
W E L S H S T A T U T O R Y
I N S T R U M E N T S

2024 No. 1268 (W. 214)

**BUILDING AND BUILDINGS,
WALES**

**The Building (Registered Building
Control Approvers etc.) (Wales)
Regulations 2024**

EXPLANATORY NOTE

(This note is not part of the Regulations)

These Regulations largely revoke, in relation to Wales, provisions of the Building (Approved Inspectors etc.) Regulations 2010 (“the AI Regulations”) with the amendments to those Regulations made by S.I. 2013/747 (W. 89), 2014/58 (W. 5), 2014/110 (W. 10), 2016/611 (W. 168), 2018/558 (W. 97), 2022/564 (W. 130), 2022/767 (W. 167), 2024/244 (W. 49), and 2024/447 (W. 75).

These Regulations also revoke the Building (Building Control Profession) (Registration, Sanctions and Appeals) (Wales) Regulations 2023 (“the 2023 Regulations”) and restate provisions relating to the registration of registered building inspectors and registered building control approvers, sanctions for registered building control approvers and appeals.

Section 47 of the Building Act 1984 (“the 1984 Act”) provides that the responsibility for inspecting plans and building work for compliance with building regulations may, at the option of the person intending to carry out the work, be given to a registered building control approver (“approver”) instead of to the local authority.

Part 2 of these Regulations makes provision about the supervision of building work by approvers including the independence of approvers and their functions, and applies in relation to building work which is the subject of the initial notice provisions of the Building Regulations 2010 (“the 2010 Regulations”) and regulation 7A of the Energy Performance of Buildings (England and Wales) Regulations 2012.

Regulation 3 derives from regulation 9 of the AI Regulations and requires that approvers have no professional or financial interest in the work that they supervise. Regulation 4, which specifies the functions of approvers, derives from regulation 8 of the AI Regulations. Regulation 5 derives from regulation 20 of the AI Regulations.

Part 3 of these Regulations makes provision in relation to procedural requirements where building work is supervised by approvers, including the forms to be used for initial notices, amendment notices, plans certificates and final certificates, the grounds for rejecting these notices and certificates, the period for rejecting them, and consultation requirements.

Regulation 6 and Forms 1(W), 4(W) and 7(W) derive from regulations 10 and 16A(1) of, and Forms 1(W), 4(W) and 7(W) in Schedule 1 to, the AI Regulations. Schedule 2 derives from Schedule 2 to, the AI Regulations.

Regulation 7 and Forms 2(W) and 7(W) derive from regulations 11 and 16A(1) of, and Forms 2(W) and 7(W) in Schedule 1 to, the AI Regulations.

Regulation 8 derives from regulation 12 of the AI Regulations. Regulation 9 derives from regulation 13 of the AI Regulations.

Regulation 10 and Forms 3(W) and 4(W) derive from regulations 14 and 16A(1) of, and Forms 3(W), 4(W) and 7(W) in Schedule 1 to, the AI Regulations. Schedule 3 derives from Schedule 3 to, the AI Regulations.

Regulation 11 derives from regulation 15 of the AI Regulations.

Regulation 12 and Form 5(W) derive from regulation 16 of, and Form 5(W) in Schedule 1 to, the AI Regulations. Schedule 4 derives from Schedule 4 to the AI Regulations.

Regulation 13 and Form 8(W) derive from regulation 16A(2) of, and Form 8(W) in Schedule 1 to, the AI Regulations.

Regulation 14 derives from regulation 17 of the AI Regulations.

Regulations 15 and 16 and Forms 9(W) to 17(W) derive from regulations 18 and 18A of, and Forms 9(W) to 17(W) in Schedule 1 to, the AI Regulations.

Part 4 of these Regulations sets out the procedures where building work reverts to a local authority on an initial notice ceasing to be in force.

Regulation 17 derives from regulation 19 of the AI Regulations. Regulation 18 derives from regulation 19A of the AI Regulations.

Part 5 of these Regulations makes provision for where an initial notice ceases to be in force and a new approver is appointed. In particular, regulation 20 derives from regulation 19C of the AI Regulations and makes provision as to the content of a transfer certificate, and regulation 22 and Schedule 5 derive from regulation 19E of and Schedule 3A to, the AI Regulations and set out the grounds for rejecting a transfer certificate and transfer report.

Regulation 23 derives from regulation 27 of the AI Regulations and prescribes circumstances where a further initial notice may be given after cancellation of an initial notice under section 53D of the 1984 Act. These include the approver cancelling the notice under section 52(1)(a) of the 1984 Act, the person carrying out or intending to carry out the work cancelling the initial notice under section 53D(3) of the 1984 Act, and the approver having been given a specified disciplinary order.

Section 54 of the 1984 Act permits approved public bodies to supervise their own building work. Part 6 covers the approval of public bodies, and procedural and consultation requirements where public bodies supervise their own work including in particular the prescribed forms of, and grounds for the local authority to reject, a public body's notice, a plans certificate and a final certificate.

Regulation 24 derives from regulation 21 of the AI Regulations.

Regulation 25 and Form PB1(W) derive from regulation 22 of and Form PB1(W) in Schedule 1 to, the AI Regulations. Schedule 6 derives from Schedule 5 to the AI Regulations. Regulation 26 derives from regulation 23 of the AI Regulations and regulation 27 derives from regulation 24 of the AI Regulations.

Regulation 28 and Forms PB2(W) and PB3(W) derive from regulation 25 of and Forms PB2(W) and PB3(W) in Schedule 1 to, the AI Regulations. Schedule 7 derives from Schedule 6 to the AI Regulations. Regulation 29 derives from regulation 26 of the AI Regulations.

Regulation 30 and Form PB4(W) derive from regulation 27 and Form PB4(W) in Schedule 1 to, the AI Regulations. Schedule 8 derives from Schedule 7. Regulation 31 derives from regulation 28 of the AI Regulations.

Part 7 of these Regulations provides in regulation 32 for the content of local registers of notices and certificates, regulation 33 provides for the length of

registration periods for approvers and registered building inspectors, regulation 34 sets out provision as to when copies of disciplinary sanctions issued against approvers must be sent to local authorities in Wales. Regulation 35 provides that where the Welsh Ministers make or revoke an order under section 58V of the 1984 Act they must as soon as reasonably practicable give a copy of the interim suspension order to each local authority in Wales where the Welsh Ministers consider that the suspected contravention is so serious that, if the Welsh Ministers determine that the contravention has occurred, they are likely to make an order under section 58U(2)(d) of the 1984 Act cancelling the person's registration. Regulation 36 makes provisions as to the decisions in Part 2A of the 1984 Act which may be appealed. Regulation 36(1) sets out that, if an appeal is made, it must be made by way of complaint to the magistrates' court. Regulation 36(2) sets out the grounds of appeal. Regulation 36(3) sets out the appeal time limit. Regulation 36(4) sets out the remedies available to the magistrates' court on appeal.

Regulation 32 derives from regulation 30 of the AI Regulations. Regulation 34 derives from regulations 2 and 3 of the 2023 Regulations.

Regulation 34 derives from regulation 4 of the 2023 Regulations. Regulation 35 derives from regulation 5 of the 2023 Regulations. Regulation 36 derives from regulation 6 of the 2023 Regulations.

Part 8 of these Regulations contains miscellaneous provisions including a number of consequential amendments to other instruments, and the revocations mentioned above, transitional and savings provisions.

Regulation 37 derives from regulation 31 of the AI Regulations.

The Welsh Ministers' Code of Practice on the carrying out of Regulatory Impact Assessments was considered in relation to these Regulations. As a result, a regulatory impact assessment has been prepared as to the likely costs and benefits of complying with these Regulations. A copy can be obtained from the Welsh Government, Cathays Park, Cardiff, CF10 3NQ and is published on www.gov.wales.

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2024 No. 1268 (W. 214)

**BUILDING AND BUILDINGS,
WALES**

**The Building (Registered Building
Control Approvers etc.) (Wales)
Regulations 2024**

Made 28 November 2024

Laid before Senedd Cymru 3 December 2024

Coming into force 1 January 2025

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The Welsh Ministers make these Regulations in exercise of the powers conferred on them by sections 1(1)(1), 2A(2), 34, 35, 47(1)(3), (2), (3), (4)(4) and (5)(5), 50(1A), (1D)(6), (4)(7), (6), and (7)(8), 51(1)(9) and (2), 51A(2)(10), (3), (5) and (6), 52(1)(11), (2) and (4), 53(2), (4), (4B)(12), (4C)(13), and (7), 53B(5)(14),

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- (1) Section 1(1) was amended by section 1(1), (2) and (3) of the Sustainable and Secure Buildings Act 2004 (c. 22) (“the 2004 Act”) and paragraphs 1, 2(1) and (2) of Schedule 5 to, the Building Safety Act 2022 (c. 30) (“the 2022 Act”). See the definitions of “appropriate national authority” and “prescribed” in section 126 of the Building Act 1984 (c. 55) (“the 1984 Act”).
- (2) Section 2A was inserted by section 4(1) of the 2004 Act.
- (3) Section 47(1) was amended by article 3(2)(a) of S.I. 1996/1905 and was subsequently amended by section 8(2) of the 2004 Act and sections 46(1), 48(1) and (2)(a) of, and paragraphs 1 and 4(1) and (2) of Schedule 4 to, the 2022 Act. Section 47(4) was amended by sections 46(4) and 51(3) of the 2022 Act.
- (4) Section 47(4) was amended by sections 46(4) and 51(3) of the 2022 Act.
- (5) Section 47(5) was amended by section 43 of, and paragraphs 1, 4(1) and (3) of Schedule 4 to, the 2022 Act.
- (6) Section 50(1A) to (1D) was substituted for section 50(1) by section 49(1) and (2)(a) of the 2022 Act.
- (7) Section 50(4) was amended by section 49(2)(b) of the 2022 Act.
- (8) Section 50(7) was amended by section 170(4) of, and paragraphs 1 and 6 of Schedule 4, to the 2022 Act.
- (9) Section 51(1) was substituted by article 4 of S.I. 1996/1905 and subsequently amended by section 43 of, and paragraphs 1 and 7 of Schedule 4, to the 2022 Act.
- (10) Section 51A was inserted by article 2 of S.I. 1996/1905 and subsection (2) was subsequently amended by sections 43 and 48(1) and (3) of, and paragraphs 1 and 8 of Schedule 4 to, the 2022 Act.
- (11) Section 52(1) was amended by sections 50(1) and (2) of, and paragraphs 1 and 10(2) of Schedule 4 to, the 2022 Act and by article 3(6)(a) of S.I. 1996/1905.
- (12) Section 53(4B) was inserted by section 52(1) of 2022 Act.
- (13) Section 53(4C) was inserted by section 52(1) of the 2022 Act.
- (14) Section 53B was inserted by section 51(2) of 2022 Act.

(2)(1), (3)(2), (5)(3), (5A)(4) and (7)(5), 52A(1)(6), 53C(3)(7) and (6), 53D(2)(8), (3), (5), 54(1)(9), (2) and (3), 56(1)(10), 58C(5), 58O(4), 58U(4), 58V(4)(11), and 92(2)(12) of, and paragraphs 1(13), 1A, 1D, 1F, 1G, 1H, 1I(14), 5B(15), 7(16), 8(17) and 10(18) of Schedule 1 and paragraphs 1, 2(19), 3, 4(20) and 5 of Schedule 4 to, the Building Act 1984(21) and sections 41 and 167(1) of the Building Safety Act 2022(22).

The Welsh Ministers have, in accordance with section 14(7) of the 1984 Act, consulted the Building Regulations Advisory Committee for Wales.

PART 1

General

Title, coming into force and application

1.—(1) The title of these Regulations is the Building (Registered Building Control Approvers etc.) (Wales) Regulations 2024.

