

# Loft conversion rules & regulations

To guarantee a safe and efficient end result, your conversion will have to comply with building regulations. They cover areas such as energy efficiency, lighting, insulation and fire safety.

As from October 2008 the laws for loft conversions have changed. The law now states that most loft conversions will be treated as permitted development and you will be allowed to extend your loft by upto 40m<sup>3</sup>. So if you already have a rear extension and thought you could not have a loft... think again.

Local authority building inspectors will visit the conversion at various times to ensure you're doing what you should. Failure to comply will emerge when you come to sell, as you won't have the relevant certificates from your local authority. Employing professionals will minimise the likelihood of costly and dangerous mistakes. If budget is a concern, get the design and structural work done by a pro then do the decorating yourself.

An experienced build or loft conversion team is a must. They will take care of all the paperwork for you – dealing with the council and building regulations, as well as securing skips and scaffolding.

Finally, do inform your neighbours of your plans. You may find that next door are also thinking about converting, which will give you the option of working together to create a balanced end result.