



LABC Building Excellence Awards 2025

These guidance notes explain our entry requirements, what should be included in your entry form and how your entry will be judged. The judges need to understand the best attributes of the building work as well as the relationship that existed between the project teams, individuals and local authority building control:

- Please think carefully about which category to enter and ensure you address the general and category specific criteria
- Fully explain why your building project, company or employee is special and why they deserve to win an LABC Building Excellence Award.

Entry Requirements

1. Projects entered for the 2025 awards must have completed between 1 January 2024 and 31 December 2024
2. Entries can be made by LABC surveyors and technicians as well as members of the project team. All entries made by persons other than LABC surveyors and technicians will be validated by the relevant Building Control Team prior to submission to the judging panel
3. All entries must be made via the LABC online form. Entries in any other format will not be accepted. The online form can be found at www.labc.co.uk/awards
4. Projects and individuals can be entered into one category only
5. Most questions have a minimum and maximum word count. You will not be able to submit your entry if you haven't met the minimum or have exceeded the maximum.
6. Entries are only accepted where the building control work was carried out by a local authority building control team

General Criteria

1. Building Regulation challenges and how you overcame them to achieve compliance (What challenges did you face in meeting the regulations? i.e. because of site conditions. How did the site teams and the building control team work well collaboratively? Were communications between teams effective? Did you receive the right information before and during the project?)
2. Performance & Sustainability (The use of renewables, BREEAM, SBEM, low air leakage, good design running and life- cycle costs)
3. Site & Project Management (Were the sites safely managed? Were there active waste management strategies? Did sub-contractors maintain your high standards?)
4. Innovation & Problem-solving (Were innovative products used or new ideas implemented? Were new technologies used and were creative designs/solutions/approaches applied to tricky situations?)
5. Inclusivity and Accessibility (Where applicable is there evidence of an inclusive approach which exceeds Part M of the building regulations? Does the design incorporate the needs of a wide range of users? What design guidance was used and was there any involvement of access professionals or access groups?)

PROJECT CATEGORIES	
Residential	
Best Residential Extension	<p>This includes new domestic extensions that increase the footprint of the dwelling or provide new habitable spaces within the curtilage of the property.</p> <p>E.g. kitchen extensions, two storey extensions and new standalone outbuildings.</p> <p>View the 2024 regional winners here.</p>
Best Conversion or Alteration to an Existing Home	<p>Creating additional habitable spaces in a dwelling.</p> <p>This includes garage conversions, cellar conversions, loft conversions and converting outbuildings to office space or leisure facilities.</p> <p>Renovations, alterations, and refurbishments can also be entered into this category.</p> <p>View the 2024 regional winners here.</p>
Best Conversion to a Single New Home	<p>Creating a new single dwelling from a building previously used for another purpose.</p> <p>This includes barn conversions, retail unit or office space to a single dwelling, conversion of flats to a single dwelling.</p> <p>View the 2024 regional winners here.</p>
Best Individual New Home	<p>This recognises high quality one-off new build homes and could include ‘self-build’ or premium single unit developments.</p> <p>This category is for single unit sites. Therefore, single houses on a multi plot site won’t be eligible.</p> <p>View the 2024 regional winners here.</p>
New Housing	
Best Small New Housing Development - 5 units or fewer (for private sale or rent)	<p>Small new housing developments of 5 units or fewer built for private sale or rent. This recognises new private housing sites but not individual homes which can be entered into the Best Individual New Home category.</p> <p>Conversions of existing buildings into new housing development for private sale or rent are included in this category (e.g. offices into flats)</p> <p>HRB developments where the Building Control Body was the Building Safety Regulator do not qualify for the LABC Building Excellence Awards.</p> <p>View the 2024 regional winners here.</p>
Best Medium Volume New Housing Development – 6 to 30 units (for private sale or rent)	<p>Medium volume new housing developments of 6 to 30 units built for private sale or rent.</p> <p>This recognises new private housing sites but not individual homes which can be entered into the Best Individual New Home category.</p>

