



Llywodraeth Cymru
Welsh Government

PUBLICATION, DOCUMENT

Change to designated body overseeing Approved Inspectors (WGC 008/2024)

Designation of power to regulate Approved Inspectors during building safety transitional period.

First published: 21 May 2024

Last updated: 21 May 2024

This document was downloaded from GOV.WALES and may not be the latest version.

Go to <https://www.gov.wales/change-designated-body-overseeing-approved-inspectors-wgc-0082024-html> for the latest version.

Get [information on copyright](#).

Contents

Building regulations circular

Introduction

Scope of this Circular Letter

Notice of change of body overseeing Approved Inspectors

Enquiries

This document was downloaded from GOV.WALES and may not be the latest version.

Go to <https://www.gov.wales/change-designated-body-overseeing-approved-inspectors-wgc-0082024-html> for the latest version.

Get [information on copyright](#).

Building regulations circular

Circular number: WGC 008/2024

Date issued: 21/05/2024

Status: For information

Title: Change to designated body overseeing Approved Inspectors

Issued by: Kevin Davies, Building Control Competence & Standards Manager

Addressed to:

Local Authority Chief Executives
Welsh Local Government Association
Association of Building Control Approvers

Please forward to:

Local Authority Building Control Officers
Members of the Senedd

Summary:

Designation of power to regulate Approved Inspectors during building safety transitional period.

For further information contact:

Building Regulations Team
Welsh Government Offices

This document was downloaded from GOV.WALES and may not be the latest version.

Go to <https://www.gov.wales/change-designated-body-overseeing-approved-inspectors-wgc-0082024-html> for the latest version.

Get [information on copyright](#).

Cardiff
CF10 3NQ

Direct Line: Tel: 0300 060 4400
E-mail: enquiries.brconstruction@gov.wales
Website: [building and planning](#)

Introduction

1. I am directed by the Welsh Ministers to draw your attention to the following :
the designated body regulating Approved Inspectors has changed.

Scope of this Circular Letter

2. This Circular letter applies to buildings and building work in Wales, as well as building control professionals operating in Wales.

Notice of change of body overseeing Approved Inspectors

3. As part of the suite of changes to the Building Act 1984 introduced by the Building Safety Act 2022 whereby Registered Building Control Approvers (RBCAs) will replace Approved Inspectors (AIs) for the purposes of operating private sector building control, the Welsh Ministers gave notice to the Construction Industry Council Approved Inspectors Register (CICAIR) that their designation as the body regulating AIs would be revoked.

This document was downloaded from GOV.WALES and may not be the latest version.

Go to <https://www.gov.wales/change-designated-body-overseeing-approved-inspectors-wgc-0082024-html> for the latest version.

Get [information on copyright](#).

4. From 31 March 2024 CICAIR ceased to be the body designated to approve inspectors.
5. For the transitional period the Health and Safety Executive (HSE) has been designated by the Welsh Ministers as the new body to oversee AIs for the purposes of Part 2 of the Building Act 1984 and the Building (Approved Inspectors etc.) Regulations 2010.
6. This designation came into effect on 5 April 2024 and will end 1 October 2024 at the end of the transitional period after which AIs cannot continue to operate.
7. Although the HSE is now the designated body for regulating AIs, no new AIs will be approved during the transitional period as the industry is moving towards all private sector building control functions being completed by RBCAs.
8. The role of the HSE in this regard will be limited to existing approvals – including monitoring lapsed or withdrawn approvals – investigating complaints and applying sanctions where relevant and appropriate.
9. The HSE will adopt the Code of Conduct as used by CICAIR whilst it was designated, and they will adopt and implement the complaints procedure and sanctions regime as previously used by CICAIR when resolving any complaints made in relation to AIs.

Enquiries

Any enquiries on this Circular Letter should be addressed to:

This document was downloaded from GOV.WALES and may not be the latest version.

Go to <https://www.gov.wales/change-designated-body-overseeing-approved-inspectors-wgc-0082024-html> for the latest version.

Get [information on copyright](#).

Building Regulations,
2nd Floor,
Welsh Government,
Cathays Park,
Cardiff, CF10 3NQ.

E mail: enquiries.brconstruction@gov.wales

Yours faithfully,

Mark Tambini

Head of Building Regulations Policy

This document may not be fully accessible.

For more information refer to our [accessibility statement](#).

This document was downloaded from GOV.WALES and may not be the latest version.

Go to <https://www.gov.wales/change-designated-body-overseeing-approved-inspectors-wgc-0082024-html> for the latest version.

Get [information on copyright](#).