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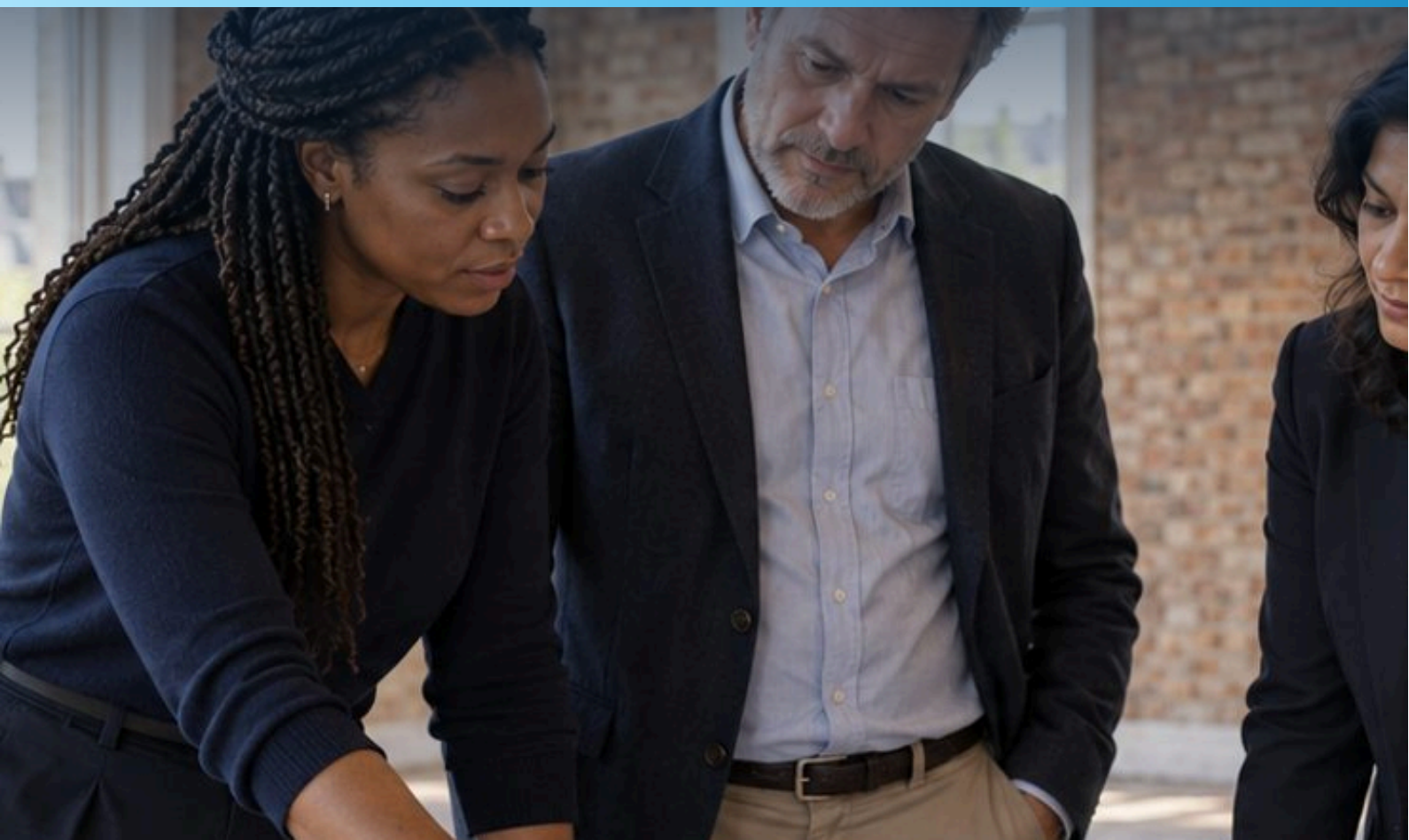
Where Smart Design Meets Smart Investing.