	<p>Conversions of existing buildings into a new housing development for private sale or rent are included in this category. (e.g. offices into flats)</p> <p>HRB developments where the Building Control Body was the Building Safety Regulator do not qualify for the LABC Building Excellence Awards.</p> <p>View the 2024 regional winners here.</p>
<p>Best High Volume New Housing Development - more than 30 units (for private sale or rent)</p>	<p>This is for high volume new housing developments of more than 30 units built for private sale or rent.</p> <p>This recognises new private housing sites but not individual homes which can be entered into the Best Individual New Home category.</p> <p>Conversions of existing buildings into a new housing development for private sale or rent are included in this category. (e.g. offices into flats)</p> <p>HRB developments where the Building Control Body was the Building Safety Regulator do not qualify for the LABC Building Excellence Awards.</p> <p>View the 2024 regional winners here.</p>
<p>Best Small Social Housing (30 or fewer units)</p>	<p>This recognises social housing developments of 30 or fewer units by organisations developing new social or affordable homes.</p> <p>This also includes major retrofits, conversions, and renovations to significantly improve the quality and sustainability of the dwellings.</p> <p>HRB developments where the Building Control Body was the Building Safety Regulator do not qualify for the LABC Building Excellence Awards.</p> <p>View the 2024 regional winners here.</p>
<p>Best Large Social Housing (more than 30 units)</p>	<p>This recognises social housing developments of more than 30 units by organisations developing new social or affordable homes.</p> <p>This also includes major retrofits, conversions, and renovations to significantly improve the quality and sustainability of the dwellings.</p> <p>HRB developments where the Building Control Body was the Building Safety Regulator do not qualify for the LABC Building Excellence Awards.</p> <p>View the 2024 regional winners here.</p>
Non-residential	
<p>Best Non-residential Extension, Alteration or Conversion</p>	<p>This recognises extensions to buildings used for retail, hospitality, offices, industrial, farming, warehousing or other commercial use, including refurbishment, fitout and redevelopment. This includes projects changing the use of a residential building to non-residential / commercial.</p> <p>Extensions must be attached to the main building; standalone buildings on the same plot do not qualify for this category.</p>

	<p>View the 2024 regional winners here.</p>
Best Non-residential New Build	<p>This recognises exceptional new commercial buildings including purpose-built accommodation such as student accommodation, care homes, staff accommodation and sheltered housing.</p> <p>View the 2024 regional winners here.</p>
Best Public or Community Building	<p>This recognises any new build or extension to a building used as a health, leisure, sports, tourism, museum, defence, worship, transport, prison, school, colleges, or nursery facility.</p> <p>This also includes refurbishments.</p> <p>View the 2024 regional winners here.</p>
PEOPLE CATEGORIES	
Best Residential and Small Commercial Designer	<p>This recognises good quality designers that work predominantly on domestic extensions, alterations and refurbishment projects.</p> <p>Specific Criteria</p> <ul style="list-style-type: none"> • Consistency of high-quality design • References and testimonials from building control team and/or customer/s. <p>View the 2024 regional winners here.</p>
Best Residential and Small Commercial Builder	<p>This recognises good quality general builders that work predominantly on domestic extensions, alterations and refurbishment projects.</p> <p>Specific Criteria</p> <ul style="list-style-type: none"> • Consistent delivery of high-quality work and attention to detail • References and testimonials from building control team and/or customer/s. <p>View the 2024 regional winners here.</p>
Construction Specialist of the Year	<p>This includes dutyholders, architects, fire engineers, site managers and any other members of the project team working on large scale projects.</p> <p>Specific Criteria</p> <ul style="list-style-type: none"> • Evidence of a good working relationship with LABC building control surveyors • Awareness of responsibilities and accountability • Examples of technical specialism • Good communication with stakeholders • Evidence of issues or problems resolved • References and testimonials from building control or other stakeholders to support the nomination. <p>View the 2024 regional winners here.</p>
Local Authority Building Control Surveyor of the Year	<p>This includes local authority building control surveyors registered at Class 2A and above. Surveyors should be able to demonstrate that they have gone the extra mile with regards to one or more of the following:</p>

