



INDEPENDENCE POLICY

The directors of ICW Building Control Ltd (ICWBC) are committed to providing an impartial and professional service following the requirements of the Operational Standard Rules, Professional Conduct Rules for RBCAs, Code of Conduct for RBIs and those of CABE, MCIQB and RICS. ICWBC 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 ICWBC 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. 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 3 of the Building (Registered Building Control Approver etc) (England) Regulations 2024 and The Building (Registered Building Control Approvers etc.) (Wales) Regulations 2024, 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, ICWBC is an independent legal entity. ICWBC has an independent senior management team with no common directors. Directors of ICWBC 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 ICWBC is providing the building control function.

The building control restricted activities and functions is to be carried out by a registered building inspector only. ICWBC 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 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 ICWBC and share no common staff at service delivery level
- Where ICWBC 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.
- ICWBC takes no responsibility for design services
- Although the ICW brand is used to provide Warranty services, this is provided through Limited companies within the ICW Group which have separate management structures and personnel, insurance, policies and procedures.
- ICWBC has a clear, published whistleblowing policy and makes its staff aware of ICWBC's obligations under the Public Interest Disclosure Act



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ICWBC does not provide any other services other than site inspection consultancy, supporting ICW Construction Warranties with provision of their site inspections where an ICWBC 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 ICWBC 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 ICWBC 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 will refer the customer to the 'Contract for the Appointment', when produced by ABCA

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

Signed by Directors

A handwritten signature in black ink that reads 'N Horsfall'.

Managing Director
Neil Horsfall

A handwritten signature in black ink that reads 'K R Davies'.

Technical Director
Kyle Davies

Date: 27/01/2026

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