BEFORE YOU BUY

Commercial-to-Residential Acquisition Checklist

A practical due diligence guide for property investors

OCTOBER 2026 EDITION

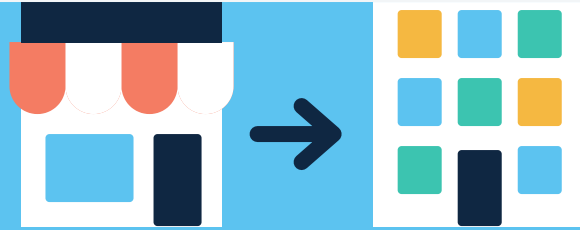


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Introduction

From shopfront to front doors



Converting shops, offices and other commercial buildings into homes can produce strong schemes. The buildings are often well located, already serviced and priced below residential values. They are also among the easiest properties to overpay for, because the potential is visible long before the constraints are.

This guide is for investors at the point of deciding whether to buy. It does not replace your solicitor, planning adviser, engineer or cost consultant. It helps you ask them better questions, earlier, and record the answers in one place so that the price you offer reflects what you know rather than what you hope.

WHERE CONVERSIONS GO WRONG

- | | |
|---|--|
| 01 The planning route was assumed, not confirmed. | 02 The unit count came from floor area, not a layout. |
| 03 Access, title or leases blocked part of the scheme. | 04 Fire safety or structure changed the design late. |
| 05 The budget covered the build but not the route to exit. | 06 The exit value was based on asking prices. |

How the guide is organised

Nine chapters follow the nine checks. Each opens with a page on what to know, followed by a one-page checklist of what to check, the documents to request and the warning signs. The closing sections bring the evidence together into a price ceiling and a decision, with a worked example, a view of who to appoint and when, and a glossary.

Planning and building rules differ between England, Wales and Scotland, and they change. Where the guide quotes a rule, it says which nation it applies to. Always confirm the current position for the property you are buying.

The aim is simple: know what you are buying before you agree what to pay.

HOW IT WORKS

How to use this checklist

Record the evidence for each check before making your acquisition decision.

**Confirmed**

Evidence supports the assumption.

**Investigate**

Further information or advice is needed.

**Major concern**

Resolve the issue or reconsider the purchase.



Use the rules for the property location. A tick records your review and does not guarantee consent or profitability.

Nine checks, one decision

01

Planning

Can it become the residential use you intend?

02

Layouts

How much usable accommodation can you deliver?

03

Access

Do the physical and legal arrangements work?

04

Daylight and noise

Will the homes offer suitable living conditions?

05

Fire safety

Can a suitable fire strategy fit the scheme?

06

Title and leases

Can you legally deliver and dispose of it?

07

Structure and services

What work does the existing building need?

08

Project costs

Does the budget cover the route to completion?

09

Exit value

Does the market support the accommodation?

Decision

The acquisition decision

Proceed, renegotiate, investigate or withdraw.

Each check uses the same structure: what to check, which documents to request, and the warning signs.

KNOW THE RULES THAT APPLY

Planning routes by nation

The same building would follow a different route to consent in England, Wales and Scotland. Start with where the property is.

England

CHANGE OF USE	Class MA permitted development, with prior approval, where the building qualifies. Otherwise planning permission.
BUILDING WORK	Building regulations approval. Higher-risk buildings are overseen by the Building Safety Regulator.
PURCHASE TAX	Stamp Duty Land Tax.

Wales

CHANGE OF USE	Class MA does not apply. Expect to need planning permission, and confirm with the local planning authority.
BUILDING WORK	Building regulations approval under the Welsh regulations.
PURCHASE TAX	Land Transaction Tax.

Scotland

CHANGE OF USE	Class MA does not apply. Expect to need planning permission, and confirm with the planning authority.
BUILDING WORK	Creating a dwelling is a conversion that needs a building warrant before the change is made.
PURCHASE TAX	Land and Buildings Transaction Tax.

