

NHBC Part L Dwellings: Compliance & Risk

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Technical Competency Manager



Building Control process

Before work starts:

Dutyholder provides **design stage** Building Regulations England Part L compliance report (BREL) or Wales (BRWL)

During construction:

Dutyholder will be required to issue plot-specific **photographic evidence** of the following:

- thermal continuity and quality of insulation
- airtightness
- building services.

Once the work is complete:

Dutyholder provides **as-built stage** BREL/BRWL. This is a record of the final specification and any changes from the design stage.

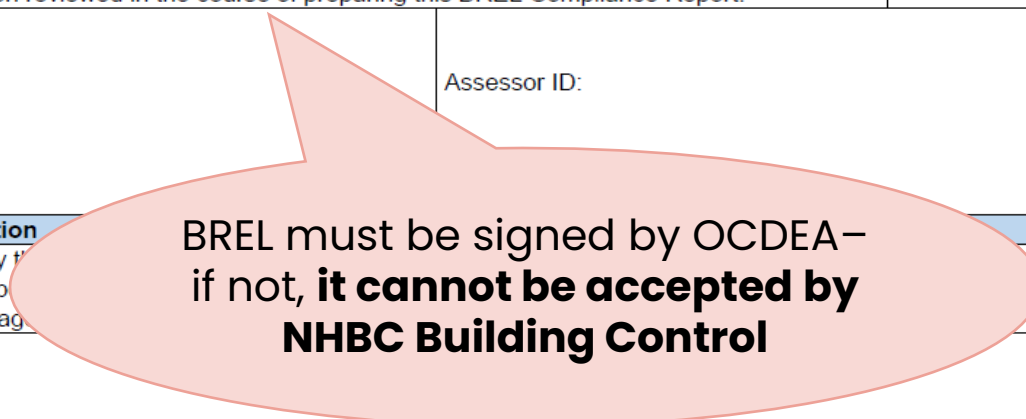
Dutyholder should provide evidence to the **energy assessor, building control body and building owner.**

Building Regulations England Part L (BREL) Compliance Report			
Approved Document L1 2021 Edition, England assessed by Array SAP 10 program, Array			
Date: Tue 06 Jun 2023 14:59:06			
Project Information			
Assessed By	Alex Taylor	Building Type	House, Detached
OCDEA Registration	EES/020053	Assessment Date	2023-06-06
Dwelling Details			
Assessment Type	As built	Total Floor Area	124 m ²
Site Reference	Plot 01 - Oxford Type Nat	Plot Reference	Plot 01
Vent			
Address	No 1, Davy Avenue, MILTON KEYNES, MK5 8FP		
Client Details			
Name	A Builder		
Company	Luxury Houses		
Address	Any Street, New Town, XX1 YY2		
This report covers items included within the SAP calculations. It is not a complete report of regulations compliance.			
1a Target emission rate and dwelling emission rate			
Fuel for main heating system	Mains gas		
Target carbon dioxide emission rate	10.3 kgCO ₂ /m ²		
Dwelling carbon dioxide emission rate	9.54 kgCO ₂ /m ² OK		
1b Target primary energy rate and dwelling primary energy			
Target primary energy	53.78 kWh _{eff} /m ²		
Dwelling primary energy	50.51 kWh _{eff} /m ² OK		
1c Target fabric energy efficiency and dwelling fabric energy efficiency			
Target fabric energy efficiency	41.6 kWh/m ²		
Dwelling fabric energy efficiency	41.6 kWh/m ² OK		
12 Declarations			
a. Assessor Declaration			
This declaration by the assessor is confirmation that the contents of this BREL Compliance Report are a true and accurate reflection based upon the design and construction information submitted for this dwelling for the purpose of carrying out the assessment, and that the supporting documentary evidence (identified in 11.1 and 11.2) pursuant to Part L of the Building Regulations 2010 (as amended) has been reviewed in the course of preparing this BREL Compliance Report.			
Signed:	Assessor ID:		
Name:	Date:		
b. Client Declaration			
This declaration by the client is confirmation that the dwelling has been constructed and completed according to the specifications set out in the BREL Compliance Report, and that photographic evidence of key stages, as described in the BREL Compliance Report, has been provided to the Assessor for this dwelling.			
Signed:			
Name:			

BREL must be signed by OCDEA – if not, it cannot be accepted by NHBC Building Control

