

22 May 2023

Notice regarding complaints and disciplinary matters

CICAIR Ltd (“CICAIR”) is presently the body designated by the Secretary of State in England and the Welsh Minister in Wales, to maintain and operate the Construction Industry Council Approved Inspectors Register (“the Register”).

However, following royal assent of the Building Safety Act 2022, the Health and Safety Executive is in the process of setting up a new regulatory body, the Building Safety Regulator (“BSR”). A similar process is being undertaken by Welsh Ministers in Wales.

BSR and Welsh Ministers will have three main functions:

1. Overseeing the safety and standards of all buildings;
2. Regulation of the building control profession; and
3. Leading implementation of the new regulatory framework for ‘higher-risk’ buildings.

As part of the second function mentioned above, BSR will establish and maintain a register of building inspectors and a separate register of building control approvers (“the BSR Registers”) in England and discussions are also underway for the BSR to undertake this function on behalf of Welsh Ministers in Wales, as a means of regulating the standards of building control professionals and increasing accountability across the sector. This will subsume CICAIR’s current role in maintaining and operating the Approved Inspectors Register with effect from April 2024.

As part of its role, the new regulator will have powers to investigate allegations of misconduct against those on its registers. Whilst CICAIR is currently continuing to consider, and act upon complaints made about and concerns relating to Approved Inspectors, it is currently dealing with an unprecedented amount of enquires and investigations. The present workload is leading to delays in the amount of time it is taking to consider and investigate matters.

While the approach to ongoing investigations and complaints lodged with CICAIR before the new regulatory regime comes into force in April 2024 has not yet been formalised, the new regulator, BSR, the Department Levelling Up, Housing and Communities and Welsh Government are working together to ensure the public interest is protected and those working in private sector building control will be held to account for their conduct.

As soon as information becomes available on changes to the current position, we will update our website accordingly.