Tax rates, reliefs and thresholds differ between the three taxes and change with each budget. Ask your solicitor or tax adviser to calculate the charge for the specific purchase.

CHAPTER 01 • WHAT TO KNOW

Planning



Planning decides whether the building can lawfully become homes at all, and on what terms. Until the route is confirmed, any price that reflects residential value is a price for hope. Start by establishing what the building is lawfully used for today, then which route to consent is realistically open.

Lawful use comes first

Marketing particulars often describe a use loosely. The lawful use is what the planning history, or long-established use, actually supports. If it is unclear, a lawful development certificate can settle the point before you rely on it.

Permitted development in England

Class MA allows a change from Class E to homes, subject to prior approval. The building must have been in a qualifying commercial use (Class E, or its pre-September 2020 equivalents) continuously for at least two years before the application. Listed buildings and some protected areas are excluded, and an Article 4 direction can remove the right.

Full planning permission

Where permitted development is not available, including in Wales and Scotland, expect to need planning permission. Policy on the loss of commercial space, housing mix, amenity space, parking and affordable housing can all shape what is approved.

Conditions and deadlines

A consent is only useful if it matches your scheme and can still be implemented. Class MA development must be completed within three years of the prior approval date, and the homes must stay in C3 use. A consent for flats does not authorise an HMO; check planning and licensing separately.

QUESTIONS TO ASK

What is the lawful use, and what evidence supports it?

Is there an Article 4 direction, a listing or a conservation area?

Does any existing consent match the scheme I intend to build?

Planning

Can the building become the residential use you intend?



CHECK

- ☐ Establish lawful use and the planning route.
- ☐ Check local restrictions and heritage status.
- ☐ Match permission to the intended flats or HMO.
- ☐ Review conditions and implementation deadlines.
- ☐ Check flood risk, previous land uses and contamination.

Confirm the route before paying for the potential.

DOCUMENTS TO REQUEST

Planning history and decision notices
Approved drawings and conditions
Evidence of use and planning assessment
Flood risk and contamination information

WARNING SIGNS

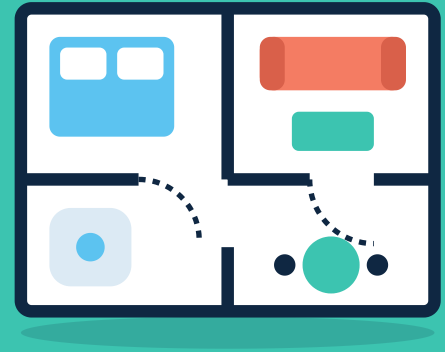
“Conversion potential” without evidence
Unresolved refusal or restricted use
Permission for a different scheme
HMO use assumed under a consent for flats
Unresolved flood or contamination mitigation

Evidence received: _____

Outstanding issue / next action: _____

CHAPTER 02 • WHAT TO KNOW

Layouts



The number of homes a building yields is a design question, not an arithmetic one. Dividing total floor area by a target flat size ignores stairs, corridors, risers, plant, bin and cycle stores, and the awkward geometry of deep commercial floors. A measured survey and a test layout are the cheapest way to find out early.

Building area is not home area

Sellers often quote the whole building's floor area. Stairs, corridors, plant and stores are shared and earn nothing directly. What you sell or let is the area within each home, so measure it separately.

Space standards

The nationally described space standard sets a minimum gross internal area for each home, such as 50 sq m for a one-bedroom, two-person flat on one level. In England it applies to permitted development homes and wherever local policy adopts it.

Heights and levels

The standard expects a floor-to-ceiling height of 2.3 m across at least 75% of the floor area. New floor build-ups, insulation and services all reduce clear height, so measure the finished figure, not the existing one.

Structure sets the grid

Columns, beams, stair positions and window spacing decide where walls and kitchens can go. Moving them is possible but rarely cheap. A layout that works with the grid is more deliverable than one that fights it.