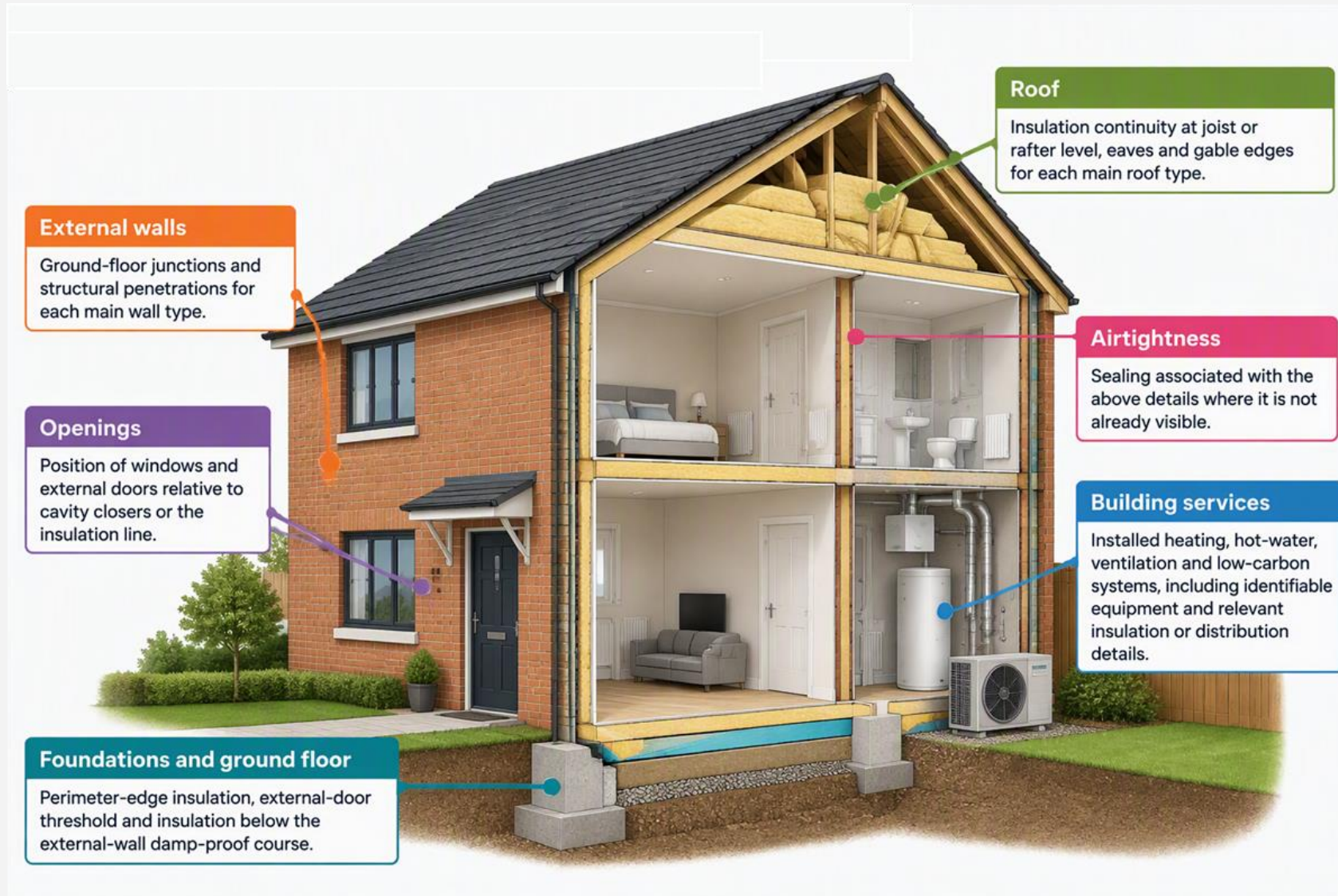
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Photographic requirements



Evidence quality

Unique to each dwelling – not reused across plots. Taken when the detail is complete, but **before it is covered up**.

Digital, clear and sufficiently high-resolution for a **qualitative audit**.

Named using the **plot number and detail reference** according to numbers used in B7, ie, Plot 1 3b for eaves detail.



Supplemented by additional images where one photograph cannot adequately demonstrate the detail.

Wide enough to show context, with a close-up where detail is unclear.

Captured with **geolocation enabled**, recording location, date and time.

What are the risks?

Condensation –
poor workmanship
causing linear and
point thermal
bridges.

**Lower-temperature
heating systems** –
cannot compensate for
gaps in insulation
continuity.

Insulation failures –
gaps, poor placement,
missing sections
and inadequate
thickness.

BREL photographic records
often fail to **capture
critical details**, limiting
their effectiveness in
mitigating risk.

Heating systems –
incorrect sizing and
siting, uninsulated
pipe/duct work,
inadequate controls.



What we see on BREL reports

Insulation

Timber-frame walls



Plot X – insulation continuity observed.



Plot Z – VCL fitted; how do we know the insulation is continuous?

Insulation

Floor over garage



The image provides reasonable comfort that quilt is continuous and well packed in.

But there is no guarantee that there isn't a cold air gap between top of quilt and floor deck...

...which is a common cause of cold rooms in claims.

Insulation

Eaves details



No photos of eaves insulation provided.

No photos of insulation between last truss and wall provided.

3bLJI Last Joist Insulated

Answer

YES

Score

1



Loft roll short of eaves.
Insulation only appears to be
100mm thick?

Insulation

Eaves details



Clear cold air paths either side of the eaves insulator that will chill the back of the ceiling.

Insulation

Eaves details



Images show quilt tucked well into eaves...

...but the ventilation spacers are useless as they have been overstretched leaving **no ventilation path**.

A common cause of condensation in roof spaces.



Builder responsibilities

Builder responsibilities

1

Create the photographic schedule from the design-stage BREL report.



2

Brief trades and nominate responsibility for each construction stage.



3

Capture and check evidence before closing-up work.



4

Report specification changes promptly to the energy assessor.



5

Organise evidence by plot and detail reference.



6

Sign the as-built BREL declaration and provide the final package.

Completion considerations

Before the issuing of the BC final certificate:

Every dwelling must have its **own photographic record**.

Design changes are listed and supported by evidence.

Photographs correspond with the as-built SAP specification.

Files show the correct **plot, detail, location, date and time**.

All applicable Appendix B details have been captured.

The builder and energy assessor have signed the as-built BREL report.

The complete package is supplied to building control and the owner.

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Thank you

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