

Building Control Changes from 1 July 2026

New Building Safety Requirements in Wales

From 1 July 2026, changes to building legislation in Wales will introduce a new building safety regime affecting how building work is designed, approved and carried out.

These changes form part of the Building Safety Act 2022 and associated Welsh Regulations.

For Monmouthshire, these changes will primarily affect standard building work carried out by homeowners, builders and developers.


What is changing?

1. New responsibilities for those carrying out building work

All building projects will be subject to a new dutyholder system.

This means:

- Clients, designers and contractors have clear legal responsibilities
- They must ensure work complies with Building Regulations throughout the project
- Responsibility no longer sits only with Building Control at the end of a project

 This is a significant change in how compliance is managed.

2. Greater emphasis on planning and compliance from the start

Applicants will need to:

- Ensure designs are complete and compliant before work begins
- Provide accurate information to Building Control
- Maintain good records of decisions and changes

 Poorly prepared or incomplete submissions may lead to delays or refusal.

3. Stronger enforcement powers for local authorities

From July 2026, Monmouthshire County Council will have additional powers to:

- Issue compliance notices requiring issues to be corrected
- Issue stop notices to halt unsafe or non-compliant work
- Take enforcement action over a longer period (up to 10 years in some cases)

👉 These powers are designed to improve standards and protect public safety.

4. Time limits on approvals

- Building Control approvals may expire if work does not start within 3 years

👉 You may need to reapply if your project is delayed.



What this means for typical building projects

For most projects in Monmouthshire (e.g. home extensions, loft conversions, internal alterations):

✅ Application routes remain broadly the same

- Full Plans applications
 - Building Notices (where appropriate)
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⚠️ But how you prepare and manage projects must improve

You should now:

- ✅ Ensure designs fully meet Building Regulations **before starting work**
 - ✅ Appoint **competent designers and builders**
 - ✅ Clearly understand who is responsible for compliance
 - ✅ Keep records of changes during construction
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Examples of work affected

These changes apply to most common building work, including:

- House extensions and alterations
- Garage conversions
- Loft conversions
- Structural alterations (e.g. removing walls)
- Installation of drainage, heating or electrical systems

 Even small projects must comply with the new responsibility framework.

What happens if work does not comply?


Under the new regime:

- You may be required to **correct or remove non-compliant work**
 - Work may be **stopped immediately** if there is a safety concern
 - Enforcement action can be taken **years after completion**
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Transitional arrangements




Projects submitted before **1 July 2026** may be subject to transitional arrangements, depending on:

- When the application was made
- Whether work has started

 If you already have approval, please contact Building Control for advice.

What you need to do now

If you are planning building work:

-  Speak to Building Control early
-  Make sure your plans are accurate and complete
-  Use qualified and competent professionals

- Allow sufficient time for approvals
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Contact Building Control

For advice on how these changes affect your project:

- Email: buildingcontrol@monmouthshire.gov.uk
- Or contact the surveyor for your area. [Which Surveyor deals with my application/site inspections? - Monmouthshire](#)

We will keep you updated when we have further details available for the new regime.