

Haringey Building Control

Our Service Standards

Our services

Building Control protects the safety of people, communities and businesses by helping developers, architects and builders to meet Building Regulation standards for safe and environmentally friendly buildings.

Our promise

- Before you make your application, we will give you advice on what the Building Regulations are for your type of building work, what type of application you should make, and what to include with your application. If requested to do so we will also visit your property to provide pre application advice (subject to a fee);
- We will let you know, within three days of receiving your application, whether it is valid or whether any information is missing;
- We will give you the name and phone number of the Building Control officer who is dealing with your application.

Assessing your full-plans application

- We will make a decision within eight weeks.
- If we approve your full plans application, we will send you a formal approval notice. This notice may have conditions attached to it.
- If we reject your application, we will advise you what changes you need to make to the application so that it meets the requirements of the Building Regulations.

Inspections

- We will carry out on-site inspections to make sure that the building work meets the Regulations. In most cases, we will carry out inspections on the same day if you contact us to before 9.30am.
- If, at any stage, we are not satisfied with the work, our surveyor will reject it and suggest how you can bring the work up to standard.
- If we are satisfied with the work at the final inspection, we will issue a completion certificate within five working days. We charge a fee for this certificate if you are carrying out work following the submission of a Building Notice.

If we receive a complaint about building work you are carrying out without a valid application

- We will investigate all complaints within three days of receiving them.
- We will contact the builder or person responsible for the work to make sure that they take the action we ask them to.
- We may issue the builder or the owner with a legal notice, which will give a timescale to put things right. If they do not put things right, we may prosecute them.

If a Dangerous Structure is reported to us

- We will inspect all dangerous structures within two hours of them being reported to us.
- If we believe the building is an immediate danger to the public, we will arrange for work to be carried out immediately. We will try to contact the owner first, but if this is not possible we will carry out the work and claim back the costs from the owner.
- If we believe the building is dangerous but not an immediate danger, we will serve a Dangerous Structure Notice on the owner. Under this notice, the owner must carry out work to remove any possible danger within specific timescales.

Why choose us?

Building Control provides many additional services, all of which can be on our website. These include the following:

- Pre application advice on all applications where requested. Clear technical advice given at all stages of design and construction, by qualified surveyors who have local knowledge and who are local to you;
- Historic plans and drainage records available for most properties;
- A 'conciliation procedure' to settle a technical disagreement with someone who has made an application to us;
- The Partner Authority Scheme, where you form a partnership with us and we check your plans, wherever they may be in the country;
- Local Authority Building Control (LABC) Warranty;
- Specialist advice on reducing noise;
- Federation of Master Builders Masterbond Warranty;
- LABC Built in Excellence awards – Regional and National;
- Benefit from the numerous services through LABC Consult;
- We will set charges according to government guidelines. If you have a disability and are carrying out work related to your disability, you may not have to pay the charges.

Find out more

- Find more information about Building Control, including a guide to the Building Regulations and exemptions, on our website at www.haringey.gov.uk/buildingcontrol
- You can contact us by:
 - phone on 020 8489 5504 (or on 020 8489 0000 to report a dangerous structure Outside office hours)
 - fax on 020 8489 5229
 - writing: Level 6, River Park House, 225 High Road, London N22 8HQ
 - e-mail to building.control@haringey.gov.uk Or, you can visit us to pick up an application
- If you want to ask about planning permission, phone the Development Management Service on 020 8489 5504.