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| (1) | Section 52(2) was amended by section 8 of the 2004 Act and paragraphs 1 and 10(3) of Schedule 4 to, the 2022 Act. |
| (2) | Section 52(3) was substituted by section 50(3) of 2022 Act. |
| (3) | Section 52(5) has been repealed in respect of England only. |
| (4) | Section 52(5A) was inserted by section 50(5) of the 2022 Act. |
| (5) | Section 52(7) was inserted by section 50(6) of the 2022 Act. |
| (6) | Section 52A was inserted by section 46(3) of the 2022 Act. |
| (7) | Section 53C was inserted by section 51(2) of the 2022 Act. |
| (8) | Section 53D was inserted by section 51(2) of the 2022 Act. |
| (9) | Section 54(1) was amended by section 55(a) of, and paragraphs 1 and 46(1) and (2) of Schedule 5 to, the 2022 Act. |
| (10) | Section 56(1) was amended by section 56(3) of the 2022 Act and by article 3(9) of S.I. 1996/1905. |
| (11) | Sections 58C, 58O, 58U and 58V were inserted by section 42 of the 2022 Act. |
| (12) | Section 92(2) was amended by section 55(a) of, and paragraphs 1 and 57(1) and (3)(a) of Schedule 5 to, the 2022 Act. |
| (13) | Paragraph 1 was amended by paragraph 83 of Schedule 5 to the 2022 Act. |
| (14) | Paragraphs 1A to 1I of Schedule 1 were inserted by section 33 of the 2022 Act. |
| (15) | Paragraph 5B of Schedule 1 was inserted by section 34 of the 2022 Act. |
| (16) | Paragraph 7 of Schedule 1 was amended by section 3 of the 2022 Act and by section 11 of the Climate Change and Sustainable Energy Act 2006 (c. 19). |
| (17) | Paragraph 8 of Schedule 1 was amended by section 3 of the 2004 Act, paragraph 83 of Schedule 5 to the 2022 Act and by section 40 of the Flood and Water Management Act 2010 (c. 29). |
| (18) | Paragraph 10 of Schedule 1 was substituted by section 83 of the 2022 Act. |
| (19) | Paragraph 2(1) of Schedule 4 was substituted by section 49(1) and (3)(a) of the 2022 Act. |
| (20) | Paragraph 4 of Schedule 4 was amended by paragraph 86 of Schedule 5 to, the 2022 Act. |
| (21) | 1984 c. 55. |
| (22) | 2022 c. 30. |

(2) These Regulations come into force on 1 January 2025.

(3) These Regulations apply in relation to Wales.

Interpretation

2.—(1) In these Regulations—

“the 1984 Act” (“*Deddf 1984*”) means the Building Act 1984;

“the 2010 Regulations” (“*Rheoliadau 2010*”) means the Building Regulations 2010⁽¹⁾;

“amendment notice” (“*hysbysiad diwygio*”) has the meaning given by section 51A of the 1984 Act;

“approver” (“*cymeradwywr*”) means a registered building control approver within the meaning of section 58N of the 1984 Act⁽²⁾;

“building” (“*adeilad*”) has the meaning given by regulation 2(1) of the 2010 Regulations;

“building regulations” (“*rheoliadau adeiladu*”) has the meaning given by section 122 of the 1984 Act;

“building work” (“*gwaith adeiladu*”) has the meaning as given by regulation 3(1) of the 2010 Regulations;

“dwelling” (“*annedd*”) has the meaning given in regulation 2(1) of the 2010 Regulations;

“erection” (“*codi*”) has the same meaning as given in section 123 of the 1984 Act;

“fire and rescue authority” (“*awdurdod tân ac achub*”) means the enforcing authority within the meaning given by article 25 of the Regulatory Reform (Fire Safety) Order 2005⁽³⁾;

“FSO building” (“*adeilad GDT*”) means a building or any part of it to which the Regulatory Reform (Fire Safety) Order 2005 applies, or will apply after the completion of building work;

“initial notice” (“*hysbysiad cychwynnol*”) has the meaning given by section 47(1)(a) of the 1984 Act;

“local authority” (“*awdurdod lleol*”) means the council of a county or county borough;

“material alteration” (“*addasiad sylweddol*”) has the meaning given by regulation 3(2) of the 2010 Regulations;

(1) S.I. 2010/2214, as amended by S.I. 2012/3119, 2013/1959, 2014/110 (W. 10), 2015/767, 2016/285, and 2018/1230. There are other amending instruments, but none is relevant to this instrument.

(2) Section 58N was inserted by section 42 of the 2022 Act.

(3) S.I. 2005/1541, to which there are amendments not relevant to these Regulations.

“material change of use” (“*newid defnydd sylweddol*”) has the meaning given by regulation 5 of the 2010 Regulations;

“plans certificate” (“*tystysgrif blaniau*”) has the meaning given by section 50(1) of the 1984 Act;

“public body” (“*corff cyhoeddus*”) has the meaning given by section 54(1) of the 1984 Act;

“public body’s final certificate” (“*tystysgrif derfynol corff cyhoeddus*”) means a certificate given under paragraph 3 of Schedule 4 to the 1984 Act;

“public body’s notice” (“*hysbysiad corff cyhoeddus*”) means a notice given under section 54(1)(c) of the 1984 Act;

“public body’s plans certificate” (“*tystysgrif blaniau corff cyhoeddus*”) means a certificate given under paragraph 2 of Schedule 4 of the 1984 Act;

“registered building inspector” (“*arolygydd cofrestredig adeiladu*”) means an individual registered as a building inspector in accordance with Part 2A of the 1984 Act⁽¹⁾;

“sewerage undertaker” (“*ymgymerwr carihffosiaeth*”) means a person appointed under section 6 of the Water Industry Act 1991⁽²⁾ for the area in which the building is, or is to be, situated;

“transfer certificate” (“*tystysgrif drosglwyddo*”) means a certificate given in accordance with section 53B of the 1984 Act;

“transfer report” (“*adroddiad trosglwyddo*”) means a report given in accordance with section 53B of the 1984 Act.

(2) Where any provision in these Regulations requires the use of a numbered form in Schedule 1, a form substantially to the like effect may be used.

(3) Any reference in these Regulations to the carrying out of work includes a reference to the making of a material change of use.

(4) Any reference in these Regulations to an initial notice (whether or not combined with a plans certificate) is to be construed as a reference to that initial notice as amended by an amendment notice which has been accepted by a local authority.

(1) Part 2A of the 1984 Act was inserted by section 42 of the 2022 Act.

(2) 1991 c. 56.

PART 2

Registered building control approvers

Independence of approvers

3.—(1) Approvers must have no professional or financial interest in the work they supervise.

(2) A person (“P”) is regarded as having a professional or financial interest in the work described in any notice or certificate given under these Regulations if—

- (a) P is or has been responsible for the design or construction of any of the work in any capacity;
- (b) P or any nominee of P’s is a member, officer or employee of a company or other body which has a professional or financial interest in the work;
- (c) P is a partner or is in the employment of a person who has a professional or financial interest in the work.

(3) For the purposes of this regulation—

- (a) P is treated as having a professional or financial interest in the work even if P has that interest only as a trustee for the benefit of some other person;
- (b) in the case of married persons or civil partners living together, the interest of one spouse or partner is, if known to the other, deemed to be also an interest of the other.

(4) For the purposes of this regulation the following are not to be regarded as a professional or financial interest—

- (a) involvement in the work as an approver,
- (b) entitlement to any fee paid for P’s function as an approver,
- (c) entitlement to any fee paid for an employee of P carrying out a function as a registered building inspector, and
- (d) potential liability to pay any sum if a claim is made under any insurance cover.

Functions of approvers

4.—(1) For as long as an initial notice continues in force, the approver who gave the notice must take such steps (which may include the making of tests of building work and the taking of samples of materials) as are reasonable to enable the approver to be satisfied within the limits of professional skill and care that the provisions specified in paragraph (2) (as modified by

regulation 5 (modification of 2010 Regulations etc.)) are complied with.

(2) The provisions referred to in paragraph (1) are—

- (a) in the 2010 Regulations—
 - (i) regulation 4 (requirements relating to building work),
 - (ii) regulation 6 (requirements relating to material change of use),
 - (iii) regulation 7 (materials and workmanship),
 - (iv) regulation 20 (provisions applicable to self-certification schemes),
 - (v) regulation 22 (requirements relating to a change to energy status),
 - (vi) regulation 23 (requirements for the renovation or replacement of thermal elements),
 - (vii) regulation 25A (consideration of high-efficiency alternative systems for new buildings),
 - (viii) regulation 26 (CO₂ emission rates for new buildings),
 - (ix) regulation 26A (primary energy rates for new buildings),
 - (x) regulation 26B (fabric performance values for new dwellings),
 - (xi) regulation 26C (minimum energy efficiency rating),
 - (xii) regulation 27 (CO₂ emission rate calculations),
 - (xiii) regulation 27A (primary energy consumption rate calculations),
 - (xiv) regulation 27B (fabric performance values calculations),
 - (xv) regulation 27C (target primary energy rate calculations for new buildings),
 - (xvi) regulation 28 (consequential improvements to energy performance),
 - (xvii) regulation 36 (water efficiency of new dwellings),
 - (xviii) regulation 37 (wholesome water consumption calculation),
 - (xix) regulation 37A (provision of automatic fire suppression systems),
 - (xx) regulation 38 (fire safety information),
 - (xxi) regulation 39 (information about ventilation),
 - (xxii) regulation 40 (information about use of fuel and power),

- (xxiii) regulation 40A (information about systems for on-site generation of electricity),
 - (xxiv) regulation 40B (information about overheating),
 - (xxv) regulation 41 (sound insulation testing),
 - (xxvi) regulation 42 (mechanical ventilation air flow rate testing),
 - (xxvii) regulation 43 (pressure testing),
 - (xxviii) regulation 44 (commissioning), and
 - (xxix) regulation 44ZA (commissioning in respect of a system for on-site electricity generation), and
- (b) in the Energy Performance of Buildings (England and Wales) Regulations 2012⁽¹⁾, regulation 7A (energy performance certificates on construction).

Modification of the 2010 Regulations etc.

5.—(1) The 2010 Regulations apply with the modifications in paragraph (2) to (11).

(2) Regulations 20 (provisions applicable to self-certification schemes), 25A (consideration of high-efficiency alternative systems for new buildings), 27 (CO₂ emission rate calculations), 27A (primary energy consumption rate calculations), 27B (fabric performance values calculations), 27C (target primary energy rate calculations for new buildings), 37 (wholesome water consumption calculation), 41 (sound insulation testing), 42 (mechanical ventilation air flow rate testing), 43 (pressure testing), 44 (commissioning) and 44ZA (commissioning in respect of a system for on-site electricity generation) of the 2010 Regulations apply in relation to building work which is the subject of an initial notice as if references to the local authority were references to the approver.

(3) Regulation 27(3) of the 2010 Regulations applies in relation to building work which is the subject of an initial notice as if after “work has been completed,” there were inserted “or, if earlier, the date on which in accordance with regulation 14 of the Building (Registered Building Control Approvers etc.) (Wales) Regulations 2024, the initial notice ceases to be in force”.

(4) Regulation 27A(3) of the 2010 Regulations applies in relation to building work which is the subject of an initial notice as if after “work has been completed,” there were inserted “or, if earlier, the date on which in accordance with regulation 14 of the

(1) S.I. 2012/3118. Regulation 7A was inserted by S.I. 2016/284.

Building (Registered Building Control Approvers etc.) (Wales) Regulations 2024, the initial notice ceases to be in force”.

(5) Regulation 27B(3) of the 2010 Regulations applies in relation to building work which is the subject of an initial notice as if after “work has been completed,” there were inserted “or, if earlier, the date on which in accordance with regulation 14 of the Building (Registered Building Control Approvers etc.) (Wales) Regulations 2024 the initial notice ceases to be in force”.

(6) Regulation 27C(3) of the 2010 Regulations applies in relation to building work which is the subject of an initial notice as if after “work has been completed,” there were inserted “or, if earlier, the date on which in accordance with regulation 14 of the Building (Registered Building Control Approvers etc.) (Wales) Regulations 2024 the initial notice ceases to be in force”.

(7) Regulation 37(2) of the 2010 Regulations applies in relation to building work which is the subject of an initial notice as if after “work has been completed” there were inserted “; or, if earlier, the date on which in accordance with regulation 14 of the Building (Registered Building Control Approvers etc.) (Wales) Regulations 2024 the initial notice ceases to be in force”.

(8) Regulation 38 of the 2010 Regulations applies in relation to building work which is the subject of an initial notice as if for paragraph (2) there were substituted—

“(2) The person carrying out the work must give the fire safety information to the responsible person no later than whichever is the earlier of—

- (a) the date of completion of the work to which the initial notice relates;
- (b) the date of occupation of the building or extension;
- (c) the date on which in accordance with regulation 14 (events causing initial notice to cease to be in force) of the Building (Registered Building Control Approvers etc.) (Wales) Regulations 2024, the initial notice ceases to be in force.”.

(9) Regulation 41 of the 2010 Regulations applies in relation to building work which is the subject of an initial notice as if—

- (a) for paragraph (3)(b) there were substituted—

“(b) given to the approver in accordance with paragraph (2)(b) not later than 5 days after completion of the work to which the initial notice relates.”;

- (b) for the words in paragraph (4) “not later than the date on which notice of commencement of the work is given under regulation 16(1)” there were substituted the words “prior to commencement of the building work on site”.

(10) Regulation 44 of the 2010 Regulations applies in relation to building work which is the subject of an initial notice as if for paragraph (4) there were substituted—

“(4) The notice must be given to the approver—

(a) subject to sub-paragraphs (b) and (c), not later than 5 days after completion of the work to which the initial notice relates;

(b) where regulation 14 of the Building (Registered Building Control Approvers etc.) (Wales) Regulations 2024 applies, not later than the date on which the initial notice ceases to be in force or, if earlier, the end of the period referred to in sub-paragraph (a);

(c) where regulation 20 applies by virtue of regulation 5 of the Building (Registered Building Control Approvers etc.) (Wales) Regulations 2024, not later than the date on which the notice or certificate required by that regulation must be given.”.

