

A New Building Control Landscape

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Following the Grenfell Tower tragedy in 2017 and publication of Dame Judith Hackitt's '*Building a Safer Future*' report, significant changes have been made to fire and building-related legislation in England.

These will have a major impact on Building Control providers like CBC, but will also significantly affect anyone directly involved in commissioning, designing, and constructing building work:

In summary:

For work covered by an Initial Notice submitted after 1st October 2023:

- The person commissioning building work (the Client), and the designers and contractors they appoint, are responsible for complying with the building regulations.
- The names and contact information of the Client, contractor(s) and designer(s) will be required by the building control body.
- The Client will need to sign a declaration to confirm that, to the best of their knowledge, the completed work is in compliance with the Building Regulations.
- Appointed designers and contractors will have to sign statements to confirm they have complied with their duties under Part 2A of the Building Regulations.
- Commencement will need to be notified to, and confirmed by, Building Control.
- Designers are expected to remain involved in projects until the works are completed, cooperating with the Client and Contractor to resolve issues, queries and problems which arise on site.
- Building Control is responsible for identifying areas of non-compliance and should no longer be considered as part of the design team or expected to provide solutions to questions and concerns which arise on site. However, your CBC Building Inspector will continue to comment on proposals and solutions put to them by the designer or contractor in terms of compliance or otherwise.
- Penalties for contravening the building regulations will get tougher resulting in more enforcement action, increased financial penalties and the possibility of custodial sentence for those clients, designers and contractors found guilty of breaching the regulations.

Further details of the changes to the Building Control regime can be found online (search 'Building Safety Regulator'). Alternatively, your CBC building inspector will be happy to discuss any questions or concerns you may have in relation to the upcoming changes.