QUESTIONS TO ASK

- Is there a measured survey, or only the agent's areas?
- How many homes does a tested layout actually produce?
- Which rooms fall below the space standard or the ceiling height?

CHECK 02 OF 09

Layouts

How much usable residential accommodation can you deliver?



CHECK

- ☐ Obtain a measured survey and layout study.
- ☐ Include stairs, corridors, storage and plant.
- ☐ Check room sizes and finished ceiling heights.
- ☐ Verify the achievable units and floor areas.

Base the appraisal on a measured, deliverable layout.

DOCUMENTS TO REQUEST

Measured plans and building sections
Preliminary conversion layout
Unit schedule and accommodation areas

WARNING SIGNS

Unit count based only on total floor area
Deep interiors and inefficient corridors
Unverified structural alterations

Evidence received: _____

Outstanding issue / next action: _____

CHAPTER 03 • WHAT TO KNOW

Access



Homes need their own safe way in, and the legal right to use it. In mixed-use buildings the obvious entrance often belongs to the shop, crosses a yard owned by someone else, or doubles as a delivery route. Access has to work twice: physically on the drawing and legally in the title.

A separate front door

Residents should not have to pass through commercial premises. Look for a route from the street to a residential entrance that can be secured, lit and addressed, with space for post, an intercom and meters.

Bins, bikes and deliveries

Expect to be asked where waste is stored and collected, and often where cycles are kept. These stores take ground-floor space that is easy to overlook in an appraisal, and they need a workable route to the street.

Rights over shared routes

Where the route crosses land outside the sale, you need a legal right to use it for residential purposes at all hours. A right granted for one shop's deliveries may not extend to several new homes.

Access for everyone

Consider level approaches, door widths and whether a lift is feasible. Accessibility requirements apply through building regulations, and local planning policy may ask for more. Check early what is expected.

QUESTIONS TO ASK

Where exactly is the residential entrance, and who owns it?

Do the title rights cover residential use at all hours?

Where do bins and cycles go, and how are they collected?

CHECK 03 OF 09

Access

Do the physical arrangements and legal rights work?



CHECK

- ☐ Identify a suitable residential entrance.
- ☐ Check access alongside retained businesses.
- ☐ Verify ownership and rights over routes.
- ☐ Allow for accessibility, bins and servicing.

Check the entrance on the plan and in the title.

DOCUMENTS TO REQUEST

Title plan and access rights
Entrance and site plans
Leases affecting shared areas

WARNING SIGNS

Entrance through an occupied shop
Essential access outside the sale
No workable bin or service route

Evidence received: _____

Outstanding issue / next action: _____

CHAPTER 04 · WHAT TO KNOW

Daylight and noise



Commercial buildings were designed for desks, stock and customers, not for sleeping and living. Deep floors, few windows and noisy neighbours are common. Living conditions affect whether consent is granted, how readily the homes let or sell, and what they are worth.

Natural light is a consent test

Under Class MA in England, the council considers the provision of adequate natural light in all habitable rooms. A layout with windowless bedrooms, or rooms lit only from a corridor, is unlikely to pass.

Depth and outlook

Rooms far from a window are dark, however large the glazing. Check what each window looks onto: a street, a lightwell, or a wall a few metres away. Outlook matters to buyers as much as to planners.

New openings

Adding windows or rooflights can rescue a deep plan, but may need planning permission, a neighbour's agreement, structural work and fire-resisting construction near boundaries. Confirm feasibility first.

Noise and ventilation

Noise from commercial premises is a prior approval matter under Class MA. Where windows must stay shut against noise, the homes need another way to ventilate and avoid overheating, which adds plant and cost.

QUESTIONS TO ASK

- Does every habitable room have a window with adequate light?
- What commercial noise sources are nearby, and at what hours?
- If windows stay closed, how are the homes ventilated and cooled?