(11) Regulation 44ZA of the 2010 Regulations applies in relation to building work which is the subject of an initial notice as if for paragraph (3) there were substituted—

“(3) The notice must be given to the approver—

(a) subject to sub-paragraphs (b) and (c), not later than 5 days after completion of the work to which the initial notice relates;

(b) where regulation 14 of the Building (Registered Building Control Approvers etc.) (Wales) Regulations 2024 applies, not later than the date in which the initial notice ceases to be in force or, if earlier, the end of the period referred to in sub-paragraph (a);

(c) where regulation 20 applies by virtue of regulation 5 of the Building (Registered Building Control Approvers etc.) Regulations 2024, not later than the date on which the notice or certificate required by that regulation must be given.”.

(12) Regulation 7A(3) of the Energy Performance of Buildings (England and Wales) Regulations 2012 applies in relation to building work which is the subject of an initial notice as if—

- (a) references to the local authority were references to the approver, and
- (b) in paragraph (3), after “work has been completed” there were inserted “or, if earlier, the date on which in accordance with regulation 14 of the Building (Registered Building Control Approvers etc.) (Wales) Regulations 2024, the initial notice ceases to be in force”.

PART 3

Notices and certificates etc.

Form, grounds and period for rejecting initial notice

- 6.**—(1) The prescribed form of an initial notice—
- (a) which is not combined with a plans certificate, is Form 1(W) in Schedule 1, or
 - (b) which is combined with a plans certificate, is Form 4(W) in Schedule 1.

(2) An initial notice must be accompanied by the plans and documents described in the relevant form prescribed by paragraph (1).

(3) The grounds on which a local authority must reject an initial notice are those prescribed in Schedule 2, and the form to be used for rejecting an initial notice (whether combined with a plans certificate or otherwise) is Form 7(W) in Schedule 1.

(4) The period within which a local authority may give notice of rejection of an initial notice is 5 working days beginning with the day on which the notice is given.

Form, grounds and period for rejecting amendment notice

7.—(1) The prescribed form of an amendment notice is Form 2(W) in Schedule 1.

(2) An amendment notice must be accompanied by the plans and documents described in the form prescribed by paragraph (1).

(3) The grounds on which a local authority must reject an amendment notice are those prescribed in paragraphs 1 to 11 of Schedule 2 and the form to be used for rejecting an amendment notice is Form 7(W) in Schedule 1.

(4) The period within which a local authority may give notice of rejection of an amendment notice is 5 working days beginning with the day on which the notice is given.

Consultation with the fire and rescue authority

8.—(1) This regulation applies where—

- (a) an initial notice is to be given or has been given in relation to—
 - (i) the erection, extension or material alteration of an FSO building, or
 - (ii) in relation to building work in connection with a relevant change of use of a building, and
- (b) Part B of Schedule 1 to the 2010 Regulations imposes requirements in relation to the work.

(2) Where this regulation applies, the approver must consult the fire and rescue authority—

- (a) before, or as soon as practicable after, giving an initial notice in relation to the work,
- (b) before, or as soon as practicable after, giving a relevant amendment notice in relation to the work,
- (c) before giving a plans certificate (whether or not combined with an initial notice), and
- (d) before giving a final certificate.

(3) An approver required by paragraph (2) to consult the fire and rescue authority must give to the fire and rescue authority—

- (a) in a case where the approver is consulting them in connection with an initial notice or an amendment notice, sufficient plans to show whether the work would, if carried out in accordance with those plans, comply with the applicable requirements of Part B of Schedule 1 to the 2010 Regulations, and
- (b) in a case where the approver is consulting them in connection with the giving of a plans certificate, a copy of the plans in relation to which the approver intends to give the certificate.

(4) An approver required by paragraph (2) to consult the fire and rescue authority—

- (a) must have regard to any views expressed by the authority, and
- (b) must not give a plans certificate or a final certificate until 15 working days have elapsed from the day on which the approver consulted the authority, unless the authority have expressed their views to the approver before the expiry of that period.

(5) Where a local enactment would, if plans were deposited in accordance with building regulations, require the local authority to consult the fire and rescue authority before or during the carrying out of any work, the approver must consult the fire and rescue

authority in a manner similar to that required by that enactment.

(6) In this regulation—

“relevant change of use” is a material change of use where, after the change of use takes place, the Regulatory Reform (Fire Safety) Order 2005 will apply, or continue to apply, to the building or any part of it;

“relevant amendment notice” is an amendment notice where—

- (a) any of the work specified in the initial notice, as varied by the amendment notice, being work which could not have been carried out under the original notice (“additional work”)—
 - (i) concerns the erection, extension or material alteration of an FSO building, or
 - (ii) is building work in connection with a relevant change of use of a building, and
- (b) Part B of Schedule 1 to the 2010 Regulations imposes requirements in relation to the additional work.

Consultation with the sewerage undertaker

9.—(1) This regulation applies where an initial notice or amendment notice is to be given or has been given in respect of work in relation to which paragraph H4 of Schedule 1 to the 2010 Regulations imposes requirements.

(2) Where this regulation applies, the approver must consult the sewerage undertaker—

- (a) before, or as soon as practicable after, giving an initial notice in relation to the work,
- (b) before, or as soon as practicable after, giving an amendment notice in relation to the work,
- (c) before giving a plans certificate (whether or not combined with an initial notice), and
- (d) before giving a final certificate.

(3) An approver required by paragraph (2) to consult the sewerage undertaker must give to the sewerage undertaker—

- (a) in a case where the approver is consulting them in connection with an initial notice or an amendment notice, sufficient plans to show whether the work would, if carried out in accordance with those plans, comply with the applicable requirements of paragraph H4 of Schedule 1 to the 2010 Regulations, and
- (b) in a case where the approver is consulting them in connection with the giving of a plans certificate, a copy of the plans in relation to

which the approver intends to give the certificate.

(4) An approver required by paragraph (2) to consult the sewerage undertaker—

- (a) must have regard to any views expressed by the undertaker, and
- (b) must not give a plans certificate or a final certificate until 15 working days have elapsed from the day on which the approver consulted the undertaker, unless the undertaker has expressed their views to the approver before the expiry of that period.

Form, grounds and period for rejecting plans certificate

10.—(1) The prescribed form of a plans certificate—

- (a) which is not combined with an initial notice, is Form 3(W) in Schedule 1, or
- (b) which is combined with an initial notice, is Form 4(W) in Schedule 1.

(2) The grounds on which a local authority must reject a plans certificate which is not combined with an initial notice are those prescribed in Schedule 3 and the form to be used for rejecting a plans certificate is Form 7(W) in Schedule 1.

(3) The grounds on which a local authority must reject a plans certificate combined with an initial notice are those prescribed in Schedule 2 and Schedule 3 and the form to be used for rejecting a plans certificate is Form 7(W) in Schedule 1.

(4) The period within which a local authority may give notice of rejection of a plans certificate (whether or not combined with an initial notice) is 5 working days beginning on the day on which the certificate is given.

Effect of plans certificate

11. If an initial notice ceases to be in force as described in section 47(4)(b) of the 1984 Act (cancellation etc. of an initial notice) and the conditions in section 53(2) of the 1984 Act (plans certificate given, accepted and not rescinded) are satisfied, the local authority may not, in relation to any work described in the certificate which has been carried out in accordance with the plans to which the certificate relates—

- (a) give a notice under section 36(1) of the 1984 Act (removal or alteration of work which contravenes building regulations), or
- (b) institute proceedings under section 35 of the 1984 Act for a contravention of building regulations.

Form, grounds and period for rejecting final certificate

12.—(1) The prescribed form of a final certificate is Form 5(W) in Schedule 1.

(2) The grounds on which a local authority must reject a final certificate are those prescribed in Schedule 4 and the form to be used for rejecting a final certificate is Form 7(W) in Schedule 1.

(3) The period within which a local authority may give notice of rejection of a final certificate is 10 working days beginning with the day on which the certificate is given.

(4) A final certificate given by an approver to a local authority in accordance with these Regulations is evidence (but not conclusive evidence) that the requirements specified in the certificate have been complied with.

Form of notice under section 51C of the 1984 Act

13. When giving a notice under section 51C(2) of the 1984 Act (change of person intending to carry out work) the form set out as Form 8(W) in Schedule 1 must be used.

Events causing initial notice to cease to be in force

14.—(1) Where a final certificate given in respect of work described in an initial notice is rejected, the initial notice ceases to be in force in relation to the work described in the final certificate on the expiry of a period of 4 weeks beginning with the day on which notice of rejection is given.

(2) Paragraph (3) applies where work described in an initial notice includes the erection, extension or material alteration of a building, and—

- (a) the building or, as the case may be, the extension or any part of the building which has been materially altered is occupied, and
- (b) no final certificate is given.

(3) The initial notice ceases to be in force in relation to the building, extension or part of a building which is occupied—

- (a) if the building is an FSO building, except where it contains only flats and common parts for those flats, on the expiry of a period of 4 weeks beginning with the day of occupation, and
- (b) in any case, on the expiry of a period of 8 weeks beginning with the day of occupation.

(4) The initial notice ceases to be in force in relation to a material change of use of a building on the expiry

of a period of 8 weeks beginning with the day on which that change of use takes place, if—

- (a) no final certificate is given, and
- (b) that change of use takes place.

(5) In any other case where no final certificate is given, an initial notice ceases to be in force on the expiry of a period of 8 weeks beginning with the day on which the work described in the initial notice is substantially completed.

(6) An initial notice does not cease to be in force by virtue of paragraphs (2) and (3) because part of a building or extension is occupied if a final certificate has been accepted in respect of that part.

(7) A local authority may extend any period referred to in this regulation either before or after its expiry.

(8) In this regulation, “flat” has the meaning given by regulation 2(1) of the 2010 Regulations.

Cancellation of initial notice: forms etc.

15.—(1) Form 9(W) in Schedule 1 is the form of notice to be given, by an approver, to cancel an initial notice in accordance with section 52(1) of the 1984 Act based on a condition in section 52(1)(a) to (f) of the 1984 Act.

(2) Form 10(W) in Schedule 1 is the form of notice to be given, by a person carrying out or intending to carry out work, to cancel an initial notice in accordance with section 52(3) of the 1984 Act.

(3) Form 11(W) in Schedule 1 is the form of notice to be given, by a local authority, to cancel an initial notice in accordance with section 52(5A) of the 1984 Act(1) based on a condition in section 52(5B)(a) to (d) of the 1984 Act.

(4) Form 12(W) in Schedule 1 is the form of notice to be given, by a local authority under section 52(7) of the 1984 Act, to the person shown in the initial notice as the approver.

(5) Form 13(W) in Schedule 1 is the form of notice to be given, by an approver, to cancel an initial notice in accordance with section 52A(1) of the 1984 Act.

(6) Form 14(W) in Schedule 1 is the form of notice to be given, by a person carrying out or intending to carry out work, to cancel an initial notice in accordance with section 52A(2) of the 1984 Act.

(7) Form 15(W) in Schedule 1 is the form of notice to be given, by a local authority, to cancel an initial notice in accordance with section 52A(4) of the 1984 Act.

(1) Section (5A) was inserted into the Building Act 1984 by section 50 of the Building Safety Act 2022.

(8) Form 16(W) in Schedule 1 is the form of notice to be given, by a local authority, to cancel an initial notice in accordance with section 53D(2) of the 1984 Act.

(9) Form 17(W) in Schedule 1 is the form of notice to be given, by a person carrying out or intending to carry out work, to cancel an initial notice in accordance with section 53D(3) of the 1984 Act.

Cancellation of initial notice: notice of contravention of building regulations

16.—(1) Where an approver is of the opinion that an initial notice should be cancelled under section 52(1)(c) of the 1984 Act for contravention of any provision of building regulations, the approver must first give notice in writing to the person carrying out the work (“C”) specifying—

- (a) the requirement of building regulations which in the approver’s opinion has not been complied with, and
- (b) the location of the work which contravenes that requirement.

(2) A notice given in accordance with paragraph (1) must inform C that if, by the end of the period specified in paragraph (3), C has neither pulled down nor removed the work nor effected such alterations in it as may be necessary to make it comply with building regulations, the approver will cancel the initial notice.

(3) The period within which C is to remedy the contravention is 3 months beginning with the working day on which the notice under paragraph (1) is given.

PART 4

Transfer of projects back to local authority

Local authority powers in relation to partly completed work

17.—(1) This paragraph applies where—

- (a) any part of the work described in an initial notice has been carried out,
- (b) the initial notice has ceased to be in force by reason of regulation 14 (events causing initial notice to cease to be in force) or has been cancelled by notice under section 52 or 53D of the 1984 Act, and
- (c) no other initial notice relating to that part of the work has been accepted.

