

[REDACTED]

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**From:** [REDACTED]  
**Sent:** 19 March 2026 12:16  
**To:** [REDACTED]  
**Subject:** RE: URGENT: Structural Integrity Record & Statutory Non-Compliance - 3 Ethel Street, B67 5AL

Dear [REDACTED]

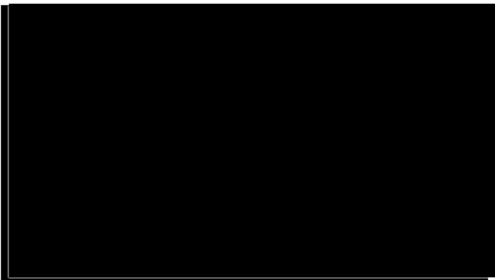
This is an update with respect to the works carried out to date at 3 Ethel Street, Bearwood, B67 5AL.

As you are aware work is on hold and owner/builder have copied me into emails earlier this week to confirm they have instructed a Consultant Structural Engineer to review work on site and report back on their findings.

At this stage we do not have any control on the timeline for reports being submitted to us for review but will set up a reminder to review project to ensure that we follow up as and when necessary.

We trust this informs you of current progress.

Kind Regards,



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**RBI Registration No RBCP01318H5D**  
**Class 4 (2) Technical Manager (2A1/A2,B1/B2,C1/C2,D1/D2).**

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**From:** [REDACTED]  
**Sent:** 17 March 2026 20:34  
**To:** [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** Re: URGENT: Structural Integrity Record & Statutory Non-Compliance - 3 Ethel Street, B67 5AL

Dear [REDACTED]

Thank you for your update and for confirming the actions taken following your site visit on March 12th.

I am pleased to note that the builder has been advised to cease works and that a Structural Engineer's report has been requested. This aligns with the concerns I raised regarding the current stability of the masonry and shared boundaries.

I look forward to your further update following your follow-up visit this week.

Kind Regards,

[Redacted]

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From: [Redacted]

Sent: 17 March 2026 13:22

To: [Redacted]

Cc: [Redacted]

Subject: FW: URGENT: Structural Integrity Record & Statutory Non-Compliance - 3 Ethel Street, B67 5AL

Dear [Redacted]

Thank you for your email, I have carried out a joint visit with the site agent last Thursday 12 March 2026.

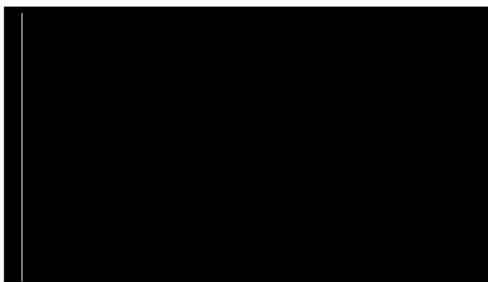
Given the nature of work carried out to date i.e. chimney breast removal, current support at upper level and existing build format to entry and shared party walls, I have advised the builder to cease works and instruct a Structural Engineer to immediately review existing and proposed work, compile a report with any clear recommendations for any remedial building work required. We will follow up our site visit this week to see what action has been taken before deciding next steps. Once and when we receive the Structural Engineer report, we will review to ensure compliance is achieved with the Requirements of Building Regulations.

We trust this updates you on action taken to date.

Kind Regards,



**VANGUARD**  
BUILDING COMPLIANCE



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**RBI Registration No RBCP01318H5D**  
**Class 4 (2) Technical Manager (2A1/A2,B1/B2,C1/C2,D1/D2).**

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From: [Redacted]

Sent: 13 March 2026 20:38

To: [Redacted]

Cc: [Redacted]

Subject: Re: URGENT: Structural Integrity Record & Statutory Non-Compliance - 3 Ethel Street, B67 5AL

Dear [Redacted]

Thank you for your response. To clarify, this is not a civil party wall dispute; it is a formal report of a statutory safety breach regarding Requirement A1 (Structure).

The property has been gutted to a hollow shell. As the shared party wall is a flat masonry wall with no chimney breasts, the removal of all internal floor joists has eliminated the lateral restraint required for its stability.

I am flagging the following for your urgent site visit:

Structural Instability: The party wall is currently unbraced and lacks horizontal "tie" support from floor diaphragms.

Masonry Distress: There is visible cracking and shifting in the arches of the shared entryway.

Inadequate Propping: There is no evidence of the substantial temporary works required to stabilize a structure of this height in its current state.

A 3-month contravention window is not an appropriate remedy for an unbraced masonry wall. I have copied the Local Authority's Dangerous Structures team for their records.

Please confirm that your inspection will specifically assess the adequacy of the temporary supports currently in place.

