

21 September 2010

Our Ref: SB 006/004/004

To:  
The Chief Executive  
Unitary, Metropolitan, District and London Borough  
Councils in England  
County and County Borough Councils in Wales  
The Town Clerk, City of London  
The Clerk, Council of the Isles of Scilly  
The Sub-Treasurer, Inner Temple  
The Under Treasurer, Middle Temple

The Head of Building Control  
Unitary, Metropolitan, District and London Borough  
Councils in England  
County and County Borough Councils in Wales  
City of London  
Council of the Isles of Scilly

Approved Inspectors

cc:  
The Chief Executive: County Councils in England  
National Park Authorities in England and Wales  
The Chief Fire Officer, Fire Authorities in England  
and Wales

Dear Sir or Madam,

**Building Control by Approved Inspectors (AIs) under Part II of the Building Act 1984  
Insurance Schemes for Approved Inspectors pursuant to section 47(6) of the  
Building Act 1984**

**Introduction**

1. This letter concerns insurance schemes prepared by insurers for Approved Inspectors pursuant to section 47(6) of the Building Act 1984, and approved by the Secretary of State. To gain approval, schemes should comply with the relevant guidelines set out in a Circular Letter dated 23 October 2001, and revised by the "Warranty Link Rule" Circular Letter of 31 October 2005. The guidelines were circulated to the Association of Consultant Approved Inspectors (ACAI) and were copied, amongst others, to Local Government Association and the District Surveyors' Association. A copy of the 31 October 2005 Letter can be found on the Department's website at:  
<http://www.communities.gov.uk/documents/planningandbuilding/pdf/142322.pdf>

## **Background**

2. Under the Building Act 1984 and the Building (Approved Inspectors etc.) Regulations 2000 ("the Approved Inspectors Regulations"), an Approved Inspector must include with initial notices, amendment notices, plans certificates, combined initial notice and plans certificates, and final certificates a declaration signed by an insurer that a scheme of insurance, approved by the Secretary of State, applies in relation to the relevant work. These schemes provide a minimum level of insurance for the Approved Inspector in respect of claims arising from the conduct of their building control function.

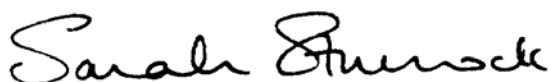
## **PYV Limited Scheme**

3. The ODPM Circular Letter to local authorities and Approved Inspectors dated 10 December 2004 announced the approval of the "PYV Limited Scheme" pursuant to section 47(6).
4. PYV are no longer able to offer insurance policies that comply in full with our current criteria, as set out in Annex A of the 31 October 2005 Letter. Consequently, approval for the PYV scheme has been withdrawn from 21 September.
5. Policies issued by PYV prior to 21 September will still remain valid. However if Approved Inspectors have any queries regarding their PYV policy they should contact PYV directly.

## **Enquiries**

6. Any enquiries on this Circular Letter should be addressed to Sandra Simoni (Sustainable Buildings Division, CLG, Zone 5/G10, Eland House, Bressenden Place, London, SW1E 5DU (tel: 0303 44 41781; e-mail: enquiries.br@communities.gsi.gov.uk).

Yours faithfully,



**Sarah Sturrock**  
**Head of Sustainable Buildings Division**