2010 and to assist the Client in meeting their statutory duties under the Regulatory Reform Act (Fire Safety) Order 2005.

We would welcome your opinion on how we performed in relation to the provision of our Building Regulation services and how this compared to your expectations as your feedback is important to us. Please take a few minutes to visit our website <https://www.jmpartnership.uk.com/> and submit one of our Client Survey forms found on our home page, thank you.

If you require any further information, please do not hesitate to contact the undersigned.

Yours sincerely



Anna Jackson  
BSc (Hons), C.Build E. MCABE  
On behalf of JM Partnership (Surveyors) Ltd

Encs: Final Certificate

Emailed to: BenChilds@winvic.co.uk and RoyLangstaff@winvic.co.uk

## Section 51 of the Building Act 1984

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

# FINAL CERTIFICATE

**Job Number: JMP/23/000480**

1. This certificate relates to the following work:  
**Erection of distribution warehouse and associated offices (base build, shell and core) at Unit 3, Panattoni Park, Great Bank Road, Wingates, Bolton, BL5 3XN**  
  
**Use of Building: Storage and other non-residential (7a)**
2. **JM Partnership (Surveyors) 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 **18/09/2023**
3. The work **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 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, **does not**, apply to this work.
  - (b) requirement M4(2) (category 2 - accessible and adaptable dwellings) of Schedule 1 to the Building Regulations 2010, **does not**, apply to this work.
  - (c) requirement M4(3) (category 3 - wheelchair user dwellings) of Schedule 1 to the Building Regulations 2010, **does not**, apply to this work.
6. **JM Partnership (Surveyors) 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. **JM Partnership (Surveyors) 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.
8. A final certificate has now been issued in respect of all the work described in the initial notice referred to in paragraph 2.
9. **JM Partnership (Surveyors) 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.
10. **JM Partnership (Surveyors) 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.
11. **JM Partnership (Surveyors) 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.

12. **JM Partnership (Surveyors) 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. **JM Partnership (Surveyors) Ltd** hereby confirms that none of the work to which this notice relates is higher-risk building work.
14. ~~**JM Partnership (Surveyors) Ltd** hereby confirms it has obtained advice from (10), a registered building inspector, before submitting this notice.~~ N/A
15. This certificate is evidence (but not conclusive evidence) that the requirements specified in it have been complied with.



**28th June 2024**

Signed by Andrew Wilkinson (Competence Class 3G)

on behalf of **JM Partnership (Surveyors) Ltd** of Suite 3, Peach Business Centre, 8 Chestnut Avenue, Walderslade, Chatham, Kent ME5 9AJ

Tel No: 01634 733270 Email: [jmpadmin@jmpartnership.uk.com](mailto:jmpadmin@jmpartnership.uk.com)

## Statement of Practical Completion

**Project Name:** Panattoni Bolton Unit 3  
**KAM Project Nr:** 22079

**Issue Date:** 1<sup>st</sup> July 2024  
**Contract Dated:** 17<sup>th</sup> October 2023

**Contractor:** **Winvic Construction Ltd**  
**Address:** Brampton House  
19 Tenter Road, Moulton Park  
Northampton  
NN3 6PZ

**Employer:** **Barings Core Fund Bolton S.A.R.L**  
**Address:** 6 Rue Eugene Ruppert  
L-2453  
Luxembourg

**The Works:** The works as indicated on the contract drawings, comprising the construction of a single warehouse/ production unit, including associated office accommodation, and all necessary site and external works.

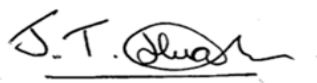
**Situated at:** Plot 3, Wingates, Panattoni Park Great Bank Road, Bolton BL5 3XN

Under the terms of the above-mentioned Contract, we give notice that the works reach Practical Completion on Monday 1<sup>st</sup> July 2024.

The End of Rectification Period (defects liability period) in respect of the Works will end on 1<sup>st</sup> July 2025.

This statement is issued with the Contractor's agreement to rectify and complete within 2 weeks of Practical Completion, any items detailed on the Winvic snagging list and the Outstanding works list.

**Signed:**



**Employer's Agent**  
KAM Project Consultants Ltd

**Distribution:** Barings [Fund], Panattoni [Employer], Winvic [Contractor]