

REGULARISATION EXPLAINED

What is Regularisation?

Where work, which falls under the scope of the Building Regulations, is carried out without Building Control involvement.

Regularisation allows the building owner to request an inspection with a view to gaining a Completion Certificate for the work.

Why don't I just do the work without notifying Building Control, and then apply for regularisation if I get found out?

- it is illegal to do so and the Council might decide to take enforcement action through the courts.
- it is more difficult, inconvenient and expensive to correct any faults when the work is completed and in use.
- a delay on selling your house will likely ensue.
- even if the work complies, you will nearly always need to damage some of it to open up elements for inspection.

How does Regularisation work?

The following should be submitted with the completed Regularisation Application form:

- A description of the unauthorised work
- Plans of the unauthorised work.
- Plans showing additional work to be carried out to ensure compliance with the Building Regulations
- The correct fee (based on 120% of the equivalent Building Notice Fee)

Upon receipt of your application an acknowledgement letter will be sent requesting that you notify the Building Control Section, (giving 2 days notice in writing) when a site visit can be made to inspect the works. We will then inspect the work and report to you on: -

- where it does not comply
- where we need further evidence to prove compliance – perhaps structural calculations or technical details from a product manufacturer
- where elements need to be exposed for further inspection – perhaps foundations, joists or beams

We will discuss with you ways to correct any deficiencies, check details submitted and re-inspect if necessary. The Council is under no obligation to issue a “Regularisation Certificate”, but if the final works appear satisfactory a certificate may be issued.

Note: An application for regularisation will not prejudice the Council's statutory power under Section 36 of the Building Act 1984 in respect of any enforcement action.

For information and advice on what constitutes “unauthorised work” for the purposes of the Building Regulations please contact the Council's Building Control Section

It is advisable, if you have not already done so, to contact the Council's Development Control Section to ascertain if Planning Permission was obtained (01983) 823552.



Example of a Regularisation Certificate:

ISLE OF WIGHT COUNCIL REGULARISATION COMPLETION CERTIFICATE	
Building Act 1984 BUILDING REGULATIONS 2000	
Council Ref No: RG/00048/04	
1	Details of Work
2	Location of building to which work relates
3	Deposit of Particulars A Regularisation application was deposited under the Building Regulations made under Section 1 of the Building Act 1984.
4	Date of Completion Inspection
5	Compliance With Building Regulations It is certified that the Council have been able to satisfy themselves having taken all reasonable steps for that purpose, that no work is required to secure that the unauthorised work satisfies the Building Regulations which were applicable to that work when it was carried out.
6	Limitations of Certificate This Certificate relates only to the work described in (1) above.
SIGNED:	DATED:
Building Control Manager	

Note:

Persons proposing to carry out building work are reminded that Planning Permission or Listed Building Consent may also be required, and you are advised to contact Development Control for guidance (01983 823552).



Further advice can be obtained from:

Planning Services
Building Control Section
Seaclose Offices
Fairlee Road
NEWPORT
Isle of Wight
PO30 2QS

☎: 01983 823580

E-mail: building.control@iow.gov.uk

Website: www.iwight.com/buildingcontrol

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BUILDING CONTROL

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PLANNING SERVICES