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## Building Control Policy

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Ball & Berry aims to deliver a building control service in accordance with the statutory requirements set out in the Building Act 1984 and The Building (Approved Inspector) Regulations 2010 [as amended]. In doing so due regard shall be given to examination of plans where available and requested, consultation with statutory bodies, the inspection of work, reporting on any non-compliant work and the issue of any relevant certificates. Due regard will also be made to the Building Control Performance Standards set by the Department of Communities and Local Government.

The responsibility for complying with the Building Regulations rests with the person carrying out the work, namely the owner/client but can include the builder or other professional advisors but not the Approved Inspector.

The appointment of a Building Control Body [Local Authority or Approved Inspector] is a statutory requirement strictly for the purpose of giving public assurance that the Building Regulations have been complied with. Whilst Ball & Berry will have the interests of the owner/client to care for in this respect, it is also acting in the public interest.

The inspection regime undertaken by Ball & Berry, is a series of spot checks on relevant items of construction observed at the time of inspection. Should the owner require additional controls on the builder by means of contract and contract management then the owner, should engage such a professional and not assume Ball & Berry will carry out such a role.

It is not the role of Ball & Berry to:

- Provide quality control of works.
- Provide a Clerk of Works service monitoring each stage of the construction process.
- Provide a service to address issues such as the finish and aesthetics of the works.
- Provide a service to offer contractual protection between the owner/client and their chosen builder.

Signed:

Directors

David Hodgson David Clarke Paul McNeill