(2) Where paragraph (1) applies, the owner must—

- (a) on being given reasonable notice by the local authority, provide them with—

- (i) sufficient plans of the work carried out, in respect of which no final certificate has been given, to show whether any part of that work would, if carried out in accordance with the plans, contravene any provision of the 2010 Regulations, and
 - (ii) where a plans certificate was given and not rejected in respect of any such part of the work, a copy of the plans to which it relates, and
- (b) comply with any notice in writing from the local authority requiring the owner within a reasonable time to cut into, lay open or pull down so much of the work as prevents the local authority from ascertaining whether any work in relation to which there is no final certificate contravenes any requirement in the 2010 Regulations.

(3) Where paragraph (1) applies and work in relation to a building has begun but not been completed, a person who intends to carry out further work in relation to the partly completed work must give the local authority sufficient plans to show that the intended work will not contravene any requirement in the 2010 Regulations, including such plans of any part of the work already carried out as may be necessary to show that the intended work can be carried out without contravening any such requirement.

(4) Plans given to a local authority in accordance with paragraph (3) are not to be regarded as plans deposited in accordance with building regulations.

Periods within which information on work to which an initial notice relates must be provided

18.—(1) For the purposes of section 53(4B) of the 1984 Act, the period within which a person shown in the initial notice as the approver (“P”) is required to give information to the local authority is 21 days beginning with the day on which the local authority gives P a notice under section 53(4A). This period may be extended by mutual agreement between P and the local authority.

(2) For the purposes of section 53(4C) of the 1984 Act, the period within which P is required to give information to the person carrying out or intending to carry out the work (“C”) is—

- (a) 21 days beginning with the day on which the local authority gave P a notice under section 53(4A) or such extended period as is agreed between P and the local authority in accordance with paragraph (1), or
- (b) in relation to information requested by C under section 53(4C)(c), or information

requested by C under section 53(4C)(b), 21 days beginning with the day on which C gives P a notice under section 53(4C)(c).

(3) The period in paragraph (2)(b) may be extended by mutual agreement between P and C.

PART 5

Transfer of projects to another approver

Section 53(7): prescribed provision

19. For the purposes of section 53(7)(a)(iii) of the 1984 Act, section 52(1)(a) of the 1984 Act is prescribed.

Information to be included in transfer certificates

20.—(1) For the purposes of section 53B(5)(b) of the 1984 Act, a transfer certificate must contain the following information—

- (a) a statement describing the original work and the unfinished work;
- (b) a statement describing all the steps the approver has taken to determine, in accordance with section 53B(2) of the 1984 Act, whether the unfinished work contravenes any provision of the building regulations, in particular listing—
 - (i) each inspection or laying open of the work undertaken;
 - (ii) each report of any inspection or laying open of work produced;
 - (iii) any other assessment of the work which was considered;
- (c) a statement setting out the name and address of the registered building inspector from whom advice was obtained under section 54B(3) of the 1984 Act⁽¹⁾ before giving the transfer certificate;
- (d) a declaration, signed and dated by the approver, confirming—
 - (i) the approver has inspected the unfinished work,
 - (ii) the approver has determined that, as at the date of the transfer certificate, the

(1) Section 54B was inserted by section 44(3) of the 2022 Act. Giving a transfer certificate and transfer report to a local authority under section 53B(3) is a restricted function under section 54B of the 1984 Act and regulation 4(2)(f) of S.I. 2024/238 (W. 48).

unfinished work does not contravene any provision of the building regulations,

- (iii) each report or assessment referred to in the statement under paragraph (b) has been included in the transfer report given under section 53B of the 1984 Act,
- (iv) the approver has obtained advice from a registered building inspector under section 54B(3) of the 1984 Act before giving the transfer certificate, and
- (v) the approver has received the agreement of the person carrying out or intending to carry out the work to submit the transfer certificate and transfer report.

(2) In this regulation—

- (a) “original work” has the meaning given in section 53(7) of the 1984 Act;
- (b) “unfinished work” has the meaning given in section 53B(9) of the 1984 Act.

Period for consideration of transfer certificate and report by local authority

21. For the purposes of section 53C(6)(a) of the 1984 Act, the prescribed period is 28 days beginning with the day on which the transfer certificate and transfer report is given to the local authority.

Grounds for rejection of a transfer certificate and transfer report

22. The grounds on which a local authority may reject a transfer certificate and transfer report are those prescribed in Schedule 5.

Cases where a further initial notice may be given after cancellation of an initial notice under section 53D

23.—(1) For the purposes of section 53D(5) of the 1984 Act, the following circumstances are prescribed—

- (a) the business of the approver to which the initial notice relates has ceased for any reason, including in the case of insolvency;
- (b) the person carrying out or intending to carry out the work has cancelled the initial notice under section 53D(3) of the 1984 Act because they were satisfied the approver was unable to carry out (or continue to carry out) their functions with respect to any of the work to which the initial notice relates;

- (c) the approver is given a specified disciplinary order during the relevant period (as defined in section 53B(7) of the 1984 Act).

(2) In this regulation a “specified disciplinary order” means—

- (a) any disciplinary order under section 58U(2)(b) of the 1984 Act (variation of registration) such that the approver is no longer able to carry out their functions with respect to any of the work to which the initial notice relates;
- (b) any disciplinary order under section 58U(2)(c) of the 1984 Act (suspension of registration) excluding any suspension which is as a consequence of functions in relation to the unfinished work or work for the person carrying out the work;
- (c) an order under section 58V of the 1984 Act (interim suspension for suspected serious contravention) excluding any interim suspension which is as a consequence of functions in relation to the unfinished work or work for the person carrying out the work;
- (d) any disciplinary order under section 58U(2)(d) of the 1984 Act (cancellation of registration) excluding any cancellation which is as a consequence of functions in relation to the unfinished work or work for the person carrying out the work.

PART 6

Public Bodies

Approval of public bodies

24.—(1) If it appears to the Welsh Ministers, that—

- (a) public bodies of a certain description should be enabled to supervise their own work under section 54 of the 1984 Act, or
- (b) that a public body should be approved for the purpose of so supervising its own work,

the Welsh Ministers may approve that description of body or, as the case may be, that body in writing and take such steps as appear to them appropriate to inform those local authorities and public bodies which will be affected by the giving of the approval.

(2) The Welsh Ministers may withdraw the approval by a notice in writing given to any public body affected, and take such steps as appears to them appropriate to inform local authorities of such withdrawal.

Form, grounds and period for rejecting public body's notice

25.—(1) The prescribed form of a public body's notice—

- (a) which is not combined with a public body's plans certificate, is Form PB1(W) in Schedule 1, or
- (b) which is combined with a public body's plans certificate, is Form PB3(W) in Schedule 1.

(2) A public body's notice must be accompanied by the plans and documents described in the relevant form prescribed by paragraph (1).

(3) The grounds on which a local authority must reject a public body's notice are those prescribed in Schedule 6.

(4) The period within which a local authority may give notice of rejection of a public body's notice is 10 working days beginning with the day on which the notice is given.

Public body's consultation with the fire and rescue authority

26. Regulation 8 applies where a public body's notice is given as it applies where an initial notice is given but as if—

- (a) any reference to an initial notice were to a public body's notice,
- (b) any reference to a plans certificate were to a public body's plans certificate, and
- (c) any reference to a final certificate were to a public body's final certificate.

Public body's consultation with the sewerage undertaker

27. Regulation 9 applies where a public body's notice is given as it applies where an initial notice is given but as if—

- (a) any reference to an initial notice were to a public body's notice,
- (b) any reference to a plans certificate were to a public body's plans certificate, and
- (c) any reference to a final certificate were to a public body's final certificate.

Form, grounds and period for rejecting public body's plans certificate

28.—(1) The prescribed form of a public body's plans certificate—

- (a) which is not combined with a public body's notice, is Form PB2(W) in Schedule 1, or

- (b) which is combined with a public body's notice, is Form PB3(W) in Schedule 1.

(2) The grounds on which a local authority must reject a public body's plans certificate are those prescribed in Schedule 7.

(3) The grounds on which a local authority must reject a public body's plans certificate combined with a public body's notice are those prescribed in Schedule 6 and Schedule 7.

(4) The period within which a local authority may give notice of rejection of a public body's plans certificate or combined notice and certificate is 10 working days beginning on the day on which the certificate is given.

Effect of public body's plans certificate

29. If a public body's notice ceases to be in force and the conditions in paragraph 4(2) of Schedule 4 to the 1984 Act (public body's plans certificate accepted and not rescinded) are satisfied, the local authority may not, in relation to any work which is described in the certificate and is carried out in accordance with the plans to which the certificate relates—

- (a) give a notice under section 36(1) of the 1984 Act (removal or alteration of work which contravenes building regulations), or
- (b) institute proceedings under section 35 of the 1984 Act for a contravention of building regulations.

Form, grounds and period for rejecting public body's final certificate

30.—(1) The prescribed form of a public body's final certificate is Form PB4(W) in Schedule 1 and the grounds on which a local authority must reject a final certificate are those prescribed in Schedule 8.

(2) The period within which a local authority may give notice of rejection of a public body's final certificate is 10 working days beginning with the day on which the certificate is given.

Events causing public body's notice to cease to be in force

31. Regulation 14 applies where a public body's notice is given as it applies where an initial notice is given but as if—

- (a) any reference to an initial notice were to a public body's notice, and
- (b) any reference to a final certificate were to a public body's final certificate.

PART 7

Registers of notices etc.

Register of notices and certificates

32.—(1) The register which local authorities must keep under section 56 of the 1984 Act must contain the information set out in paragraph (2) with respect to—

- (a) initial notices, amendment notices or notices under section 51C of the 1984 Act or public body's notices which are currently in force, and
- (b) plans certificates, transfer certificates and transfer reports, final certificates, public body's plans certificates, public body's final certificates which have been accepted or are presumed to have been accepted.

(2) The information to be registered is—

- (a) the description of the work to which the notice or certificate relates and of the location of the work,
- (b) the name and address of any person who signed the notice or certificate, and
- (c) the date on which the notice or certificate was accepted or was presumed to have been accepted.

(3) A register must include an index for enabling a person to trace any entry in the register by reference to the address of the land to which the notice or certificate relates.

(4) The information prescribed in paragraph (2) must be entered in the register as soon as practicable and in any event within 14 working days of the date the notice or certificate in question is given.

Registration periods

33.—(1) For the purposes of section 58C(5) of the 1984 Act (register of building inspectors), the prescribed period for registration of a registered building inspector is 4 years beginning with the day on which the registration has effect.

(2) For the purposes of section 58O(4) of the 1984 Act (register of building control approvers), the prescribed period for registration of a registered building control approver is 5 years beginning with the day on which the registration has effect.

Contravention of professional conduct rules

34. For the purposes of section 58U(4)(b)(ii) of the 1984 Act, where the Welsh Ministers⁽¹⁾ make a disciplinary order in relation to a registered building control approver, they must as soon as reasonably practicable give a copy of the disciplinary order to each local authority in Wales where there has been—

- (a) a variation of registration in a way specified in the order,
- (b) a suspension of registration for the period specified in the order, or
- (c) a cancellation of registration from the date specified in the order.

Interim suspension for suspected serious contravention

35. For the purposes of section 58V(4)(b)(ii) of the 1984 Act, where the Welsh Ministers make (or revoke) an order under section 58V of the 1984 Act, they must as soon as reasonably practicable give a copy of the order (or notice of the revocation) to each local authority in Wales where the Welsh Ministers consider that the suspected contravention is so serious that, if the Welsh Ministers determine that the contravention has occurred, they are likely to make an order under section 58U(2)(d) of the 1984 Act cancelling the person's registration.

Appealing a decision made by the Welsh Ministers

36.—(1) Where the right of appeal is provided for under section 58D(4), 58I(5), 58J(5), 58P(4), 58U(5), 58V(5), 58Z4(7), 58Z5(9), 58Z6(5) or 58Z7(5) of the 1984 Act, an appeal must be made to a magistrates' court by way of complaint.

(2) An appeal may only be made on one or more of the following grounds. The grounds are that the Welsh Ministers' decision was—

- (a) erroneous in fact;
- (b) wrong in law;
- (c) unreasonable;
- (d) procedurally flawed.

(3) An appeal must be made within 21 relevant days beginning with the day after the day on which the Welsh Ministers notify the applicant of the decision, or within such extended period as may at any time be agreed upon in writing between the applicant and the Welsh Ministers.

(1) In relation to Wales, the Welsh Ministers are the regulatory authority. See section 58A(b) of the Building Act 1984.

(4) On an appeal, a magistrates' court may confirm, vary or quash the decision made by the Welsh Ministers.

(5) In this regulation “relevant days” means any day excluding Christmas Day, Good Friday or a day which is a bank holiday in England and Wales under section 1 of the Banking and Financial Dealings Act 1971⁽¹⁾.

PART 8

Miscellaneous

Contravention of certain regulations not to be an offence

37. Each of these Regulations, other than regulation 17 (local authority powers in relation to partly completed work), is designated as a provision to which section 35 of the 1984 Act does not apply.

