

Svenskhomes have chosen to work with Great Yarmouth Borough Council through the LABC Partner Authority Scheme.

FAQ's

Q. What is LABC Partnership?

A. The purpose of the LABC Partner Authority Scheme is to give a Partner Company (Svenskhomes) a one to one relationship with a Partner Authority (Great Yarmouth Borough Council) for the building regulations plan approval aspect of all construction projects irrespective of location.

Great Yarmouth Borough Council will act as an effective conduit with the relevant local authority where the project is to be built (known as the Inspecting Authority) on behalf of Svenskhomes and their customers.

Great Yarmouth Borough Council will assess the plans for a project and issue a decision advice notice to the inspecting authority, which will lead to automatic Building Regulations approval by the Inspecting Authority. This close working relationship will allow us to simplify and streamline the consultation process; removing any delays, which may otherwise impede the progress of your application.

Once the plans have been assessed the Inspecting Authority undertakes the on-site inspections.

Q. I have planning permission why do I need building regulations permission?

A. Building Regulations are national standards for England and Wales which apply to most types of buildings, whether in the home or a commercial development. They ensure that the environment in which we all live is a safe and healthy place. They also ensure that adequate access and facilities are provided for people, and include requirements for conservation of fuel and power. **Please remember that complying with Building Regulations is a separate matter from obtaining planning permission.**

Q. I am worried this will affect my planning application, I do not want to upset my planning department.

A. This does not affect your planning application in any way, the planning department and the building regulations department are governed by separate legislation. Planning applications have to be submitted to your local authority; however Building Regulation applications can be processed through any government authority or an approved Building Control Inspector.

Q. What benefit does your LABC partnership offer me?

A. Making an application through our partnership scheme will not only provide you with a consistent interpretation of building regulations, but also the expertise of a building regulations officer with 25 years experience. Great Yarmouth Borough Council has also

been involved in the applications for previous developments, including Fairway Lakes where both our Mora and Idre design have been inspected and approved.

Q. Does it cost more to use your LABC PARTNERSHIP?

A. No, the cost to you is the same; all payments are made directly to Great Yarmouth Borough Council for the initial application process. The inspection fee becomes payable after the first inspection by your local authority Building Control Department, and you will pay this fee directly to them.