	<ul style="list-style-type: none"> • Proactive - They have been proactive in raising enforcement issues, and embraced transformation and changes to the industry, for example by piloting a different way of working, contributed to the process and then encouraged/helped others. • Innovation - They're keen to see innovation adopted, will research options, and find or adopt new solutions • Ethical – They demonstrate ethical decision making and approaches to all activities within their role as a regulator • Commitment – They demonstrate commitment to continuous professional development for themselves, their teams and the wider industry <p>NEW to 2025!</p>
<p>Local Authority Building Control Newcomer of the Year</p>	<p>This includes local authority building control apprentices and trainee surveyors that have joined an LABC team in the last 3 years. This includes someone that has recently joined building control from another role such as a technician, tradesperson, or from another profession.</p> <p>Newcomers should be able to demonstrate that they have gone the extra mile with regards to one or more of the following:</p> <ul style="list-style-type: none"> • Service - Clients love working with them because of their amazing rapport, service, energy, and administrative help • Innovation - They're keen to see innovation adopted, will research options, and find or adopt new solutions • Proactive - They have been proactive in raising enforcement issues, and embraced transformation, for example by piloting a different way of working, contributed to the process and then encouraged/helped others. • Commitment – They demonstrate commitment to continuous professional development for themselves, their teams and the wider industry <p>View the 2024 regional winners here.</p>
<p>Best Partnership with a Local Authority Building Control Team</p>	<p>This category recognises excellence in working within registered official partnerships with local authority building control as part of LABC's Partner Authority Scheme.</p> <p>Specific Criteria</p> <ul style="list-style-type: none"> • Evidence should be provided that the partnership in question has been longstanding and has gone beyond the 'normal' working relationship. • Entries should include information about; the relationship with Local Authority Building Control, the length of the formal partnership and details of other Local Authority Building Control teams who have been involved as the site inspecting or plan checking authority • Demonstrate a consistently high standard of work and the value of the partnership. • How did you overcome challenges together? • What is special or unique about the partnership? <p>View the 2024 regional winners here.</p>

Additional Awards Presented at the Grand Finals

Local Authority Building Control Team of the Year
LABC Warranty Site Manager of the Year
LABC Warranty Major Projects Development of the Year

PROJECT ENTRY – SPECIFIC QUESTIONS

1. **Why does this project deserve to win?** (Min 100 words – max 300)
Consider what is special or unique about the project? Was the project delivered on time and on budget? Was the client happy with the project?
2. **Give an example of how the site team and building control team worked well together?** (Min 50 words – max 100)
3. **Give an example of a design problem that the team overcame?**
(Min 50 words – max 100)
4. **Give an example of a site problem that the team overcame?**
(Min 50 words – max 100)
5. **Were communications between the project team and building control effective?**
(Min 20 words – max 100)
Please give specific examples – e.g., using the LABC inspection app, arranging pre-commencement meetings.
6. **How did this project exceed minimum building regulations standards?**
(Min 50 words – max 100)
E.g. did you use renewable energy? How does your project exceed Part M? Did you adopt any fire strategy solutions to ensure safety of people in and around the building?
7. **How did you ensure the site was safely managed?** (Min 20 words – max 100)
8. **OPTIONAL - If any, what active waste management strategies did you use and how did you implement them?** (Min 20 words – max 100)
9. **If you are a customer submitting the nomination form, would you like your building control team to be considered for the Local Authority Building Control Team of the Year award?** *Yes/No*
10. **If yes, please explain why your local authority building control team should be considered for this award?**



