

EV Charging

New build dwellings now require Electric Vehicle charging points to be provided.

Where there are more dwellings than parking spaces all parking spaces should be provided with EV.

Where there are more parking spaces than dwellings at least 1 EV space per dwelling should be provided.

In addition to the above;

Where a building contains 10 or more dwellings and there are more spaces than dwellings cabling for future EV points to any spaces not covered by the above requirement should be provided. There are exemptions to this if the developer can prove it will cost over £3600 per point on average.

For information on specialist multifoil insulation products, please consult the manufacturer and follow their guidance. Multifoil insulation products will need to be accredited by BBA or similar. If in doubt please contact Building Control



LABC Partner Authority Scheme

Have you thought of partnering with Cheltenham and Tewkesbury Building Control service? The partnership arrangements have many benefits.

For more information on the benefits of becoming a partner and how to become a partner please visit:

www.labc.co.uk/registration-schemes/partner-authority-scheme

Customer feedback form

Have you recently used Cheltenham and Tewkesbury Building Control? Let us know how you rated your experience! Use the link below to fill out a short customer feedback form and share your feedback with us. We appreciate your opinion and will use it to improve our service!

<https://haveyoursay.cheltenham.gov.uk/building-control-1/building-control-customer-satisfaction-survey/>

Contact us



buildingcontrol@cheltenham.gov.uk



01242 264321



GUIDE TO COMPLIANCE: NEW BUILDS

NEW REGULATIONS, REQUIRED DOCUMENTS

AS OF 01/04/2023

Cheltenham and Tewkesbury Building Control



www.ctbuildingcontrol.co.uk

Introduction

This is a short guide on the new regulations for Parts L, O and S as of 01/04/2023 following the regulation changes towards the end of 2022, focusing on new build dwellings. Any applications for new build dwellings after this date should comply with the new regulations. There is also a guide on the final page detailing the documentation required for a completion certificate when building a new dwelling.

Energy Efficiency

There have been a some notable changes made to Part L:

- Compliance with Part L is still based on SAP Compliance Calculations for both design and as-built, however now using software version 10.
- The 'Notional building' has been updated. PV panels are now included.
- There is a requirement for the use of high efficiency alternative systems to have been assessed. Assessment must have been documented for inspection if required.
- A Building Regulations England Part L (BREL) report should be given to the owner and building control body. This should include a photographic record of the build quality. (further info found in Appendix B of AD L)
- ALL new units should be air pressure tested. No longer just a sample.

ALL YOU NEED TO SUBMIT: HOW TO ACHIEVE A COMPLETION CERTIFICATE

The following checklist details all the necessary documents that are required to be submitted in order to receive a completion certificate:

Part A: Structure - Structural engineers package (calculations, drawings)

Part C: Resistance to moisture and Contaminants - Site investigation report

Part E: Acoustics - Sound testing

Part F: Ventilation - Ventilation strategy to be linked into SAP calculations

Part G: Sanitation, hot water safety and water efficiency - Water efficiency calculations

Part H: Drainage - Severn Trent building over / close to agreement. Packaged treatment works

Part J: Combustion appliances and fuel storage systems - Certification for installation of combustion appliances

Part L: Conservation of fuel and power - Dwelling emission rate calculations using standard assessment procedure (SAP) using software version 10. Air pressure tests. EPC. BREL report

Part O: Overheating - Provide details to show this will be managed either by simplified method or dynamic thermal modelling and provide compliance checklist

Part P: Electrical Safety - Certification for installation of electrical appliances

Part R: Infrastructure for electronic communications - Connectivity plan

Overheating

This document applies to new dwellings including rooms for residential purposes but not including hotels, hospitals, change of use or extensions.

Compliance with Part O can be achieved by carrying out either the simplified method or the dynamic thermal modelling method (both detailed in AD O).

Overheating and cooling information should be included in the owner's package. A compliance checklist for designers to demonstrate compliance to building control bodies is also provided in Appendix B of AD O.

Broadband

The new Part R regulations that came into effect on 26/12/2022 now require that new build homes are built with gigabit-ready infrastructure and gigabit-capable connections as a part of the construction process. A model connectivity plan that may be used or adapted for submission to building control bodies can be found in Appendix B of AD R.

Did you know that site inspections can be booked via the LABC app?



Download the 'LABC Inspection Request' app today for Apple and Android smartphones

Have you visited our website?



Visit www.ctbuildingcontrol.co.uk to find our application forms and to answer any queries you may have

Did you know you can make payments online?



Visit www.cheltenham.gov.uk/payments to make payments online