

Changes to Building Regulations and Building Regulation application process.

It has been a busy period implementing the changes to the procedural building regulations introduced on the 1st October, introduced under Part 3 of the Building Safety Act 2022.

Our application form has been updated and we have introduced a notice of completion.

Application process key changes:

A 'Full plans application' is now called an 'Application for building control approval with full plans'. We have shortened this to 'Approval with full plans'.

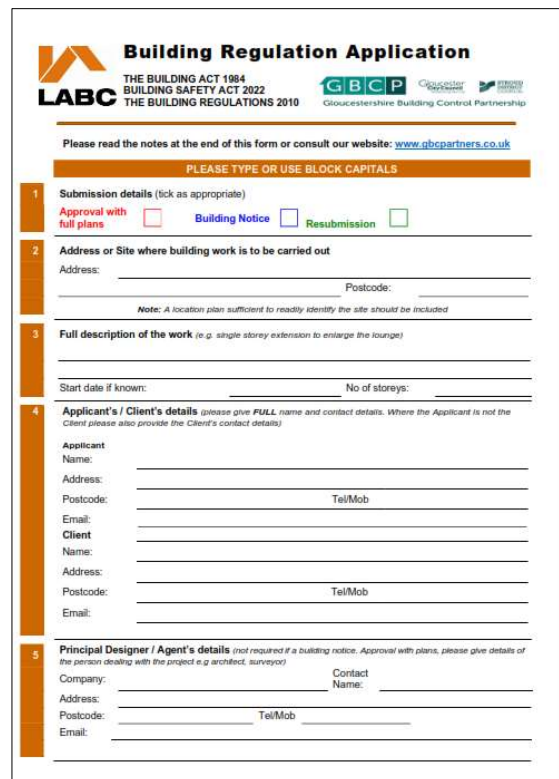
'Conditions' attached to a full plans application are now called 'Requirements'.

'Commencement of work' is now 'start of work'

Commencement of work is now when, on domestic projects, 15% of the work has been carried out. A statement indicating what amounts to 15% is required as part of the full plans application.

A declaration not more than 5 days after the work is to be regarded as commenced is required from the person carrying out the work.

A declaration not more than 5 days after the work is to be regarded as complete is required from the person carrying out the work. The notice must include a statement signed by the client stating that the work complies with all applicable requirements of building regulations. A statement stating that the principal contractor and principal designer have full filled their duties.



Building Regulation Application
THE BUILDING ACT 1984
BUILDING SAFETY ACT 2022
THE BUILDING REGULATIONS 2010

GBCP Gloucester City Council Stroud District Council
Gloucestershire Building Control Partnership

Please read the notes at the end of this form or consult our website: www.gbcpartners.co.uk

PLEASE TYPE OR USE BLOCK CAPITALS

1 Submission details (tick as appropriate)
Approval with full plans ☐ Building Notice ☐ Resubmission ☐

2 Address or Site where building work is to be carried out
Address: _____ Postcode: _____
Note: A location plan sufficient to readily identify the site should be included

3 Full description of the work (e.g. single storey extension to enlarge the lounge)
Start date if known: _____ No of storeys: _____

4 Applicant's / Client's details (please give FULL name and contact details. Where the Applicant is not the Client please also provide the Client's contact details)
Applicant Name: _____
Address: _____
Postcode: _____ Tel/Mob: _____
Email: _____
Client Name: _____
Address: _____
Postcode: _____ Tel/Mob: _____
Email: _____

5 Principal Designer / Agent's details (not required if a building notice. Approval with plans, please give details of the person dealing with the project e.g. architect, surveyor)
Company: _____ Contact Name: _____
Address: _____
Postcode: _____ Tel/Mob: _____
Email: _____



Gloucestershire Building Control Partnership

We have introduced commencement and completion notices:

Notice of Commencement

THE BUILDING ACT 1984
BUILDING SAFETY ACT 2022
THE BUILDING REGULATIONS 2010

GBCP Gloucester City Council Stroud District Council
Gloucestershire Building Control Partnership

This notice is to be submitted to Building Control, within 5 days, of work being regarded as commenced, under regulation 16 of The Building Regulations 2010 (as amended). Regulation 46A sets out the construction requirement for works to be deemed commenced but in summary:

For complex buildings – Foundations are constructed, and the structure of the lowest floor level is complete.

