



## Considerate Builder Guidelines – our 10 golden rules

Building work is a fact of life. We all need to have work done on and in our homes from time to time. To minimise the impact this can have on neighbours and other residents, we've put together these guidelines for you and your builder. They are based on current legislation and recommendations from the London Borough of Lambeth and other Considerate Builder schemes.

<b>1. Talk to your neighbours first</b>
<ul style="list-style-type: none"><li>• Before work starts, talk to your neighbours about how your proposed building work might affect them (including any formal arrangements such as Party Wall Agreements that might be required).</li><li>• See if there is any way in which noise, vibration and disruption can be mitigated at key times to help to reduce the level of disturbance.</li><li>• Be particularly aware if your neighbours are more vulnerable – eg. families with a new baby, elderly residents etc.</li></ul>
<b>2. Get the right permission and approvals</b>
<ul style="list-style-type: none"><li>• We are in a conservation area so planning permission (and probably listed building consent) for anything other than minor internal works is likely to be needed. This also applies to the cutting down of trees on your property. More information can be found here: <a href="http://www.lambeth.gov.uk/planning-and-building-control/building-conservation/carry-out-building-work-in-a-conservation-area">http://www.lambeth.gov.uk/planning-and-building-control/building-conservation/carry-out-building-work-in-a-conservation-area</a></li></ul>
<b>3. Provide contact details</b>
<ul style="list-style-type: none"><li>• If you are carrying out major work, put a notice board outside your property giving details of who is in charge of the site and how to contact them, particularly out of hours and/or in an emergency.</li></ul>
<b>4. Stick to approved working hours</b>
<ul style="list-style-type: none"><li>• Lambeth council does not allow noisy work to take place outside the hours of 8am and 6pm weekdays, 8am to 1pm Saturdays (no work on Sundays).</li><li>• If your builders create noise outside approved hours you can be prosecuted and fined.</li></ul>
<b>5. Keep site noise to a minimum</b>
<ul style="list-style-type: none"><li>• Every effort should be made to keep the noise down. Make sure your builders are aware of the requirement to do this under the Control of Pollution Act 1974 (and relevant British Standards).</li><li>• Don't allow radios to be played at a volume that can be heard outside the property.</li><li>• Doors and windows should be kept closed while noisy internal work is carried out.</li><li>• Vehicles should not be left with their engines idling in the street.</li><li>• Machinery should be turned off when not in use.</li><li>• Skip drop/removals and large deliveries should not take place outside approved working hours.</li></ul>

**6. Keep the dust down**

- Dust – particularly from stone cutting - can be a major nuisance for your neighbours. Apart from the potential impact on health, it creates practical problems when it settles inside and outside neighbouring properties, in gardens and on vehicles parked in the vicinity.
- There are strict regulations covering dust control (Environmental Protection Act 1990, Health & Safety legislation etc). Breaches can result in the local Environmental Officer closing down your site.
- The correct damping down measures should always be taken to reduce or contain any dust created during building works.

**7. Clear rubbish and builders' debris promptly**

- Ensure any rubbish at the front and back of your property is cleared promptly and regularly.

**8. Don't block the pavement or road**

- Do not store building materials or rubbish on the pavement. Keep everything within the boundary of the property.
- When taking delivery of materials, ensure pedestrians (including wheelchairs and pushchairs) can still get past, or provide a safe alternative route for them to use.
- Sweep and hose down the pavement regularly to keep it clear of mud and other debris.
- Contractors' vehicles should be parked with consideration for other road users.

**9. Ensure your builders behave courteously at all times**

- Remind them that they are working in a residential area, in close proximity to many people of all ages.
- Don't allow smoking near your neighbours' windows.
- Don't allow shouting or swearing.

**10. Deal quickly and considerately with any problems**

- If your neighbours or other residents raise a concern about your building work, treat it seriously, however minor you may feel it is. They are living alongside and their grievance is therefore likely to be genuine.
- Resolve the problem as quickly as possible. Accept that this may mean you have to halt the work temporarily.
- Keep your neighbours informed about what you have done to sort out the difficulty, and monitor your builders to make sure they are sticking to any new measures you've put in place.

**Unofficial rule 11** – invite your neighbours round for a drink when the work is finished!

You and your contractors will obviously be bound by formal legislation (some of which is referred to above), but your neighbourly cooperation in following these guidelines is much appreciated.

We welcome any suggestions or improvements to this document

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