Sincerely,

[Redacted signature]

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**From:** [Redacted]  
**Sent:** Tuesday, March 10, 2026 10:57:34 AM  
**To:** [Redacted]  
**Cc:** [Redacted]  
**Subject:** FW: URGENT: Structural Integrity Record & Statutory Non-Compliance - 3 Ethel Street, B67 5AL

Dear [Redacted]

Thank you for your email, we are the Registered Building Control Approver (RBCA) for this project with a valid initial notice for building work described as **'Single storey rear infill extension and full width rear extension, loft conversion with rear dormer, internal alterations and reconfiguration to create 6 bedroom HMO with installation of new windows to an existing two storey building'**

We have contacted the builder executing the building work on site and subject to availability will be carrying out a joint site visit shortly to review works carried out to date. Our role is to make sure compliance is achieved with **'The Requirements of the Building Regulations'**. Where the builder fails to achieve same, we have the option to serve a Contravention Notice that requires work to be remedied within 3 months and where not executed we will cancel the Initial Notice with work reverting to the Local Authority to follow up.

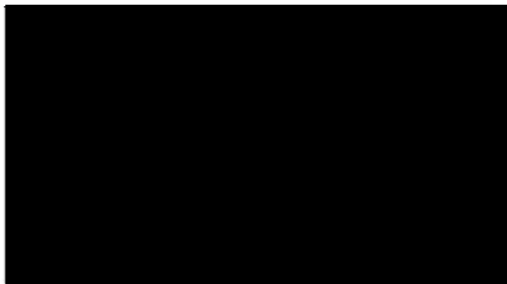
We note your concerns with respect to building work in relation to **'chimney breasts and party walls'** and confirm we have no obligation or responsibilities with respect to Party wall and or

Common Law matters and advise you to seek relevant professional parties to address any concerns you have.

From previous dealings with The Building Safety Regulator (BSR) they will not give advice about civil disputes between neighbours. We also confirm under BSR Code of Conduct Standard 5.6 of the Professional Conduct Rules, an RBCA has a duty to treat all information from the applicant or agent as confidential so we cannot share any information about this project with you.

We trust the above clarifies our role on this project and will continue to carry out our RBCA role as necessary to achieve compliance.

Kind Regards,



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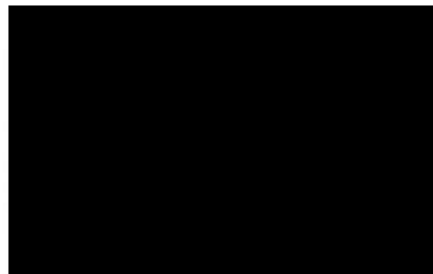
**RBI Registration No RBCP01318H5D  
Class 4 (2) Technical Manager (2A1/A2,B1/B2,C1/C2,D1/D2).**

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**From:** [Redacted]  
**Sent:** 10 March 2026 09:57  
**To:** [Redacted]  
**Subject:** FW: URGENT: Structural Integrity Record & Statutory Non-Compliance - 3 Ethel Street, B67 5AL

FYI

Kind regards



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**From:** [Redacted]  
**Sent:** 09 March 2026 22:45

To: Info - [REDACTED]

Subject: URGENT: Structural Integrity Record & Statutory Non-Compliance - 3 Ethel Street, B67 5AL

Good Evening,

I am the owner of the property adjoining 3 Ethel Street, where I understand you are the appointed Approved Inspector for the internal structural works currently underway (Planning Ref: DC/26/71425).

I am writing to formally record significant concerns regarding the structural safety of the terrace and the contractor's apparent disregard for statutory building procedures.

### 1. Unauthorised Structural Alterations (Chimney Breast Removal)

The contractor has begun removing a structural chimney breast on the party wall. As this masonry is bonded into the shared terrace structure, its removal has direct implications for the lateral stability of the terrace. I have seen no evidence of structural calculations, a method statement, or any strategy for supporting the remaining chimney stack at roof level.

### 2. Absence of Statutory Notice & Schedule of Condition

These works are proceeding without the service of a Party Structure Notice and without a Schedule of Condition for the adjoining properties. This circumvents the statutory protections designed to safeguard neighbouring homes during intrusive masonry alterations.

### 3. Professional Oversight & Liability

As the Approved Inspector responsible for ensuring compliance with Building Regulations Part A (Structure), I am placing this notification on your project file. Should any structural movement or damage occur to the shared stack or party walls, this correspondence will serve as evidence that Vanguard was alerted to the unauthorised and high-risk nature of the works while they were ongoing.

I request confirmation of the following:

- That a site inspection has been, or will be, undertaken to verify the adequacy of any structural supports (e.g., RSJs/steelwork) being installed.
- That the structural engineer's calculations and design details for the chimney removal have been reviewed and approved by your office.

I have also contacted Sandwell Building Consultancy regarding their Enforcement Policy for unauthorised structural works. I trust that Vanguard will take the necessary steps to ensure the safety of the public and the adjoining dwellings.

I look forward to your urgent acknowledgement of this record.

Yours faithfully,

A solid black rectangular redaction box covering the signature area.