CHECK 04 OF 09

Daylight and noise



Will the proposed homes provide suitable living conditions?

CHECK

- ☐ Check windows serving living rooms and bedrooms.
- ☐ Assess obstructions from nearby buildings.
- ☐ Confirm whether new openings are feasible.
- ☐ Consider noise, ventilation and nearby uses.

Living conditions affect consent, demand and value.

DOCUMENTS TO REQUEST

Window dimensions and sections
Daylight assessment where needed
Acoustic assessment where needed

WARNING SIGNS

Deep bedrooms with limited natural light
Windows facing very close walls
No strategy for noisy commercial uses

Evidence received: _____

Outstanding issue / next action: _____

CHAPTER 05 · WHAT TO KNOW

Fire safety



Fire safety shapes a conversion more than most investors expect. The number and position of stairs, the separation between homes and commercial units, and the construction of existing floors can change the layout, the unit count and the budget. Take competent advice before you fix the scheme.

Means of escape

Every home needs a protected route to a place of safety. Travel distances, the number of stairs and whether flats open onto a protected lobby follow from the fire strategy, not from the floor plan you would prefer.

Separation from other uses

Homes above or beside shops, restaurants or workshops need fire-resisting separation, and an escape route that does not depend on passing through another occupier's premises.

Existing construction

Old floors and walls may not give the fire resistance or sound insulation that homes need. Opening-up surveys show what is there. Upgrades can add depth to floors and reduce the finished ceiling height.

Higher-risk buildings

In England, a building of at least 18 metres or seven storeys with two or more residential units is generally higher-risk, subject to statutory measurement rules and exclusions. Get a project-specific assessment.

QUESTIONS TO ASK

- Has a competent fire specialist reviewed the proposed layout?
- How do residents escape without entering another occupier's space?
- Will the finished building reach 18 metres or seven storeys?

CHECK 05 OF 09

Fire safety

Can a suitable fire strategy fit the proposed scheme?



CHECK

- ☐ Seek an early competent specialist review.
- ☐ Assess stairs and escape arrangements.
- ☐ Check separation from commercial premises.
- ☐ Include upgrades and approval requirements.

A fire strategy can change the layout and cost.

DOCUMENTS TO REQUEST

Initial fire strategy
Existing construction information
Preliminary upgrade costs

WARNING SIGNS

Escape through another occupier's space
Unknown floor or wall construction
Fire upgrades absent from the budget

Evidence received: _____

Outstanding issue / next action: _____

CHAPTER 06 • WHAT TO KNOW

Title and leases



A scheme you cannot legally build, occupy or sell is not a scheme. Title problems are rarely visible on a viewing: a covenant against residential use, a tenant with years left on a lease, a roof or yard that belongs to someone else. Treat your solicitor's report on title as a design input, not a formality.

What is actually being sold

Compare the title plan with the building on the ground. Stairs, yards, roofs, basements and parts that sit over a neighbour's property are common places where the legal and assumed boundaries differ.

Covenants and third-party rights

Restrictive covenants can limit use, alterations or the number of dwellings. Neighbours may hold rights of way, light or drainage that constrain new windows, extensions or service routes.

Leases and possession

Do not assume a commercial tenant will leave when the lease ends. Some business tenants in England and Wales have statutory rights to renew, and obtaining possession has its own process, timing and cost.

Structuring the exit

Selling flats individually means giving each buyer clear rights over common parts and services. Lenders and buyers expect a clean, mortgageable structure, so plan how the title will be divided before you buy.

QUESTIONS TO ASK

Does the title include every area the scheme depends on?

Are there covenants restricting use, alterations or dwellings?

When, and how, will vacant possession actually be obtained?

CHECK 06 OF 09

Title and leases

Can you legally deliver and dispose of the scheme?



CHECK

- ☐ Confirm ownership of all required areas.
- ☐ Review covenants and third-party rights.
- ☐ Check leases and possession arrangements.
- ☐ Assess service rights and the exit title structure.