For new buildings and horizontal extensions – Sub surface structure of the building or the extension including all foundations and the structure of the ground floor level is completed.

For all other works – constructed 15% of the overall work.

Requirements relating to commencement can be found in: <https://www.legislation.gov.uk/uk/2010/2114/regulation/16>

Location of the building work

Building Regulation Application Number

This notice is to be signed by the person carrying out the building work referred to in our building notice / application of building control approval with full plans* is to be regarded as commenced. *delete as appropriate.

Name

Address

Telephone

Email

I can confirm that building works on the above Building Regulations application have met the requirements set out in regulation 16 and 46a and should therefore be deemed commenced.

Signature

Date

Notice of Completion by a person carrying out building work

THE BUILDING ACT 1984
BUILDING SAFETY ACT 2022
THE BUILDING REGULATIONS 2010

GBCP Gloucester City Council Stroud District Council
Gloucestershire Building Control Partnership

A person who is required by Regulation 12 to give a building notice or an application for building control approval with full plans for carrying out building work shall, not more than five days after that work has been completed, give the local authority a notice which complies with Regulation 16 paragraph (4a) as set out below. Requirements of dutyholders and their competence can be found in Part 2A of the Building Regulations 2010 (as amended).

Location of the building work

Building Regulation Application Number

The building work referred to in our building notice / application of building control approval with full plans* is complete (notice/application form attached to this notice). *delete as appropriate.

Name of the client

Address of the client

Telephone number of the client

Email address of the client (if available)

I confirm that to the best of my knowledge the work complies with all applicable requirements of the building regulations.

Signature of client

Date

****Name of principal contractor (or sole contractor)**

Address of principal contractor (or sole contractor)

Telephone number of the principal contractor (or sole contractor)

Email address of the principal contractor (or sole contractor)

Date of appointment

I confirm that I have fulfilled my duties as a principal contractor (or sole contractor) under Part 2A (dutyholders and competence) of these Regulations.

Signature of principal contractor (or sole contractor)

Date

Introducing Dutyholders and competence

Responsibilities related to dutyholders have been introduced. A dutyholder is the client, principal designer, and principal contractor. All have responsibilities under regulation 11 including the need to consider competence.

Guidance has been provided by DLUHC as follows:

Dutyholder duties and competence

The Building Regulations etc. (Amendment) (England) Regulations 2023 set out a framework which identifies those dutyholders involved in the procurement, design and undertaking of building work, and imposes duties on them. They apply to all building work from 1 October 2023 onwards. The dutyholders to which these regulations will apply will be clients, principal designers, designers, principal contractors and contractors. As has always been the case, the duty to ensure that the work complies with all relevant building regulations is on those procuring and undertaking the design and building work. Dutyholders will need to plan, manage,



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and monitor their work, cooperate, and communicate with each other and coordinate their work.

Those undertaking design work and building work will need to have the right competence (the skills, knowledge, experience and behaviours or organisational capability) for the work they are engaged to do. The person making the appointment for design work or commissioning building work has a duty to appoint a competent person, and the person undertaking the work should not undertake the work if they are not competent to do so.

Anyone undertaking design work or building work will need to plan, manage, and monitor the work to ensure that it complies with all relevant requirements. When carrying out design work

the designer or principal designer will be required to take all reasonable steps to ensure that the

design is such that, if the building work to which the design relates has been built in accordance with that design, then the building work would comply with all relevant requirements. When carrying out building work, the contractor or principal contractor will need to ensure the building work they carry out complies with all relevant requirements.

The requirements placed upon clients, designers, principal designers, contractors, and principal contractors are listed in regulations 11A to 11O of the Building Regulations 2010 as inserted by Regulation 6 of the Building Regulations etc. (Amendment) (England) Regulations 2023.

The full guidance note is available here:

[https://assets.publishing.service.gov.uk/media/65411c081f1a600010360b59/Building_Circular_Letter - Changes to the building control process.pdf](https://assets.publishing.service.gov.uk/media/65411c081f1a600010360b59/Building_Circular_Letter_-_Changes_to_the_building_control_process.pdf)

GBCP Website updates: <http://www.gbcpartners.co.uk/>

Our website has been updated with a revised application form, new commencement and completion forms and guidance notes. If you have any queries or wish to discuss a building control project,

please contact us at: building.control@stroud.gov.uk

or visit our website: <http://www.gbcpartners.co.uk/>