Consequential amendment to the Regulatory Reform (Fire Safety) Order 2005

38. In article 30(5)(c) of the Regulatory Reform (Fire Safety) Order 2005 omit “approved inspector or”.

Consequential amendments to the Building (Local Authority Charges) Regulations 2010

39.—(1) The Building (Local Authority Charges) Regulations 2010⁽²⁾ are amended as follows.

(2) In regulation 2—

- (a) in the appropriate place insert ““the RBCA (Wales) Regulations” means the Building (Registered Building Control Approvers etc.) (Wales) Regulations 2024;”;
- (b) omit ““the Approved Inspectors Regulations” means the Building (Approved Inspectors etc.) Regulations 2010”.

(3) In regulation 5(1)(d), for “Approved Inspectors Regulations” substitute “RBCA (Wales) Regulations”.

(4) In regulation 8(1)(d)—

- (a) in paragraph (i), for “regulation 19(2)(a)(i) of the Approved Inspectors Regulations” substitute “regulation 17(2)(a)(i) of the RBCA (Wales) Regulations”;
- (b) in paragraph (ii), for “regulation 19(3) of the Approved Inspectors Regulations” substitute

(1) 1971 c. 80.

(2) S.I. 2010/404. To which there are amendments not relevant to this instrument.

“regulation 17(3) of the RBCA (Wales) Regulations”.

Consequential amendment to the 2010 Regulations

40. In regulation 12(7) of the 2010 Regulations, for “regulation 19 of the Building (Approved Inspectors etc) Regulations 2010” substitute “regulation 17 of the Building (Registered Building Control Approvers etc.) (Wales) Regulations 2024”.

Consequential amendments to the Building (Restricted Activities and Functions) (Wales) Regulations 2024

41.—(1) The Building (Restricted Activities and Functions) (Wales) Regulations 2024(1) is amended as follows.

(2) In regulation 2(1)—

- (a) in the appropriate place insert ““the 2024 Regulations” (“*Rheoliadau 2024*”) means the Building (Registered Building Control Approvers etc.) (Wales) Regulations 2024;”;
- (b) omit ““the Approved Inspectors Regulations” (“*y Rheoliadau Arolygwyr Cymeradwy*”) means the Building (Approved Inspectors etc.) Regulations 2010;”.

(3) In regulation 3(2)(o)—

- (a) in the opening words, for “regulation 19(1) of the Approved Inspectors Regulations” substitute “regulation 17(1) of the 2024 Regulations”;
- (b) in paragraph (i), for “regulation 19(2)(a) of the Approved Inspectors Regulations” substitute “regulation 17(2)(a) of the 2024 Regulations”;
- (c) in paragraph (ii), for “regulation 19(2)(b) of the Approved Inspectors Regulations” substitute “regulation 17(2)(b) of the 2024 Regulations”.

Revocations, transitional and savings provisions

42.—(1) As respects Wales, Parts 2 – 5, Part 6A, Part 7 of and Schedules 1 – 9 to the Building (Approved Inspectors etc.) Regulations 2010 (“the AI Regulations”) are revoked, but this is subject to paragraphs (5) to (7).

(2) The following provisions are revoked:

(1) S.I. 2024/238 (W. 48).

- (a) regulations 29 to 33 of the Building Regulations &c. (Amendment) (Wales) Regulations 2013**(1)**;
- (b) the Building (Approved Inspectors etc.) (Amendment) (Wales) Regulations 2014**(2)**;
- (c) regulations 11 to 13 of the Building (Amendment) (Wales) Regulations 2014**(3)**;
- (d) regulation 3 of the Building Regulations &c. (Amendment) (Wales) Regulations 2016**(4)**;
- (e) regulations 17 to 28 of the Building Regulations &c. (Amendment) (Excepted Energy Buildings) (Wales) Regulations 2018**(5)**;
- (f) regulations 18 to 20 of the Building (Amendment) (Wales) Regulations 2022**(6)**;
- (g) the Building Safety Act 2022 (Consequential Amendments) (Approved Inspectors) (Wales) Regulations 2022**(7)**;
- (h) the Building (Building Control Profession) (Registration, Sanctions and Appeals) (Wales) Regulations 2023**(8)**;
- (i) the Building (Approved Inspectors etc.) (Amendment) (Wales) Regulations 2024**(9)**.

(3) The amendment of section 51A of the 1984 Act by section 46(2) of the 2022 Act does not apply in relation to an initial notice to which regulation 3 of the Building Safety Act 2022 (Commencement No. 4, Transitional and Saving Provisions) (Wales) Regulations 2024**(10)** applies.

(4) After the words “an initial notice” in regulation 11(3) of the Building Safety Act 2022 (Commencement No. 4, Transitional and Saving Provisions) (Wales) Regulations 2024 insert “only relating to building work”.

(5) Any of the forms in Schedule 1 to the AI Regulations which are submitted to the local authority before 1 January 2025 will be processed.

(6) The AI Regulations continue to apply to forms submitted to the local authority before 1 January 2025.

(7) Regulations 2 to 7 and 9 of the AI Regulations continue to have effect to the extent necessary for the purposes of regulation 29 of the AI Regulations.

-
- (1) S.I. 2013/747 (W. 89).
 - (2) S.I. 2014/58 (W. 5).
 - (3) S.I. 2014/110 (W. 10).
 - (4) S. I. 2016/611 (W. 168).
 - (5) S.I. 2018/558 (W. 97).
 - (6) S.I. 2022/564 (W. 130).
 - (7) S.I. 2022/767 (W.167).
 - (8) S.I. 2023/1304 (W. 234).
 - (9) S.I. 2024/244 (W. 49).
 - (10) S.I. 2024/207 (W. 39).

Rebecca Evans

Cabinet Secretary for Economy, Energy and Planning,
one of the Welsh Ministers

28 November 2024

SCHEDULE 1 Regulations 6, 7,
10, 12, 13, 15, 25, 28, 30

Forms

Form 1(W)

Section 47 of the Building Act 1984

**The Building (Registered Building
Control Approvers etc.) (Wales)
Regulations 2024 (“the 2024
Regulations”)**

INITIAL NOTICE

To: **(1)**

- 1.** This notice relates to the following works: **(2)**
- 2.** The registered building control approver in relation to the work is: **(3)**
- 3.** The person intending to carry out the work is: **(3)**
- 4.** With this notice are the following documents, which are those relevant to the work described in this notice— **(4)**
 - (a) in the case of the erection or extension of a building, a plan to scale of not less than 1:1250 showing the boundaries and location of the site and where the work includes the construction of a new drain or private sewer a statement—
 - (i) as to the approximate location of any proposed connection to be made to a sewer, or
 - (ii) if no connection is to be made to a sewer, as to the proposals for the discharge of the proposed drain or private sewer including the location of any septic tank and associated secondary treatment system, or any wastewater treatment system or any cesspool;
 - (b) a statement of any local enactment relevant to the work, and of the steps to be taken to comply with it.
- 5.** **(5)** declares that it does not, and will not while this notice is in force, have any financial or professional interest **(6)** in the works described.
- 6.** The registered building control approver [will]/[will not] **(7)** be obliged to consult the fire and

rescue authority by regulation 8 of the 2024 Regulations.

7. [(5) undertakes to consult the fire and rescue authority before giving a plans certificate in accordance with section 50 of the Building Act 1984 or final certificate in accordance with section 51 of the Building Act 1984 in respect of any of the work described above.] (7)

8. The registered building control approver [will]/[will not] (8) be obliged to consult the sewerage undertaker by regulation 9 of the 2024 Regulations.

9. [(5) undertakes to consult the sewerage undertaker before giving a plans certificate in accordance with section 50 of the Building Act 1984 or a final certificate in accordance with section 51 of the Building Act 1984 in respect of any of the work described above.] (8)

10. (5) confirms it is aware of the obligations laid upon it by Part 2 of the Building Act 1984 and by regulation 4 of the 2024 Regulations.

11. (5) confirms it is a building control approver for the purposes of Part 2 of the Building Act 1984 and the work described in this notice is within scope of its registration.

12. (5) confirms the building to which the work relates [is][will be][will not be] (9) an FSO building.

13. [(5) confirms it has obtained advice from (10), a registered building inspector that is registered in relation to the work described in this notice, before submitting the notice.] (11)

14. (5) confirms that none of the work to which this notice relates is higher-risk building work.

Signed

Signed

On behalf of (6)

On behalf of (12)

Date

Date

NOTES

(1): Name and address of local authority.

(2): Location and description of the work, including the use of any building to which the work relates.

(3): Name, address, telephone number and (if available) email address of the person intending to carry out the work, and if that person is not the client also the name, address, telephone number and (if available) email address of the client.

(4): The local authority may reject this notice only on grounds prescribed by the Welsh Ministers. These are set out in Schedule 2 to the 2024 Regulations. They

include failure to provide relevant documents. The documents listed in paragraph 4 of the notice relevant to the work described above must therefore be sent with this notice. Any sub-paragraph which does not apply must be deleted.

(5): Name of the registered building control approver.

(6): “Professional or financial interest” has the meaning given in regulation 3 of the 2024 Regulations.

(7): Delete whichever does not apply. If the inspector is obliged to consult the fire and rescue authority, the declaration in paragraph 7 must be made.

(8): Delete whichever does not apply. If the inspector is obliged to consult the sewerage undertaker, the declaration in paragraph 9 must be made.

(9): Delete whichever does not apply.

(10): Name of the registered building inspector.

(11): Delete this statement where the registered building inspector is itself a registered building control approver.

(12): Name of person intending to carry out the work.

Form 2(W)
Section 51A of the Building Act 1984
The Building (Registered Building
Control Approvers etc.) (Wales)
Regulations 2024 (“the 2024
Regulations”)

AMENDMENT NOTICE

To: **(1)**

1. This notice amends the initial notice a copy of which accompanies this notice.

2. This notice amends the work in the initial notice in the following manner: **(2)**

3. With this notice are the following documents, which are those relevant to the work described in this notice— **(3)**

- (a) a copy of the original notice;
- (b) either—
 - (i) a statement to the effect that all plans submitted with the original notice remain unchanged, or
 - (ii) all amended plans, and a statement to the effect that any plans not included remain unchanged; **(4)**
- (c) in the case of the erection or extension of a building, a plan to a scale of not less than 1:1250 showing the boundaries and location of the site and (where the work includes the construction of a new drain or private sewer) a statement—
 - (i) as to the approximate location of any proposed connection to be made to a sewer, or
 - (ii) if no connection is to be made to a sewer, as to the proposals for the discharge of the proposed drain or private sewer including the location of any septic tank and associated secondary treatment system, or any wastewater treatment system or any cesspool;
- (d) a statement of any local enactment relevant to the work, and of the steps to be taken to comply with it.

4. (5) declares that it does not, and will not while this notice is in force, have any financial or professional interest **(6)** in the work described.

5. [(5) confirms it is satisfied that plans relating to the work described above have been submitted to it, and that they neither are defective nor show work which, if carried out in accordance with them would contravene any provision of building regulations.] (7)

6. The registered building control approver [will]/[will not] (8) be obliged to consult the fire and rescue authority by regulation 8 of the 2024 Regulations.

7. [(5) undertakes to consult the fire and rescue authority before giving a plans certificate in accordance with section 50 of the Building Act 1984 or a final certificate in accordance with section 51 of the Building Act 1984 in respect of any of the work described above.] (7)

8. The registered building control approver [will]/[will not] (9) be obliged to consult the sewerage undertaker by regulation 9 of the 2024 Regulations.

9. [(5) undertakes to consult the sewerage undertaker before giving a plans certificate in accordance with section 50 of the Building Act 1984 or a final certificate in accordance with section 51 of the Building Act 1984 in respect of any of the work described above.] (7)

10. (5) confirms it is aware of the obligations laid upon it by Part 2 of the Building Act 1984 and by regulation 4 of the 2024 Regulations.

11. (5) confirms it is a registered building control approver for the purposes of Part 2 of the Building Act 1984 and the work described in this notice is within the scope of its registration.

12. (5) confirms the building to which the work relates [is]/[will be]/[is not]/[will not be] (4) an FSO building.

13. (5) confirms it has obtained advice from (10), a registered building inspector that is registered in relation to the work described in this notice, before submitting this notice. (11)

14. (5) confirms that none of the work to which this notice relates is higher-risk building work.

Signed

Signed

On behalf of (5)

On behalf of (12)

Date

Date

NOTES

(1): Name and address of local authority

(2): Location and description of the new work in the amendment notice and how it amends the work

mentioned in the initial notice including the use of any building to which the new work relates.

(3): The local authority may reject this notice only on grounds prescribed by the Welsh Ministers. These are set out in paragraphs 1 – 11 of Schedule 2 to the 2024 Regulations. They include failure to provide relevant documents. The documents listed in paragraph 3 of the notice relevant to the work described above must therefore be sent with this notice. Any sub-paragraph which does not apply must be deleted.

(4): Delete whichever does not apply.

(5): Name of the registered building control approver.

(6): “Professional or financial interest” has the meaning given in regulation 3 of the 2024 Regulations.