Planning permission does not supply missing private rights.

DOCUMENTS TO REQUEST

Title register and plan
Leases and tenancy schedule
Solicitor's report on title

WARNING SIGNS

Tenant controls essential common areas
Roof or yard excluded from ownership
Assumed vacant possession at lease expiry

Evidence received: _____

Outstanding issue / next action: _____

CHAPTER 07 · WHAT TO KNOW

Structure and services



The building you buy is the raw material for the scheme. Its frame, roof, envelope and incoming services decide how much of the budget goes on things buyers never see. A condition survey and early utility enquiries turn unknowns into numbers before you commit.

Frame and fabric

Check for movement, water ingress, failing roofs and tired façades. Residential use can also need new openings for stairs, risers and lifts, each of which requires a structural engineer's input.

Drainage

Homes need far more kitchens and bathrooms than an office or shop. Confirm where soil stacks can run, where they connect, and whether the existing drains have the capacity and falls to take them.

Power, water and heat

Several homes may need a larger electricity supply, separate metering and better water pressure. Network upgrades are quoted by the utility companies and can carry long lead times.

Energy and asbestos

A change of use brings energy performance requirements under building regulations. Buildings from before 2000 may contain asbestos, and a refurbishment survey is needed before intrusive work begins.

QUESTIONS TO ASK

- Is there a recent condition survey and structural opinion?
- Have the utility companies confirmed capacity and cost?
- Is there an asbestos register or survey for the building?

Structure and services



What work does the existing building require?

CHECK

- ☐ Assess structure, roof, façade and windows.
- ☐ Check drainage routes and connections.
- ☐ Verify water and electricity capacity.
- ☐ Review energy upgrades and asbestos risks.

Investigate defects before pricing the acquisition.

DOCUMENTS TO REQUEST

Condition survey and engineer's advice
 Drainage and utility information
 Appropriate asbestos survey

WARNING SIGNS

Movement or persistent water damage
 Unverified utility capacity
 Major fabric repairs omitted from costs

Evidence received: _____

Outstanding issue / next action: _____

CHAPTER 08 • WHAT TO KNOW

Project costs



Most conversion appraisals fail on what they leave out, not on what they include. A rate per square metre covers the building work it was based on and nothing else. The budget has to carry the whole route from offer to exit: purchase, consents, works, fees, finance, tax, time and uncertainty.

Beyond the build rate

Add professional fees, surveys, planning and building control charges, utility connections, warranties, legal costs, insurance and the cost of selling or letting. Individually modest, together they are material.

Levies and contributions

Some councils in England and Wales charge the Community Infrastructure Levy, and planning obligations may apply. Check the local charging schedule, and any reliefs, before you fix the price.

VAT

Converting a non-residential building into dwellings can qualify for 5% VAT on conversion services and on materials the contractor supplies and fits. Materials bought separately, fees, scaffolding and hire are standard-rated.

Time is a cost

Finance interest, rates, insurance and security run for as long as the project does. A programme that slips by a few months can absorb the contingency. Model a longer programme as well as the hoped-for one.

QUESTIONS TO ASK

- Is the cost plan itemised against a defined scope of works?
- Has a VAT adviser confirmed the rates assumed?
- What contingency is held, and against which risks?

CHECK 08 OF 09

Project costs

Does the budget cover the whole route to completion?



CHECK

- ☐ Include purchase costs, taxes and works.
- ☐ Allow for fees, surveys and approvals.
- ☐ Check VAT, charges and utility connections.
- ☐ Include finance, holding costs and contingency.

Price the whole project, including time and uncertainty.

DOCUMENTS TO REQUEST

Itemised cost plan and contractor input
Finance terms and tax advice
Programme and cash-flow forecast

WARNING SIGNS

Generic cost rate without a defined scope
No allowance for unresolved works
Optimistic programme and VAT assumptions

Evidence received: _____

Outstanding issue / next action: _____

CHAPTER 09 · WHAT TO KNOW

Exit value



The exit pays for everything that comes before it. Whether you plan to sell, refinance and hold, or do some of each, the value has to be evidenced by what comparable homes have actually achieved, not by what similar listings are asking. Test it before you agree the entry price.

