

BUILDING WARRANT

Building (Scotland) Act 2003 Warrant under Section 9 for work subject to Building Regulations

Grant of Warrant

This Warrant is granted by Argyll and Bute Council in connection with the application by:

Strachur Community Men's Shed

dated 4 October 2024 for the **Erection of new community building** at:

Land At Heron Park Strachur Argyll And Bute

Reference Number

The reference number of this Warrant is **24/01490/NDOM6**

Conditions

The following condition applies:

That the work will be carried out as described in the Building Warrant and in accordance with Building Regulations and that nothing in any drawing, specification or other information submitted with the application indicates that the building when constructed will fail to comply with Building Regulations.

Continuing Requirements

The following continuing requirements apply (if applicable):

PLEASE NOTE THAT THIS IS AN IMPORTANT DOCUMENT WHICH MAY BE REQUIRED IN ANY FUTURE PROPERTY TRANSACTION. YOU ARE THEREFORE STRONGLY ADVISED TO KEEP IT ALONG WITH YOUR TITLE DEEDS.



Security Matters

The following matters/documents are not available for public inspection without the Applicant's written approval.

A copy of the agreed plans is returned.



Fergus Murray
Head of Development and Economic Growth
Argyll and Bute Council

Dated: **29 April 2025**

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NOTES

- 1) To be considered as a limited-life building expiry must not be more than 5 years from the relevant date, which is the date of notification of Acceptance of the Completion Certificate for the work, or the date of any permission for the temporary occupation or use of the building before Acceptance of the Completion Certificate.
 - 2) For construction, the stages specified in the procedure regulations are –
 - a) Construction of foundations, or
 - b) Such other stages as the verifier considers appropriate having regard to any guidance issued by the Scottish Ministers
 - 3) For demolition, the stages specified in the procedure regulations are –
 - a) Isolation and removal of services, fixtures and fittings
 - b) Isolation and protection of adjacent structures, or
 - c) Such other stages, appropriate to the method of demolition, as the verifier considers appropriate having regard to any guidance issued by the Scottish Ministers.
 - 4) The Verifier must be notified
 - A. of the date on which work is commenced within 7 days of such date
 - B. when any drain has been laid and is ready for inspection or test (unless this work is covered by a Certificate of Construction).
 - C. When a drain track has been in-filled and the drainage system is ready for a second inspection or test (unless the work is covered by a Certificate of Construction).
 - D. Of the date on which the work is completed (unless a Completion Certificate is submitted in place of the notice).
 - E. of the date of completion of such other stages as the Verifier may require and
 - F. of the intention to use an approved Certifier of Construction.
- N.B. A. above must be notification in writing, other notifications are at the Verifiers discretion.
- 5) It should be noted that where the Owner is not the Applicant, then the Verifier will notify the Owner of the grant of the Building Warrant as is required in terms of the Section 9(7)(b) of the Building (Scotland) Act 2003.

IMPORTANT NOTICE

This Building Warrant is valid for 3 years. A Completion Certificate must be submitted when the work is complete. If a Completion Certificate is not submitted within that period an extension of Building Warrant must be obtained before the expiry date.

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WARNING

A Building Warrant does not exempt you from obtaining other types of permission that may be necessary, such as planning permission or listed building consent. Consult the local authority if in doubt.

It is an offence to use or occupy the building(s) before obtaining Acceptance of a Completion Certificate, unless the work is alteration only. Permission for temporary occupation may be requested from the Verifier.

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IMPORTANT INFORMATION FOR APPLICANTS

Obtaining a building warrant is only the first step in ensuring that the works you propose comply with the Building Regulations. On completion of the works you are required to submit a Completion Certificate, and an acceptance of the Completion Certificate by the Council will ensure that the works are free from any enforcement action under the Building (Scotland) Act 2003. It is also of importance should the property be sold as you should expect the purchaser to request evidence that works done are compliant with the Building Regulations.

To assist the Council in issuing an acceptance of your Completion Certificate you should notify the named Building Standards Surveyor at all the stages specified below. You should also be aware that if you fail to notify at the correct stages then you may be requested to expose areas of concealed construction in/of the building so that works may be inspected to confirm compliance with the Building Regulations.

This document or a copy must be passed to the applicant's contractor if one is appointed.

FAILURE TO NOTIFY THE COUNCIL AT THE REQUIRED TIME MAY RESULT IN A DISRUPTIVE INSPECTION BEING REQUIRED. THIS COULD RESULT IN WALL, FLOOR OR CEILING FINISHES BEING DAMAGED, THE COST OF WHICH WILL BE BORNE BY THE RELEVANT PERSON IN TERMS OF THE BUILDING (SCOTLAND) ACT 2003.

CONSTRUCTION COMPLIANCE AND NOTIFICATION PLAN	
Building Address: Land At Heron Park Strachur Argyll And Bute	Applicant Details: Strachur Community Men's Shed c/o HMA Architects 19 Charlotte Street Helensburgh Argyll and Bute G84 7EZ
Description of Works: Erection of new community building	Contact Name of Inspecting Surveyor: Name: Gordon Paul Tel: 01369 708618 E-mail: gordon.paul@argyll-bute.gov.uk
Key construction stage (Site Inspection)	Notes for applicant

Commencement

You should notify of the date of commencement, details of the building contractor appointed (if any) and details of the project manager (if any).

Foundations

Notify when foundations, open drains and other ground works are available for inspection.

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Drainage/Substructure

Notify when Drainage/Substructure are available for inspection

Superstructure

Notify when the superstructure is part complete to allow fire protection, structural elements and insulation, where appropriate, to be inspected.

Completion

You should submit a Completion Certificate, along with all other paperwork required in support of your Certificate. Please note that you should only submit the Completion Certificate when you are satisfied that all works in the approved Building Warrant have been fully completed.

Notes to Applicant/Developer

1. The Owner, Agent or Contractor should notify the Verifier at the target construction stages noted above to allow the Verifier to check compliance with the Building Regulations. The number and nature of the site inspections may vary according to the type of works being undertaken.
2. Notification should allow sufficient time for the Verifier to respond.
3. Once the applicant or agent is satisfied the project is complete and complies with the Building Regulations, they must complete and submit the Completion Certificate to the Verifier. The submission should also include any additional supporting information required by the Verifier (e.g. Notification of Finalisation of Design (Form Q), Electrical Certification, Certificates of Construction, EPC, Sustainability Certificates etc).

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BUILDING STANDARDS NATIONAL CUSTOMER SURVEY QUESTIONNAIRE

Within Building Standards, we want to continually improve the service we provide by constantly reviewing and improving what we do.

Our aim is to deliver an efficient, courteous and quality service to all of our customers.

If you feel we haven't achieved this then please tell us. We need to know, in order to put things right.

Of course, we also welcome suggestions and ideas from our customers as to how you think we can improve the Service

If you have any comments or wish to make a suggestion, please fill in our [Building Standards National Customer Survey Questionnaire](#)

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