(7): Delete this statement if it does not apply.

(8): Delete whichever does not apply. If the registered building control approver is obliged to consult the fire and rescue authority, the declaration in paragraph 7 must be made.

(9): Delete whichever does not apply. If the registered building control approver is obliged to consult the sewerage undertaker, the declaration in paragraph 9 must be made.

(10): Name of the registered building inspector.

(11): Delete this statement where the registered building control approver is itself a registered building inspector.

(12): Name of the person carrying out the work.

Form 3(W)
Section 50 of the Building Act 1984
The Building (Registered Building
Control Approvers etc.) (Wales)
Regulations 2024 (“the 2024
Regulations”)

PLANS CERTIFICATE

1. This certificate relates to the following work: **(1)**

2. **(2)** hereby confirms that it is a registered building control approver for the purposes of Part 2 of the Building Act 1984 and that the work described in this certificate is within the scope of its registration and that the above work is [the whole]/[part] **(3)** of the work described in an initial notice given by it and dated **(4)**.

3. Plans of the work specified above have been submitted to **(2)** and it confirms it is satisfied that the plans neither are defective nor show that work carried out in accordance with them would contravene any provision of building regulations.

4. The plans to which this certificate relates bear the following date and reference number: **(5)**

5. **(2)** declares that it does not, and will not while this notice is in force, have any financial or professional interest **(6)** in the works described.

6. [**(2)** confirms it has consulted the fire and rescue authority in accordance with regulation 8 of the 2024 Regulations.] **(7)**

7. [**(2)** confirms it consulted the sewerage undertaker in accordance with regulation 9 of the 2024 Regulations.] **(7)**

8. **(2)** confirms the building to which the work relates [is][will be][is not][will not be] **(3)** an FSO building.

9. [**(2)** confirms it has obtained advice from **(8)**, a registered building inspector that is registered in relation to the work described in this notice, before submitting this notice.] **(9)**

10. **(2)** confirms that none of the work to which this notice relates is higher-risk building work.

Signed

On behalf of **(2)**

Date

NOTES

(1): Location and description of the work, including the use of any building to which the work relates.

(2): Name of the registered building control approver.

(3): Delete whichever does not apply.

(4): Insert the date.

(5): Insert date and reference number.

(6): “Professional or financial interest” has the meaning given in regulation 3 of the 2024 Regulations.

(7): Delete this statement if it does not apply.

(8): Name of the registered building inspector.

(9): Delete this statement where the registered building control approver is itself a registered building inspector.

Form 4(W)

Sections 47 and 50 of the Building Act
1984

The Building (Registered Building
Control Approvers etc.) (Wales)
Regulations 2024 (“the 2024
Regulations”)

**COMBINED INITIAL NOTICE AND PLANS
CERTIFICATE**

To: **(1)**

- 1.** This notice relates to the following work: **(2)**
- 2.** The registered building control approver in relation to the work is: **(3)**
- 3.** The person intending to carry out the work is: **(3)**
- 4.** With this notice are the following documents, which are those relevant to the work described in this notice— **(4)**
 - (a) in the case of the erection or extension of a building, a plan to a scale of not less than 1:1250 showing the boundaries and location of the site and where the work includes the construction of a new drain or private sewer a statement—
 - (i) as to the approximate location of any proposed connection to be made to a sewer, or
 - (ii) if no connection is to be made to a sewer, as to the proposals for the discharge of the proposed drain or private sewer, including the location of any septic tank and associated secondary treatment system, or any wastewater treatment system or any cesspool;
 - (b) a statement of any local enactment relevant to the work, and of the steps to be taken to comply with it.
- 5.** **(5)** declares that it does not, and will not while this notice is in force, have any financial or professional interest **(6)** in the works described.
- 6.** **(5)** confirms it is satisfied that plans relating to the work described above have been submitted to it, and that they neither are defective nor show work which, if carried out in accordance with them, would contravene any provision of building regulations.

7. The plans to which this certificate relates bear the following date and reference number. **(7)**

8. The registered building control approver [is]/[is not] **(8)** obliged to consult the fire and rescue authority by regulation 8 of the 2024 Regulations.

9. [(**5**) confirms it has consulted the fire and rescue authority in accordance with regulation 8 of the 2024 Regulations.] **(8)**

10. [(**5**) undertakes to consult the fire and rescue authority before giving a final certificate in accordance with section 51 of the Building Act 1984 in respect of any of the work described above.] **(8)**

11. The registered building control approver [is]/[is not] **(9)** obliged to consult the sewerage undertaker by regulation 9 of the 2024 Regulations.

12. [(**5**) confirms it has consulted the sewerage undertaker in accordance with regulation 9 of the 2024 Regulations.] **(9)**

13. [(**5**) undertakes to consult the sewerage undertaker before giving a final certificate in accordance with section 51 of the Building Act 1984 in respect of any of the work described above.] **(9)**

14. (**5**) confirms it is aware of the obligations laid upon it by Part 2 of the Building Act 1984 and by regulation 4 of the 2024 Regulations.

15. (**5**) confirms it is a building control approver for the purposes of Part 2 of the Building Act 1984 and the work described in this notice is within the scope of its registration.

16. (**5**) confirms the building to which the work relates [is][will be][is not][will not be] **(10)** an FSO building.

17. [(**6**) confirms it has obtained advice from **(11)**, a registered building inspector that is registered in relation to the work described in this notice, before submitting this notice.] **(12)**

18. (**6**) confirms that none of the work to which this notice relates is higher-risk building work.

Signed

Signed

On behalf of **(6)**

On behalf of **(13)**

Date

Date

NOTES

(1): Name and address of local authority.

(2): Location and description of the work, including the use of any building to which the work relates.

(3): Name, address, telephone number and (if available) email address of the person intending to carry out the work, and if that person is not the client also the name, address, telephone number and (if available) email address of the client.

(4): The local authority may reject this notice only on grounds prescribed by the Welsh Ministers. These are set out in Schedules 2 and 3 to the 2024 Regulations. They include failure to provide relevant documents. The documents listed in paragraph 4 of the notice relevant to the work described above must therefore be sent with this notice. Any subsequent paragraph which does not apply must be deleted.

(5): Name of the registered building control approver.

(6): “Professional or financial interest” has the meaning given in regulation 3 of the 2024 Regulations.

(7): Insert the date and reference number.

(8): Delete whichever does not apply. If the registered building control approver is obliged to consult the fire and rescue authority, the declarations in paragraphs 9 or 10 must be made.

(9): Delete whichever does not apply. If the registered building control approver is obliged to consult the sewerage undertaker, the declarations in paragraphs 12 or 13 must be made.

(10): Delete whichever does not apply.

(11): Name of the registered building inspector.

(12): Delete this statement where the registered building control approver is itself a registered building inspector.

(13): Name of the person intending to carry out the work.

Form 5(W)
Section 51 of the Building Act 1984
The Building (Registered Building
Control Approvers etc.) (Wales)
Regulations 2024 (“the 2024
Regulations”)

FINAL CERTIFICATE

- 1.** This certificate relates to the following work: **(1)**
- 2.** **(2)** is a registered building control approver for the purpose of Part 2 of the Building Act 1984 and the work described in this certificate is within the scope of its registration and the work described above was [the whole]/[part] **(3)** of the work described in an initial notice given by it and dated **(4)** [and amended on **(4)**.] **(5)**
- 3.** Subject to what is said in paragraph 4 below, the work described above has been completed and **(2)** has performed the functions assigned to it by regulation 4 of the 2024 Regulations.
- 4.** [Final certificates have now been issued in respect of all the work described in the initial notice referred to in paragraph 2 above.] **(5)**
- 5.** [**(2)** confirms the person carrying out the work has notified it to the effect that the fire safety information has been given to the responsible person as required by regulation 38 of the Building Regulations 2010.] **(5)**
- 6.** [**(2)** confirms it has consulted with the fire and rescue authority in accordance with regulation 8 of the 2024 Regulations.] **(5)**
- 7.** [**(2)** confirms it has consulted with the sewerage undertaker in accordance with regulation 9 of the 2024 Regulations.] **(5)**
- 8.** **(2)** has had no professional or financial interest in the work described above since giving the initial notice described in paragraph 2 above **(6)**.
- 9.** **(2)** confirms that none of the work to which this notice relates is higher-risk building work.
- 10.** [**(2)** confirms it has obtained advice from **(7)**, a registered building inspector that is registered in relation to the work described in this notice, before submitting this notice.] **(8)**
- 11.** This certificate is evidence (but not conclusive evidence) that the requirements specified in the certificate have been complied with.

Signed

On behalf of (2)

Date

NOTES

(1): Location and description of the work, including the use of any building to which the work relates.

(2): Name of the registered building control approver.

(3): Delete whichever does not apply.

(4): Insert date.

(5): Delete this statement if it does not apply.

(6): “Professional or financial interest” has the meaning given in regulation 3 of the 2010 Regulations.

(7): Name of the registered building inspector.

(8): Delete this statement where the registered building control approver is itself a registered building inspector.

Form 7(W)

The Building (Registered Building
Control Approvers etc.) (Wales)
Regulations 2024 (“the 2024
Regulations”)

**NOTICE OF REJECTION OF AN INITIAL
NOTICE, AMENDMENT NOTICE, PLANS
CERTIFICATE OR FINAL CERTIFICATE**

To: (1)

1. I am authorised to sign this notice by: (2)

2. This notice relates to the [initial notice] / [amendment notice] / [plans certificate] / [final certificate] (3) received on (4).

3. The local authority hereby rejects the [initial notice / amendment notice / plans certificate / final certificate] (3) on the following grounds (5).

4. A person aggrieved with this rejection may appeal under section 55(1) of the Building Act 1984. An appeal must be made within 21 days beginning with the day after the day on which this notice is given (ignoring Christmas Day, Good Friday and bank holidays).

Signature

Date

NOTES

(1): Insert the name and address of the person to whom the notice is given. It must be given to the approver who submitted the notice or certificate and, in the case of an initial notice or amendment notice, also to the person intending to carry out the work (and if that person is not the client, also to the client).

(2): Insert name and address of the local authority.

(3): Delete whichever does not apply.

(4): Insert date the notice or certificate was received by the local authority.

(5): State which of the grounds set out in Schedule 2, 3 or, as the case may be, 4 to the 2024 Regulations are relied on to reject the notice or certificate.

Form 9(W)

Section 52(1)(a), (b), (c), (d), (e) or (f) of
the Building Act 1984

The Building (Registered Building
Control Approvers etc.) (Wales)
Regulations 2024 (“the 2024
Regulations”)

**NOTICE OF CANCELLATION BY
REGISTERED BUILDING CONTROL
APPROVER**

To: (1)

1. This notice relates to the following work: (2)

2. An initial notice dated (3) has been given and the
above work was specified in it.

3. (4) hereby confirms it is a registered building
control approver for the purposes of Part 2 of the
Building Act 1984 in respect of that work.

4. (4) hereby cancels the initial notice.

5. [(4) hereby confirms it gave notice in accordance
with regulation 16 of the 2024 Regulations and the
recipient of the notice failed to remedy the
contravention within the prescribed period. The
contravention is:] (5)

Signature

On behalf of (4)

Date

NOTES

(1): Insert name and address of the person to whom the
notice is given. It must be given to the local authority
and the person carrying out or intending to carry out
the work.

(2): Location and description of the work, including
the use of the building to which the work relates.

(3): Insert date.

(4): Name of the registered building control approver.

(5): Delete this statement if it does not apply. If it
applies, specify the provision(s) of the building
regulations (including the specific requirement) which
is contravened.

Form 10(W)

Section 52(3) of the Building Act 1984

The Building (Registered Building
Control Approvers etc.) (Wales)
Regulations 2024 (“the 2024
Regulations”)

**NOTICE OF CANCELLATION BY PERSON
CARRYING OUT THE WORK**

To: **(1)**

1. This notice relates to the following work: **(2)**

2. An initial notice dated **(3)** has been given and the above work was specified in it.

3. **(4)** hereby confirms [it is]/[they are] the person [carrying out]/[intending to carry out] **(5)** the work.

4. **(4)** hereby cancels the initial notice.

Signature

On behalf of **(4)**

Date

NOTES

(1): Insert name and address of the person to whom the notice is given. It must be given to the local authority and, if practicable, the registered building control approver.

(2): Location and description of the work, including the use of the building to which the work relates.

(3): Insert date.

(4): Name of person carrying out or intending to carry out the work.

(5): Delete as appropriate.

Form 11(W)

Section 52(5A) of the Building Act 1984

The Building (Registered Building
Control Approvers etc.) (Wales)
Regulations 2024 (“the 2024
Regulations”)

**NOTICE OF CANCELLATION BY LOCAL
AUTHORITY**

To: **(1)**

1. This notice relates to the following work: **(2)**

2. I am authorised to sign this notice by the following
local authority: **(3)**

3. The local authority accepted an initial notice on
(4) and the work described above was specified in it.

4. [The local authority gave to the person shown in
the initial notice as the registered building control
approver a notice under section 52(7) of the Building
Act 1984, in accordance with regulation 15(4) of the
2024 Regulations, and the authority [has had regard to
the representations received]/[has received no
representations]**(5)****(6)**.