Comparable evidence

Use completed sales and agreed rents for homes of similar size, floor level, specification and location. A converted flat above a shop may not achieve the same value as a purpose-built flat nearby.

What buyers pay for

Outlook, light, storage, outdoor space, parking, lift access and running costs all move value. Adjust each comparable honestly for what your homes will, and will not, offer.

Mortgageability

Buyers' lenders look at the title, service charges, the commercial uses below, building warranties and fire safety documents. A flat that is hard to mortgage is hard to sell at full value.

Timing and refinance

Sales take time, and similar flats released together compete with each other. If the plan is to refinance, check the lender's valuation basis, loan-to-value and rental cover in advance.

QUESTIONS TO ASK

Are the values based on achieved prices or asking prices?

Will the completed homes be readily mortgageable?

How long will sales or refinance take, and who funds the gap?

CHECK 09 OF 09

Exit value

Does the market support the proposed accommodation?



CHECK

- ☐ Use comparable completed sales and rents.
- ☐ Adjust for location, parking and specification.
- ☐ Allow for service charges and competing supply.
- ☐ Test sales timing or refinance requirements.

Evidence the exit before committing to the entry.

DOCUMENTS TO REQUEST

Comparable evidence and agent advice
Independent valuation where appropriate
Indicative exit lending terms

WARNING SIGNS

Asking prices treated as achieved values
Comparisons with better properties
Immediate sales or refinance assumed

Evidence received: _____

Outstanding issue / next action: _____

QUICK REFERENCE · ENGLAND

Key numbers at a glance

MINIMUM GROSS INTERNAL AREAS, ONE-STOREY HOMES (SQ M)

39 1 bed, 1 person

50 1 bed, 2 person

61 2 bed, 3 person

70 2 bed, 4 person

74 3 bed, 4 person

86 3 bed, 5 person

From the nationally described space standard. A one-person flat with a shower room instead of a bathroom may be 37 sq m. A double or twin bedroom is at least 11.5 sq m and a single at least 7.5 sq m. Ceiling height is at least 2.3 m over 75% of the floor area.

CONSENT AND BUILDING SAFETY

2 years

of continuous qualifying commercial use before a Class MA application

3 years

to complete Class MA development from the prior approval date

18 m or 7 storeys

with two or more homes generally makes a higher-risk building, subject to statutory rules

VAT ON CONVERSION WORKS

5%

on qualifying conversion services, and materials supplied and fitted with them

Standard rate

still applies to professional fees, scaffolding, hire and landscaping

2 years empty

residential premises can also qualify for the reduced rate

Figures reviewed in October 2026 against the sources on page 31. Rules change, so confirm them for your property before relying on them.

THE DECISION

The acquisition decision

Set a price ceiling, test the downside and record the unresolved issues.

YOUR MAXIMUM PURCHASE PRICE

Completed value

- All other project costs
- Required profit

= **Maximum purchase price**

Recalculate taxes and finance where they vary with the price.

COMBINED DOWNSIDE TEST

Lower values or rents

Higher works costs

Fewer units and longer delays

Reduced refinance proceeds

Confirm peak cash needs and a credible fallback exit.

DECISION

Proceed

Renegotiate

Investigate

Withdraw

Outstanding issue: _____ Adviser: _____

WORKED EXAMPLE

The price ceiling

Work backwards from the completed value to the most you can pay, then run the same sum with less favourable inputs.

