

# Building Control in Herefordshire & Worcestershire

The Authorities of North Worcestershire, Herefordshire and South Worcestershire work closely together to provide a consistent approach to the Building Control function.

For further information about the services that we provide please contact your local office.

**North Worcestershire  
Building Control**  
01527 881402

**Herefordshire Council**  
01432 261940

**South Worcestershire Building  
Control Partnership**  
01684 862328



## Local Authority Building Control

(LABC) is dedicated to maintaining the highest standards in building design and construction. It is based on a publicly accountable and independent service, ensuring that buildings comply with relevant legal requirements for health and safety.

We aim to assist you in producing high quality buildings in a time scale which keeps your costs to a minimum by providing a fast, efficient and cost effective building control service. Our surveyors have wide technical expertise, extensive knowledge of materials and construction methods as well as access to very valuable local records. Discussions at an early stage with our building control surveyors can help identify problems, provide cost saving innovative solutions whilst guaranteeing that confidentiality will always be maintained.

LABC Surveyors have established links with other local authority services. Development Teams with members from other services e.g. planning, building control, and highways for example, can usually be brought together to give a streamlined service with only one point of contact – most often a building control surveyor. The emphasis is on avoiding difficulties.

LABC has the experience and technical skill to ease you through the building process. With the assurance of the highest quality and standards you can trust, at a speed and cost to meet your schedule and budget.

For further details about LABC services and Value Added Products please contact your Local Authority

Nov 11

Advice Leaflet 7

## Regularisation Certificates



Building Control in  
Herefordshire &  
Worcestershire

# Guidance on how to apply for a Regularisation Certificate for works completed without an application being made

## Introduction

*Where building work has been carried out without a Building Regulation approval or inspection, problems and complications will occur when the house is put up for sale.*

*This leaflet provides information about a procedure that owners can use to rectify these difficulties*

## Purpose

The Regularisation procedure allows the Local Authority to consider appropriate works carried out and completed without the submission of plans and giving of notice.

This power does not replace the enforcement powers already available to the Local Authority under section 36 of the Building Act 1984, and does not provide a shortcut for those who failed to follow the correct procedure.

## Regularisation Procedure

Regularisation is a procedure which property owners follow where problems arise in the conveyancing, i.e. sale of property

It is important to note that an owner is under no obligation to make an application for a Regularisation Certificate; equally, the Council is under no obligation to accept it. An application for a Certificate can relate only to works that have been completed.

However in order to assess whether compliance with the Building Regulations has been achieved, the Council can ask the applicant to 'open up' work, which assumes a reasonable level of co-operation between the applicant and the Council

An application for a Regularisation Certificate can only be made where:

- The work commenced after 11 November 1985;
- The work came within the scope of the Building Regulations;
- No application was made at the time; or
- When the applicant wishes to regularise the work

## Issue of Certificate

Before a certificate can be issued the Council must be reasonably satisfied that the works conform to the Building Regulations and that there is no risk to the health and safety of persons in or around the property.

The Council may then:

*✓ Say whether additional works are required to meet the Building Regulation standards, or*

*✓ Issue a certificate indicating that the unauthorised works are in compliance with the Building Regulations standards.*

## Further Information

For further information please consult your Local Building Control Section prior to making an application.

They will be able to tell you what information will be required and also advise you of any charge which may be applicable for the type of work involved