5. It appears to the local authority that a condition
under section 52(5B) of the Building Act 1984, namely
[section 52(5B)**(a)**]**(b)**]**(c)**]**(d)**]**(5)**, is satisfied.

6. The local authority hereby cancels the initial
notice.

Signature

Date

NOTES

(1): Insert the name and address of the person to whom
the notice is given. It must be given to the person
shown on the initial notice as the registered building
control approver and the person shown on the initial
notice as the person intending to carry out the work.

(2): Location and description of the work, including
the use of any building to which the work relates.

(3): Name and address of the local authority.

(4): Insert date.

(5): Delete whichever does not apply.

(6): Delete this statement if cancellation is based on a condition in section 52(5B)(c) or (d) of the Building Act 1984.

Form 12(W)

Section 52(7) of the Building Act 1984

The Building (Registered Building Control Approvers etc.) (Wales) Regulations 2024 (“the 2024 Regulations”)

NOTICE OF PROPOSED CANCELLATION

To: (1)

1. This notice relates to the following work: **(2)**

2. I am authorised to sign this notice by the following local authority: **(3)**

3. The local authority accepted an initial notice on **(4)** and the above work was specified in it.

4. The local authority is proposing to cancel the initial notice under section 52(5A) of the Building Act 1984 based on a condition in section 52(5B)[(a)][(b)]**(5)** of that Act as it appears that condition is satisfied.

5. If you wish to make any representations on the proposed cancellation you must make them before: **(6)**.

Signature

Date

NOTES

(1): Insert the name and address of the person to whom the notice is given. It must be given to the registered building control approver.

(2): Location and description of the work, including the use of any building to which the work relates.

(3): Name and address of the local authority.

(4): Insert date.

(5): Delete whichever does not apply.

(6): Insert date on which the local authority proposes to cancel the initial notice.

Form 13(W)

Section 52A(1) of the Building Act 1984

The Building (Registered Building
Control Approvers etc.) (Wales)
Regulations 2024 (“the 2024
Regulations”)

**NOTICE OF CANCELLATION BY
REGISTERED BUILDING CONTROL
APPROVER OF WORK WHICH HAS BECOME
HIGHER-RISK BUILDING WORK**

To: **(1)**

1. An initial notice dated **(2)** has been given in relation to the work.

2. This notice relates to [the following part of]/[all of] **(3)** that work: **(4)**

3. I am the registered building control approver in relation to the initial notice referred to in paragraph 1.

4. I hereby cancel [the part of the initial notice which relates to higher-risk building work referred to in paragraph 2]/[the initial notice] **(3)**.

Signature

Date

NOTES

(1): Insert the name and address of the person to whom the notice is given. It must be given to the local authority and the person carrying out or intending to carry out the work (and if that person is not the client, also to the client).

(2): Insert date.

(3): Delete whichever does not apply.

(4): Location and description of the higher-risk building work.

Form 14(W)

Section 52A(2) of the Building Act 1984

The Building (Registered Building
Control Approvers etc.) (Wales)
Regulations 2024 (“the 2024
Regulations”)

**NOTICE OF CANCELLATION BY PERSON
INTENDING TO CARRY OUT THE WORK
WHEN WORK BECOMES HIGHER-RISK
BUILDING WORK**

To: **(1)**

1. An initial notice dated **(2)** has been given in relation to the work.

2. This notice relates to [the following part of]/[all of] **(3)** that work: **(4)**

3. I am the person [carrying out]/[intending to carry out] **(3)** the work under the initial notice referred to in paragraph 1.

4. I hereby cancel [the part of the initial notice which relates to higher-risk building work referred to in paragraph 2]/[the initial notice] **(3)**.

Signature

Date

NOTES

(1): Insert the name and address of the person to whom the notice is given. It must be given to the local authority and the registered building control approver (and if the person carrying out the work is not the client, also to the client).

(2): Insert date.

(3): Delete whichever does not apply.

(4): Location and description of the higher-risk building work.

Form 15(W)

Section 52A(4) of the Building Act 1984

The Building (Registered Building
Control Approvers etc.) (Wales)
Regulations 2024 (“the 2024
Regulations”)

**NOTICE OF CANCELLATION BY LOCAL
AUTHORITY OF WORK WHICH HAS
BECOME HIGHER-RISK BUILDING WORK**

To: **(1)**

1. The local authority accepted an initial notice on **(2)** in relation to the work.

2. This notice relates to [the following part of]/[all of] **(3)** that work: **(4)**

3. I am authorised to sign this notice by the following local authority **(5)**:

4. It appears to the local authority that the work referred to in paragraph 2 has become higher-risk building work and the local authority hereby cancels [the part of the initial notice which relates to higher-risk building work referred to in paragraph 2]/[the initial notice] **(3)**.

Signature

Date

NOTES

(1): Insert the name and address of the person to whom the notice is given. It must be given to the registered building control approver and the person shown in the initial notice as the person intending to carry out the work (and if that person is not the client, also to the client).

(2): Insert date.

(3): Delete whichever does not apply.

(4): Location and description of the higher-risk building work.

(5): Name and address of the local authority.

Form 16(W)

Section 53D(2) of the Building Act 1984

The Building (Registered Building
Control Approvers etc.) (Wales)
Regulations 2024 (“the 2024
Regulations”)

**NOTICE OF CANCELLATION BY LOCAL
AUTHORITY OF WORK WHERE NO
TRANSFER CERTIFICATE AND TRANSFER
REPORT IS GIVEN**

To: **(1)**

1. The local authority accepted an initial notice on **(2)** in relation to work.

2. I am authorised to sign this notice by the following local authority: **(3)**

3. [The local authority has rejected the transfer certificate and transfer report]/[It appears to the local authority that no transfer certificate and transfer report has been given]**(4)** in relation to the initial notice referred to in paragraph 1 and the local authority hereby cancels the initial notice.

Signature

Date

NOTES

(1): Insert the name and address of the person to whom the notice is given. It must be given to the registered building control approver and the person shown in the initial notice as the person intending to carry out the work.

(2): Insert date.

(3): Name and address of the local authority.

(4): Delete whichever does not apply.

Form 17(W)

Section 53D(3) of the Building Act 1984

The Building (Registered Building
Control Approvers etc.) (Wales)
Regulations 2024 (“the 2024
Regulations”)

**NOTICE OF CANCELLATION BY PERSON
CARRYING OUT THE WORK**

To: **(1)**

1. This notice relates to the following work: **(2)**

2. An initial notice dated **(3)** has been given and the above work was specified in it.

3. **(4)** hereby confirms it is the person [carrying out]/[intending to carry out] **(5)** the work.

4. **(4)** hereby cancels the initial notice.

Signature

On behalf of **(4)**

Date

NOTES

(1): Insert name and address of the person to whom the notice is given. It must be given to the local authority and, if practicable, the registered building control approver.

(2): Location and description of the work, including the use of the building to which the work relates.

(3): Insert date.

(4): Name of person carrying out or intending to carry out the work.

(5): Delete as appropriate.

Form PB1(W)
Section 54 of the Building Act 1984
The Building (Registered Building
Control Approvers etc.) (Wales)
Regulations 2024 (“the 2024
Regulations”)

PUBLIC BODY’S NOTICE

To: **(1)**

1. This notice relates to the following work: **(2)**

2. **(3)** is approved under Part 2 of the Building Act 1984 and intends to carry out in relation to a building belonging to it, the work described above which can be adequately supervised by its own servants or agents.

3. With this notice are the following documents, which are those relevant to the work described in this notice— **(4)**

- (a) in the case of the erection or extension of a building, a plan to a scale of not less than 1:1250 showing the boundaries and location of the site and where the work includes the construction of a new drain or private sewer a statement—
 - (i) as to the approximate location of any proposed connection to be made to a sewer, or
 - (ii) if no connection is to be made to a sewer, as to the proposals for the discharge of the proposed drain or private sewer, including the location of any septic tank and associate secondary treatment system, any wastewater treatment system or any cesspool;
- (b) a statement of any local enactment relevant to the work, and of the steps to be taken to comply with it.

4. The public body [will]/[will not] **(5)** be obliged to consult the fire and rescue authority by regulation 26 of the 2024 Regulations.

5. **(3)** undertakes to consult the fire and rescue authority before giving a public body’s plans certificate in accordance with paragraph 2 of Schedule 4 to the Building Act 1984 or a public body’s final certificate in accordance with paragraph 3 of Schedule 4 to the Building Act 1984 in respect of any of the work described above **(7).**]

6. The public body [will]/[will not] (6) be obliged to consult the sewerage undertaker by regulation 27 of the 2024 Regulations.

7. [(3) undertakes to consult the sewerage undertaker before giving a public body's plans certificate in accordance with paragraph 2 of Schedule 4 to the Building Act 1984 or a public body's final certificate in accordance with paragraph 3 of Schedule 4 to the Building Act 1984 in respect of any of the work described above.] (7)

8. Signature

Date

NOTES

- (1) Name and address of local authority.
- (2) Location and description of the work, including the use of any building to which the work relates.
- (3) Name and address of public body.
- (4) The local authority may reject this notice only on grounds prescribed by the Welsh Ministers. These are set out in Schedule 6 to the 2024 Regulations. They include failure to provide relevant documents. The documents listed in paragraph 3 relevant to the work described above must therefore be sent with this notice. Any sub-paragraph which does not apply must be deleted.
- (5) Delete whichever does not apply. If the public body is obliged to consult the fire and rescue authority, the declaration in paragraph 5 must be made.
- (6) Delete whichever does not apply. If the public body is obliged to consult the sewerage undertaker, the declaration in paragraph 7 must be made.
- (7) Delete this statement if it does not apply.

Form PB2(W)

Paragraph 2 of Schedule 4 to the
Building Act 1984

The Building (Registered Building
Control Approvers etc.) (Wales)
Regulations 2024 (“the 2024
Regulations”)

PUBLIC BODY’S PLANS CERTIFICATE

1. This certificate relates to the following work: **(1)**

2. **(2)** is an approved public body under Part 2 of the Building Act 1984 and the above work is [the whole]/[part] **(3)** of work described in a public body’s notice given by the body and dated **(4)**.

3. Plans of the work described above have been inspected by a servant or agent of the public body who is competent to assess the plans and that person is satisfied that the plans neither are defective nor show work which, if carried out in accordance with them, would contravene any provisions of building regulations.

4. [The fire and rescue authority has been consulted in accordance with regulation 26 of the 2024 Regulations.] **(5)**

5. [The sewerage undertaker has been consulted in accordance with regulation 27 of the 2024 Regulations.] **(5)**

6. The plans inspected bear the following date and reference number: **(6)**

7. Signature

Date

NOTES

(1) Location and description of the work, including the use of any building to which the work relates.

(2) Name and address of public body.

(3) Delete whichever does not apply.

(4) Insert date.

(5) Delete this statement if it does not apply.

(6) Insert the date and reference number.

Form PB3(W)

Paragraph 2(2) of Schedule 4 to the
Building Act 1984

The Building (Registered Building
Control Approvers etc.) (Wales)
Regulations 2024 (“the 2024
Regulations”)

**COMBINED PUBLIC BODY’S NOTICE AND
PLANS CERTIFICATE**

1. To: (1)
2. This certificate relates to the following work: (2)
3. (3) is an approved public body under Part 2 of the Building Act 1984.
4. With this notice are the following documents, which are those relevant to the work described in this notice— (4).
 - (a) in the case of the erection or extension of a building, a plan to a scale of not less than 1:1250 showing the boundaries and location of the site and where the work includes the construction of a new drain or private sewer a statement—
 - (i) as to the approximate location of any proposed connection to be made to a sewer, or
 - (ii) if no connection is to be made to a sewer, as to the proposals for the discharge of the proposed drain or private sewer, including the location of any septic tank and associated secondary treatment system, any wastewater treatment system or any cesspool;
 - (b) a statement of any local enactment relevant to the work, and of the steps to be taken to comply with it.
5. Plans of the work described above have been inspected by a servant or agent of the public body who is competent to assess the plans and that person is satisfied that the plans neither are defective nor show work which, if carried out in accordance with them, would contravene any provision of building regulations.
6. [The fire and rescue authority has been consulted in accordance with regulation 26 of the 2024 Regulations.] (5)

7. [The body undertakes to consult the fire and rescue authority before giving a final certificate in accordance with paragraph 3 of Schedule 4 to the Building Act 1984 in respect of the work described above.] **(5)**

8. [The sewerage undertaker has been consulted in accordance with regulation 27 of the 2024 Regulations.] **(5)**

9. [The body undertakes to consult the sewerage undertaker before giving a final certificate in accordance with paragraph 3 of Schedule 4 to the Building Act 1984 in respect of the work described above.] **(5)**

10. The plans inspected bear the following date and reference number: **(6)**

11. Signature

Date

NOTES

- (1)** Name and address of local authority.
- (2)** Location and description of the work, including the use of any building to which the work relates.
- (3)** Name and address of public body.
- (4)** The local authority may reject this notice only on grounds prescribed by the Welsh Ministers. These are set out in Schedules 6 and 7 to the 2024 Regulations. They include failure to provide relevant documents. The documents listed in paragraph 3 relevant to the work described above must therefore be sent with this notice. Any sub-paragraph which does not apply must be deleted.
- (5)** Delete this statement if it does not apply.
- (6)** Insert the date and reference number.