	BASE CASE	DOWNSIDE
Completed value	£1,200,000	£1,080,000
Less works	£420,000	£483,000
Less fees, surveys and approvals	£50,000	£50,000
Less finance and holding costs	£70,000	£70,000
Less sales and legal costs	£30,000	£30,000
Less contingency	£45,000	£45,000
Less purchase costs and taxes	£35,000	£35,000
Less required profit (20% of completed value)	£240,000	£216,000
Maximum purchase price	£310,000	£151,000

What changed in the downside

Completed value is 10% lower and works cost 15% more. Every other line is held the same, and profit stays at 20% of the lower value.

What it shows

Two modest changes cut the price ceiling by about half. The purchase price absorbs every error in the appraisal, which is why the evidence comes first.

Illustrative figures only. They are not market evidence, a valuation or a forecast, and the 20% profit is an assumption for the example. Taxes and finance are held constant here for simplicity. In practice, recalculate them as the price changes.

WHO TO INVOLVE, AND WHEN

Your professional team

Spend a little early to avoid spending a lot late. Match the depth of advice to how committed you are at each stage.

STAGE 1**Before you offer**

- Planning history and constraints check
- Test layout from the best plans available
- Comparable sales and rents from local agents
- Outline budget and a first price ceiling

STAGE 2**Before you commit**

- Solicitor's report on title, leases and searches
- Measured survey and layout study
- Condition survey and structural opinion
- Fire strategy review by a competent specialist
- Utility capacity enquiries
- Itemised cost plan, with VAT and tax advice
- Valuation and indicative lending terms

STAGE 3**Before you start on site**

- Consent in place and conditions addressed
- Building regulations approval or building warrant in place, where required
- Asbestos refurbishment survey completed
- Contractor appointed and programme fixed
- Funding in place and contingency held

If the purchase cannot wait for Stage 2, price the unknowns into your offer.

TERMS USED IN THIS GUIDE

Glossary

Article 4 direction

A council order removing specified permitted development rights in an area, so planning permission is needed instead.

Class E

The use class in England for commercial, business and service uses, such as shops, offices, cafés, clinics and gyms.

Community Infrastructure Levy

A charge some councils in England and Wales set on new development, by floorspace, to help fund infrastructure.

Higher-risk building

In England, broadly a building of at least 18 metres or seven storeys with two or more residential units, subject to statutory rules and exclusions.

Lawful development certificate

A council's formal confirmation that an existing or proposed use or development is lawful.

Prior approval

An application in which the council assesses only specified matters, such as light, noise, flooding and transport.

Building warrant

Scotland's approval for building work and conversions, which must be obtained before the work or change of use.

Class MA

The permitted development right in England for changing Class E buildings to homes, subject to prior approval.

Completed value

Also called gross development value: what the finished homes are expected to sell for, or be valued at.

HMO

A house in multiple occupation: a home shared by people from more than one household, which may need a licence.

Gross internal area

For a home, the floor area inside its perimeter walls, including partitions, cupboards and internal stairs. The space standard uses it.

Vacant possession

The property handed over empty of occupiers and their belongings, with no one holding a right to remain.

A BUILDING WORTH INVESTIGATING?

Commercial-to-Residential Feasibility Review

A project-specific review can help you establish the next step. Hosannahs can assess layout potential, planning routes and key constraints, and identify where specialist advice is needed.



SEND US

Property address, listing link, drawings and intended use.

info@hosannahs.com

www.hosannahs.com

REFERENCES

Sources and scope

Official references supporting the guide. Guidance reviewed October 2026.

01 **Planning route: Class MA (England)**
legislation.gov.uk

02 **Nationally described space standard**
gov.uk

03 **Higher-risk buildings during conversion (England)**
gov.uk

04 **Asbestos surveys: HSE guidance**
hse.gov.uk

05 **VAT: Buildings and construction, Notice 708**
gov.uk

06 **Community Infrastructure Levy**
gov.uk

07 **Building standards technical handbook: domestic, April 2026 (Scotland)**
gov.scot

Use current legislation and local requirements for the property. This guide supports initial due diligence and does not replace property-specific professional advice.