



INDEPENDENCE POLICY

The directors of ICW Building Control Ltd are committed to providing an impartial and professional service following the requirements of the Building Control Performance Standards, CICAIR code of conduct and those of CABE, MCIQB and RICS. ICW Building Control Limited is responsible for the impartiality of the delivery of its building control service and does not allow commercial, financial or other matters to compromise independence and/or impartiality.

It is the objective of ICW Building Control to satisfy the quality and delivery requirements of our clients now and in the future. We measure our performance in meeting clients' requirements and work with them to continually improve the service we provide. In order to achieve this objective, the company maintains a Quality Management System based upon the requirements of the BS EN ISO 9001:2015 international standard.

As defined by regulation 9 of the Approved Inspector Regulations 2010 (as amended), risk to impartiality is considered to occur where a design and/or construction and building control function is being provided on the same project by the same organisation. Further risks to independence and impartiality may occur in respect of financial, personal or family involvement.

In demonstrating its independence and impartiality, although part of the ICW Group, ICW Building Control Ltd is an independent legal entity. ICW Building Control Ltd has an independent senior management team with no common directors. Directors of ICW Building Control Ltd must have no responsibility as a director or member of a senior management team of any other legal entity providing a design or construction function on any project that ICW Building Control Ltd is providing the building control function.

The building control function (where ICW Building Control Ltd is appointed) is to be carried out by ICW Building Control Ltd only. This is a separate company within the ICW Group and has no common directors within all trading group companies and no common personnel. This is communicated throughout the business and to external clients. This ensures that the function is carried out independently, impartially and is perceived to be impartial and as such;

- There is no financial incentive for the ICW Building Control to market other organisational design or construction services on the same project
- The ICW Group offers no design and/or construction services other than warranties through ICW Construction Warranties Ltd and site surveys through ICW Technical Services Ltd, these are a separate entity to ICW Building Control Ltd and share no common staff at service delivery level
- Where ICW Building Control require aspects of a design to be verified by a third party, that third party cannot be an organisation that was involved in the design.
- ICW Building Control Limited takes no responsibility for design services
- Although the ICW brand is used to provide Warranty services, this is provided through Ltd companies within the ICW Group which have separate management structures and personnel, insurance, policies and procedures.
- ICW Building Control Ltd has a clear, published whistleblowing policy and makes its staff aware of ICW Building Control's obligations under the Public Interest Disclosure Act

ICW Building Control Ltd does not provide any other services other than site inspection consultancy, supporting ICW Construction Warranties with provision of their site inspections where an ICW Building Control Ltd and ICW Construction Warranties product are delivered on the same site. In order to ensure that the Building Control function remains independent and maintains impartiality;

- No financial incentives are provided for ICW Building Control Ltd to market/promote other ICW Group design or construction services on the same project
- Cross promotion of ICW Group services is not rewarded
- Design and construction (warranty and site survey) services are not sold together with the ICW Building Control service as a common product
- Discounts are not offered for appointment where an ICW Building Control product is being delivered on the same site as another ICW Group product
- Other ICW Group services are marketed separately from the ICW Building Control service, with ICW Building Control Ltd maintaining a separate website and members portal
- Terms of appointment for the ICW Building Control service are independent of design and construction services and incorporate an independence clause. This clause confirms that there are no contractual responsibilities for design or construction services on any project that ICW Building Control oversees and refers the customer to the 'Contract for the Appointment of an Approved Inspector', produced by ACAI

In order to maintain an independent service delivery system of building control, ICW Building Control will review the impartiality policy at quarterly board meetings to ensure that the process is independent of the services delivered by the wider ICW Group.

Signed by Directors



Managing Director

Neil Horsfall



Operations Director

Sandra Kass

Date: 06 November 2020