

Why do I need building control?

If you are considering having building work carried out and you are unsure as to whether it will require Building Regulations consent please feel free to contact us on (0118) 974 6239 (RBWM/Wokingham) Or (01635) 519356 (West Berks) and we will be happy to advise you.

**Wokingham Borough Council
Building Control Solutions**
Shute End
Wokingham
Berkshire
RG40 1WW

Tel: (0118) 974 6239 (RBWM/Wokingham)

Tel: (01635) 519 356 (West Berks)

LABC is a membership organisation representing all local authority building control teams in England and Wales who work with industry and building professionals to ensure compliance with Building Regulations.

There are 3,000 surveyors working in LABC providing a consistent national service that is delivered at a local level.





I HAVE PLANNING PERMISSION IS THAT ENOUGH?

Not all building works require planning permission; however most do require Building Control approval. For example, structural alterations e.g. removing load bearing walls or chimney breasts, home extensions or loft conversions will need building control approval.

Even if you have planning permission you are still likely to require building control approval as well. You are required by law to submit a Building Regulations Application and if you are unsure whether your work will need building control approval we will be happy to advise you.

WHAT WE DO

The Building Control process exists to ensure your new home or extension is safe, well built and energy efficient, meeting the standards set for today's homes, in accordance with Building Regulations. It is there to safeguard your home and those of your neighbours.

Our qualified building control surveyors will check your plans to ensure your proposed design and product specification meet the full range of building standards including; structural integrity, fire safety, acoustic performance, ventilation, accessibility and energy efficiency. Identifying potential problems at this stage will save you time, trouble and expense.

When you and your builder are ready to start on site, we will agree a schedule of inspections. This will enable us to check the works at critical stages of construction and help you and your builder with any technical queries as the build progresses. We offer a same day inspection service and are always just at the end of the telephone.

At the end of the project we will provide you with a completion certificate, which you will need when you come to sell your home and we will retain copies of both your plans and certificate should you need them in the future.

HOW WE CAN HELP YOU

Your home is likely to be your largest financial asset and you will want to safeguard it.

Our team of experienced and qualified surveyors know your area and its site conditions personally. We work with the vast majority of reputable builders in the area, who value our technical expertise, prompt efficient service and the convenience of a practical and responsive local team. Building Control Solutions primary concern is the safety and well-being of our residents and we work in your best interests. We offer expert, independent and impartial advice.



**"EXCEPTIONAL SERVICE;
KNOWLEDGEABLE AND
EFFICIENT SURVEYOR"**



"SURVEYORS ARE VERY APPROACHABLE AND WILLING TO HELP WITH TECHNICAL ADVICE AND QUESTIONS."

