

Fact Sheet No 2

Building Regulations

Landlords need to be aware that most alterations to their properties require Building Regulation consent and before any work is done, you should contact one of the Building Control surveyors for advice.

- ❖ Structural alterations, however simple, require approval. This includes new windows or door openings, underpinning walls and removing certain walls etc.

- ❖ Converting a single property into flats will need consent as this can be complex both structurally and in terms of fire resistance and escape.

- ❖ Loft conversions are structural alterations and have specific requirements to meet the fire regulations. It is important that you seek expert advice for this kind of alteration.

- ❖ Additional bathroom and kitchen facilities will usually require new plumbing and drainage connections which will be subject to approval.

- ❖ Particular care is needed when doing any work to or near a party wall, since the Party Wall Act 1996 is now effective.

Work carried out without approval is always expensive to put right – you should contact the Building Control team (telephone no. 01793 466126 or 466138) for advice or assistance on any project.