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STATUTORY INSTRUMENTS

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**2024 No. 110**

**BUILDING AND BUILDINGS, ENGLAND**

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

*Made - - - - 28th January 2024*  
*Laid before Parliament 1st February 2024*  
*Coming into force - - 6th April 2024*

**THE BUILDING (REGISTERED BUILDING CONTROL  
APPROVERS ETC.) (ENGLAND) REGULATIONS 2024**

PART 1

General

1. Citation, extent, application and commencement
2. Interpretation

PART 2

Registered building control approvers

3. Independence of approvers
4. Functions of approvers
5. Modifications of 2010 Regulations etc.

PART 3

Notices and certificates etc.

6. Form, grounds and period for rejecting initial notice
7. Invalid notices or certificates
8. Form, grounds and period for rejecting amendment notice
9. Consultation with the fire and rescue authority
10. Consultation with the sewerage undertaker
11. Plans certificate
12. Effect of plans certificate
13. Form, grounds and period for rejecting final certificate
14. Form of notice under section 51C of the 1984 Act

**Changes to legislation:** *The Building (Registered Building Control Approvers etc.) (England) Regulations 2024 is up to date with all changes known to be in force on or before 16 April 2024. There are changes that may be brought into force at a future date. Changes that have been made appear in the content and are referenced with annotations. (See end of Document for details) View outstanding changes*

15. Notice before starting work and further notice when work is “commenced” etc.
16. Lapse of initial notice: commencement of work
17. Notification of dutyholders
18. Compliance declarations
19. Events causing initial notice to cease to be in force
20. Cancellation of initial notices: forms etc.
21. Cancellation of initial notice: notice of contravention of building regulations

#### PART 4

##### Transfer of projects back to local authority

22. Local authority powers in relation to partly completed work
23. Periods within which information on work to which an initial notice relates must be provided

#### PART 5

##### Transfer of projects to another approver

24. Section 53(7): prescribed provision
25. Information to be included in transfer certificates
26. Grounds for rejecting a transfer certificate and transfer report
27. Cases where a further initial notice may be given after cancellation of an initial notice under section 53D

#### PART 6

##### Appeals under Part 2 of the 1984 Act

28. Appeal under section 50(2) of the 1984 Act
29. Appeals under section 55 of the 1984 Act

#### PART 7

##### Registers of notices etc. and registration of approvers

30. Register of notices and certificates
31. Registration periods
32. Notices to local authorities on disciplinary matters in relation to approvers
33. Review of regulator’s decisions under Part 2A of the 1984 Act
34. Appeal in relation to reviewed decisions

#### PART 8

##### Miscellaneous

35. Contravention of certain regulations not to be an offence or be subject to a compliance notice
36. Consequential amendments to the Regulatory Reform (Fire Safety) Order 2005 and transitional provision
37. Consequential amendments to the Building (Local Authority Charges) Regulations 2010
38. Amendments to the Building Regulations 2010 and transitional provision
39. Consequential amendment to the Energy Performance of Buildings (England and Wales) Regulations 2012 and transitional provision

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40. Consequential amendments to the Building Safety (Registration of Higher-Risk Buildings and Review of Decisions) (England) Regulations 2023
41. Consequential amendments to the Building (Restricted Activities and Functions) (England) Regulations 2023
42. Amendments to the Building (Higher-Risk Buildings Procedures) (England) Regulations 2023
43. Revocations
44. Transitional provisions: approved inspectors who became approvers
45. Transitional provisions: approved inspectors who did not become approvers
46. Transitional provisions: higher-risk building work regarded as sufficiently progressed
47. Transitional provisions: cases where building work supervised by approved inspector is not completed before October 2024
48. Interpretation of Part 8  
Signature

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#### SCHEDULE 1 — Forms

#### SCHEDULE 2 — Grounds for Rejecting an Initial Notice, an Amendment Notice or a Plans Certificate Combined with an Initial Notice

1. Form
2. Wrong local authority
3. Capacity of approver
4. Additionally, in the case of an amendment notice, the person...
5. Breach of section 54B
6. Information about the proposed work
7. Fire and rescue authority
8. Sewerage undertaker
9. Independence
10. Drain connection
11. Local enactments
12. Commencement of work
13. Earlier notice

#### SCHEDULE 3 — Grounds for rejecting a plans certificate or plans certificate combined with an initial notice

1. Form
2. Wrong building control authority
3. Work
4. Optional requirements
5. Plans
6. No initial notice
7. Capacity of approver
8. Breach of section 54B
9. Fire and rescue authority
10. Sewerage undertaker
11. Independence

#### SCHEDULE 4 — Grounds for rejecting a final certificate

1. Form
2. Wrong building control authority

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3. Work
4. Optional requirements
5. No initial notice
6. No plans certificate
7. Capacity of approver
8. Breach of section 54B
9. Lack of fire safety information confirmation
10. Independence

SCHEDULE 5 — Grounds for rejecting a transfer certificate and transfer report

1. Required information
2. Wrong local authority
3. No initial notice
4. Capacity of approver
5. Breach of section 54B
6. Earlier notice
7. Local authority action
8. Failure to provide information requested

Explanatory Note

**Changes to legislation:**

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**Changes and effects yet to be applied to :**

- reg. 4(2)(a)(xviii) word inserted by [S.I. 2024/474 reg. 2\(2\)](#)
- reg. 27(2)(a) word substituted by [S.I. 2024/474 reg. 2\(3\)](#)
- reg. 32(3) substituted by [S.I. 2024/474 reg. 2\(4\)](#)