**PEOPLE ENTRY (RESIDENTIAL & SMALL COMMERCIAL BUILDER/DESIGNER,
CONSTRUCTION SPECIALIST)**

- 1. Approximately how long has this person been involved in the construction industry?** (Max 50 words)
- 2. Does this person have any specific qualifications or accreditations relevant to their role?** Yes/No - If yes please list (**OPTIONAL**)
- 3. How does this person regularly keep up to date with industry changes?**
(Min 50 words – max 100)
- 4. Why should this person win?** (Min 100 words – Max 300)
- 5. Give an example of how this person has worked well with the building control team**
(Min 50 words – Max 100)
Think about your/their last three projects
- 6. Give an example of how this person communicates well with their project teams including building control** (Min 50 words – Max 100)
- 7. How does this person work to understand and deliver the client/project brief?** (Min 50 words – Max 100)
Think about their last three projects – this might include evidence of how they've engaged with the local community/residents and built a good reputation,
- 8. Give an example of when this person overcame an issue using innovative solutions**
(Min 50 words – Max 100)
- 9. How has this individual responded to the Building Safety Act and changes within the industry?** (Min 50 words – Max 150)
Think about how they have adapted to changes, adjusted their practice and demonstrated competence to ensure the projects they work on are safe and sustainable.
- 10. What is this person most proud of in terms of their career in construction?**
(Max 50 words)



PEOPLE ENTRY (LABC SURVEYOR OF THE YEAR) SPECIFIC QUESTIONS

- 1. When did this person join local authority building control?**
- 2. What class is this person registered at with the Building Safety Regulator?**
- 3. Has this person recently completed or enrolled on a training course / qualification to develop their role in local authority building control?**
Yes/No - If yes, please provide details of their achievements and of any training they are currently enrolled on or have recently completed
- 4. How does this person exhibit the four specific criteria (proactivity, innovation, ethics and commitment) (Min 200 words – max 400)**
Describe in detail how the nominee demonstrates all four attributes
- 5. How does this person work to understand and deliver an excellent building control service? (Min 50 words – max 100)**
- 6. Give an example of when this person overcame an issue?**
(Min 50 words – max 100)
- 7. How does this person stay abreast of changes within the industry?**
(Min 50 words – max 100)
- 8. What impact does this person have on those they work with at a local, regional and national level? (Min 50 – Max 300)**
- 9. Why does this person deserve to win the LABC Surveyor of the Year award?**
(Min 50 words – max 100)

PEOPLE ENTRY (LABC NEWCOMER OF THE YEAR) SPECIFIC QUESTIONS

- 1. When did this person join local authority building control?**
- 2. Has this person recently completed or enrolled on a training course / qualification to develop their role in local authority building control?**
Yes/No - If yes, please provide details of their achievements and of any training they are currently enrolled on or have recently completed
- 3. What did this person do before joining the local authority building control surveying team?**
- 4. How does this person exhibit the four specific criteria (service, innovation, proactivity and commitment) (Min 200 words – max 400)**
Describe in detail how the nominee demonstrates all four attributes
- 5. How does this person work to understand and deliver an excellent building control service? (Min 50 words – max 100)**
- 6. Give an example of when this person overcame an issue?**
(Min 50 words – max 100)
- 7. How does this person stay abreast of changes within the industry?**
(Min 50 words – max 100)
- 8. How does this person demonstrate a commitment to working in public service? (Min 50 words – max 100)**
- 9. Why does this person deserve to win the LABC Surveyor of the Year award?**
(Min 50 words – max 100)



PARTNERSHIP ENTRY SPECIFIC QUESTIONS

1. **Approximately when was the formal LABC Partnership registered?**
2. **Partnership and relationship with LABC – why should the partnership win?**
(Min 100 words – max 300)
3. **Have any innovative solutions been developed as a result of working together?** (Min 50 words – max 100)
4. **How did you overcome challenges together?** (Min 50 words – max 100)
5. **What are the strengths of the partnership and value gained?**
(Min 50 words – max 100)
6. **How has building control helped the partner company remain up to date with industry changes?** (Min 50 words – max 100)
E.g., Attending CPD events, signing up for LABC Building Bulletin and informal updates. Please list specific examples
7. **Explain how the partnership has consistently produced a high standard of work?** (Min 50 words – max 100)
8. **What is special or unique about the partnership?** (Min 50 words – max 100)