Form PB4(W)
Paragraph 3 of Schedule 4 to the
Building Act 1984
The Building (Registered Building
Control Approvers etc.) (Wales)
Regulations 2024 (“the 2024
Regulations”)

PUBLIC BODY’S FINAL CERTIFICATE

1. This certificate relates to the following work: (1)
2. The work described above is [the whole]/[part] (2) of the work described in a public body’s notice given by (3) on (4). Subject to what is said in paragraph 3 below, the work has been supervised by the servant or agent of (3) to ensure compliance with those substantive requirements of building regulations which apply to it.
3. [The work to which this certificate relates involves the insertion of insulating material into a cavity wall and this [has]/[has not] (2) been carried out.] (5)
4. [A public body’s final certificate has not been issued in respect of all the work specified in the public body’s notice referred to in paragraph 2.] (5)
5. [The fire and rescue authority has been consulted in accordance with regulation 26 of the 2024 Regulations.] (5)
6. [The sewerage undertaker has been consulted in accordance with regulation 27 of the 2024 Regulations.] (5)

7. Signature

Date

NOTES

- (1) Location and description of the work, including the use of any building to which the work relates.
- (2) Delete whichever does not apply.
- (3) Insert the name of the public body.
- (4) Insert the date.
- (5) Delete this statement if it does not apply.

SCHEDULE 2 Regulations 6,
7 and 10

**Grounds for rejecting an initial notice, an
amendment notice, or a plans certificate
combined with an initial notice**

Form

1. The notice is not in the prescribed form.

Wrong local authority

2. No part of the work described in the notice is to be carried out in the area of the local authority to whom the notice has been given.

Capacity of approver

3. The person who signed the notice as an approver is not an approver on the date the notice is rejected or if they are an approver on that date, their registration does not include all the work described in the notice.

4. Additionally, in the case of an amendment notice, the person who signed the amendment notice as an approver is not the approver who gave the initial notice.

Breach of section 54B

5. The person specified in the notice as the registered building inspector who gave advice in relation to that notice—

- (a) was not a registered building inspector on the date the notice was submitted, or
- (b) was a registered building inspector on that date but their registration did not include all the work described in the notice.

Information about the proposed work

6. Neither the notice nor the accompanying plans and documents include—

- (a) the location and a description of the work, including the use of any building to which the work relates;
- (b) information needed by the local authority to decide whether the notice is to be rejected on ground 10 or 11;
- (c) information as to whether or not the work concerns a new dwelling.

Fire and rescue authority

7. The approver is obliged by regulation 8 to consult the fire and rescue authority before giving a plans certificate or final certificate, and the notice does not contain an undertaking to do so.

Sewerage undertaker

8. The approver is obliged by regulation 9 to consult the sewerage undertaker before giving a plans certificate or final certificate, and the notice does not contain an undertaking to do so.

Independence

9. The notice does not contain a declaration by the approver that the approver does not, and while the initial notice is in force will not, have any professional or financial interest in that work.

Drain connection

10. In the case of the erection or extension of a building, the local authority considers that, in order to comply with the requirements of Part H of Schedule 1 to the 2010 Regulations, a proposed drain or private sewer must discharge to an existing sewer, but the statement accompanying the notice does not describe such an arrangement.

Local enactments

11. The local authority is not satisfied that the work described will comply with any local enactment which requires or authorises them to reject plans submitted in accordance with building regulations.

Earlier notice

12.—(1) Except where sub-paragraph (2) applies, an initial notice (“an earlier notice”) has already been given in respect of any part of the work described in the notice.

(2) The ground in sub-paragraph (1) does not apply if—

- (a) an earlier notice has ceased to be in force and the local authority has taken no positive step to supervise the work described in it, or
- (b) the notice is accompanied by an undertaking by the approver who gave an earlier notice to the effect that the approver will cancel that notice as soon as the initial notice under consideration is accepted.

SCHEDULE 3 Regulation 10

**Grounds for rejecting a plans certificate
or plans certificate combined with an
initial notice**

Form

1. The certificate is not in the prescribed form.

Wrong local authority

2. No part of the work described in the plans certificate is to be carried out in the area of the local authority to whom the certificate has been given.

Work

3. The certificate does not describe the work to which it relates.

Plans

4. The certificate does not specify the plans to which it relates.

No initial notice

5. Except where the plans certificate is combined with an initial notice, no initial notice was in force with respect to the work described in the certificate at the time the certificate was given.

Capacity of approver

6. An initial notice was in force with respect to the work described in the certificate at the time the certificate was given, but—
 - (a) the certificate is not signed by the approver who gave the initial notice,
 - (b) the person who signed the certificate is not an approver on the date the notice is rejected, or
 - (c) where they are an approver, their registration does not include all the work described in the certificate.

Breach of section 54B

7. The person specified in the certificate as the registered building inspector who gave advice in relation to that certificate—

- (a) was not a registered building inspector on the date the certificate was submitted, or
- (b) was a registered building inspector on that date but their registration did not include all the work described in the certificate.

Fire and rescue authority

8. The approver was obliged by regulation 8 to consult the fire and rescue authority before giving the certificate, but the certificate does not contain a declaration that the approver has consulted them in accordance with that regulation.

Sewerage undertaker

9. The approver was obliged by regulation 9 to consult the sewerage undertaker before giving the certificate, but the certificate does not contain a declaration that the approver has consulted them in accordance with that regulation.

Independence

10. The certificate does not contain a declaration by the approver that the approver has not since giving the initial notice in question had any professional or financial interest in that work.

SCHEDULE 4 Regulation 12

Grounds for rejecting a final certificate

Form

1. The certificate is not in the prescribed form.

Wrong local authority

2. No part of the work described in the final certificate was carried out in the area of the local authority to whom the certificate has been given.

Work

3. The certificate does not describe the work to which it relates.

No initial notice

4. No initial notice was in force with respect to the work described in the certificate at the time the certificate was given.

Capacity of approver

5. An initial notice was in force with respect to the work described in the certificate at the time the certificate was given, but—

- (a) the certificate is not signed by the approver who gave the initial notice,
- (b) the person who signed the certificate is not an approver on the date the certificate is rejected, or
- (c) where they are an approver, their registration does not include all the work described in the certificate.

Breach of section 54B

6. The person specified in the certificate as the registered building inspector who gave the advice in relation to that certificate—

- (a) was not a registered building inspector on the date the certificate was submitted, or
- (b) was a registered building inspector on that date but their registration did not include all the work described in the certificate.

Lack of fire safety information confirmation

7. Regulation 38 of the 2010 Regulations, as applied by regulation 5 (modification of the 2010 Regulations etc.), applies to the building work to which the final certificate relates and the approver has not provided a confirmation that the person carrying out the work has notified the approver to the effect that the fire safety information has been given to the responsible person as required by that regulation.

Independence

8. The certificate does not contain a declaration by the approver that the approver has not since giving the notice had any professional or financial interest in that work.

SCHEDULE 5 Regulation 22

Grounds for rejecting a transfer certificate and transfer report

Required information

1. The transfer certificate does not include the information required by regulation 20 (information to be included in transfer certificates).

2. Either the transfer certificate or transfer report do not include information required by any provision of the 1984 Act.

Wrong local authority

3. No part of the unfinished work described in the transfer certificate is to be carried out in the area of the local authority to whom the transfer certificate has been given.

No initial notice

4. No new initial notice under section 53(7)(a) of the 1984 Act was in force with respect to the work described in the transfer certificate at the time the transfer certificate was given.

Capacity of approver

5. A new initial notice was in force with respect to the unfinished work described in the transfer certificate at the time the certificate was given, but—

- (a) the certificate is not signed by the approver who gave the new initial notice,
- (b) the person who signed the certificate is not an approver on the date the certificate is rejected, or
- (c) where they are an approver, their registration does not include all the work described in the certificate.

Breach of section 54B

6. The person specified in the certificate as the registered building inspector who gave advice in relation to that certificate—

- (a) was not a registered building inspector on the date the certificate was submitted, or

- (b) was a registered building inspector on that date but their registration did not include all the work described in the certificate.

Earlier notice

7.—(1) Except where sub-paragraph (2) applies, a new initial notice under section 53(7) of the 1984 Act (“an earlier notice”) has already been given in respect of any part of the unfinished work described in the notice.

(2) The ground in sub-paragraph (1) does not apply if—

- (a) an earlier notice has ceased to be in force and the local authority has taken no positive step to supervise the work described in it, or
- (b) the notice is accompanied by an undertaking by the approver who gave an earlier notice to the effect that the approver will cancel that notice as soon as the initial notice under consideration is accepted.

(3) A transfer certificate and transfer report have already been accepted.

Local authority action

8.—(1) The local authority has given a notice under section 36 of the 1984 Act, a compliance notice or a stop notice in relation to the unfinished work.

(2) The local authority received an application in relation to the whole or part of the unfinished work in accordance with regulation 18 of the 2010 Regulations.

(3) The local authority has otherwise taken any positive step to supervise the unfinished work.

Failure to provide information requested

9. The approver has been given a request under section 53C(4) of the 1984 Act but failed to provide the information within the period referred to in that section.

Failure to comply with prescribed timescales

10. The transfer certificate and transfer report have not been submitted before the end of the relevant period in accordance with section 53B(3) of the 1984 Act.

SCHEDULE 6 Regulation 25

Grounds for rejecting a public body's notice, or a combined public body's notice and plans certificate

Form

1. The notice is not in the prescribed form.

Wrong local authority

2. No part of the work described in the notice is to be carried out in the area of the local authority to whom the notice has been given.

Capacity of public body

3. The body on behalf of which the notice was signed is not a public body within the meaning of section 54 of the 1984 Act.

Fire and rescue authority

4. The public body is obliged by regulation 26 to consult the fire and rescue authority before giving a public body's plans certificate or a public body's final certificate, and the notice does not contain an undertaking to do so.

Sewerage undertaker

5. The public body is obliged by regulation 27 to consult the sewerage undertaker before giving a public body's plans certificate or a public body's final certificate, and the notice does not contain an undertaking to do so.

Drain connection

6. In the case of the erection or extension of a building, the local authority considers that, in order to comply with the requirements of Part H of Schedule 1 to the 2010 Regulations, a proposed drain or private sewer must discharge to an existing sewer, but the statement accompanying the notice does not describe such an arrangement.

Local enactments

7. The local authority was not satisfied that the work described will comply with any local enactment which

requires or authorises them to reject plans submitted in accordance with building regulations.

SCHEDULE 7 Regulation 28

Grounds for rejecting a public body's plans certificate, or a combined public body's notice and plans certificate

Form

1. The certificate is not in the prescribed form.

Work

2. The certificate does not describe the work to which it relates.

Plans

3. The certificate does not specify the plans to which it relates.

No public body's notice

4. Except where the public body's plans certificate is combined with a public body's notice, no public body's notice was in force in respect of work described in the certificate at the time the certificate was given.

Capacity of public body

5. A public body's notice was in force with respect to the work described in the certificate at the time the certificate was given, but—

- (a) the certificate is not signed by or on behalf of the public body which gave that notice, or
- (b) that body has ceased to be a public body within the meaning of section 54 of the 1984 Act.

Fire and rescue authority

6. The public body was obliged by regulation 26 to consult the fire and rescue authority before giving the certificate, but the certificate does not contain a declaration that they have been consulted in accordance with that regulation.

Sewerage undertaker

7. The public body was obliged by regulation 27 to consult the sewerage undertaker before giving the certificate, but the certificate does not contain a declaration that they have been consulted in accordance with that regulation.

SCHEDULE 8 Regulation 30

**Grounds for rejecting a public body's
final certificate**

Form

1. The certificate is not in the prescribed form.

Work

2. The certificate does not describe the work to which it relates.

Capacity of public body

3. No public body's notice was in force with respect to the work described in the certificate at the time the certificate was given.

No proper signature

4. A public body's notice was in force with respect to the work described in the certificate at the time the certificate was given, but the certificate is not signed by or on behalf of the public body which gave that notice.

Fire and rescue authority

5. The public body was obliged by regulation 26 to consult the fire and rescue authority before giving the certificate, but the certificate does not contain a declaration that they were consulted in accordance with that regulation.

Sewerage undertaker

6. The public body was obliged by regulation 27 to consult the sewerage undertaker before giving the certificate, but the certificate does not contain a declaration that they have been consulted in accordance with that regulation.