

# Building Control



## Local Authority Building Control (LABC)

To maintain exemplary standards of health and safety in the creation of every Hadley HOME, we work closely with the LABC (Local Authority Building Control.)

LABC is a 3,700 strong network of professional building surveyors and technical support staff. They can give local support, regularly working with planners, conservation officers, access officers, fire services, highways and other organisations.

However, the primary function of LABC service is to protect people's health and safety in the built environment. This involves, among other things, enforcing legislation and in doing so LABC surveyors help to keep construction quality high by providing independent checks at key stages of the building project.



## Keeping HOME on Track

LABC is an independent organization who offers reassurance that the build project is on track.



LABC works with manufacturers, trade bodies, professional institutions and other recognised bodies to ensure that standards are well-defined and easy to apply.



Provide training and guidance, CPD and training events to help up-skill members and customers. We also provide impartial help and advice direct to homeowners.

They also assist homeowners, builders, contractors and everyone else involved in a building project to deliver the long-term safety, accessibility and performance that's required in properties built to a high standard.

## Accountability in Every HOME

Those carrying out building work are responsible for complying with the building regulations and the role of building control is to check that they do so.

Building control teams check all aspects of construction including but not limited to:



Foundations



Heating



Damp-proofing



Sanitation



Structural issues



The accessibility of a building



Insulation



Fire protection and means of escape in case of fire



Ventilation

Regular site visits from building control surveyors during building work helps you to ensure that construction work is on the right track to complying with the building regulations. Surveyors are there to offer you and your builder advice and guidance on meeting the necessary standards. Of course, if things aren't done properly, it can be very costly to make things right.

On large and small projects, building control teams work with property owners, builders and designers and use their professional skills and judgement to find solutions and make decisions about the design and specification of buildings and structures, often before the construction work even begins.



### **Modern Construction that Stays Modern**

Building control surveyors regularly attend training courses to stay up to date with the latest developments in construction and the building regulations, and close liaison with other local authorities enables them to exchange knowledge and information on a national level, which they can then pass on to those they work with on site.



### **Non-Compliant Building; It Isn't Worth The Risk**

Local authorities have unique powers under the Building Act 1984 to enforce the building regulations and have non-compliant building work altered or removed.

The company or person doing your construction work could be prosecuted and fined if the work doesn't meet building regulations and your local authority could make you pay for faulty work to be fixed. And serious and persistent cases of failure to meet building standards can also result in legal action and a fine.

After the final inspection of building work, property owners are issued with a completion certificate which demonstrates that the Building Control surveyor is satisfied that the work inspected conforms with the building regulations. This is an important document used by solicitors and agents when it comes to selling the property, and also by mortgage lenders and property insurers.



## Sustainability Through Building Control

Part of the role of the building regulations is to help improve the conservation of fuel and power, protect and enhance the environment and promote sustainable development. Building control teams check that features that play a part in this, like solar panels, insulation and lighting efficiency conform to the standards. To find out more, read our guide on making your home energy efficient.

Building control plays a role in supporting sustainability and you can read more about a recent eco development that one of our council teams have worked on in this article.

