



BUILDING REGULATIONS 2010 (as amended) REGULARISATION OF BUILDING WORK

The current Building Regulations, which came into force on The 1st October 2010 (as amended), contain legislation regarding the regularisation of building work.

When properties are being sold it is sometimes discovered that work has been carried out to the property to which the Building Regulations would apply. On occasions it is also realised that Building Regulations permission was not sought at the time and therefore a Local Authority Building Control Officer has not deemed the work as safe.

A procedure has been introduced into the regulations where a property owner can regularise this situation and apply to the Local Authority for a "Regularisation Certificate".

An application can be submitted for regularisation of any completed building work carried out since the 11th November 1985.

The Local Authority will agree to inspect the work on site to ascertain whether the work complied with the Building Regulations, which were in force at the time of construction.

After the site visit has been made there are three possible decisions which could be given, these are:

1. To approve and issue a regularisation certificate if the work is deemed to be in accordance with the Building Regulations in force at the time of construction.
2. To issue a list of points which need to be attended to in order to comply with the Regulations. This may include a request for certain items of construction to be exposed.

(If the owner of the property wishes to rectify and/or expose areas of construction, further inspections will be carried out. A regularisation certificate may then be issued if the work is deemed to comply with the regulations in force at the time of construction)

3. To reject and advise that the work does not comply with the Regulations.

If a rejection is issued, no refund of the charge will be given as the charge is payable for the inspection of the site works and not for the issue of the regularisation certificate itself.

I would confirm that it is the intention of this Authority not to enter into any correspondence regarding this type of unauthorised work other than by using the regularisation procedure herein detailed.

It is important that any building work carried out should be inspected for compliance with the Building Regulations, to ensure the safety of members of the public.

There will always be instances where work is carried out without the prior knowledge of the Local Authority and this new type of application allows for completed unauthorised work to be regularised.

This new procedure offers an important safeguard for an owner and any potential buyer of a property.

CHECK LIST BEFORE SUBMITTING AN APPLICATION FOR REGULARISATION

Are you sure that:

1. The work commenced on or after the 11th November 1985.
2. You have completed and signed the regularisation application form and enclosed the correct charge. (If you need advice on the charge, please telephone ((029) 2087 1363/1377/1153)
3. Where reasonably practical, you have provided a plan of the work.