

CERTIFICATES REQUIRED WHEN YOU SELL YOUR PROPERTY Windows , Electrics and Boilers.

Replacement Windows

Since April 2002, all replacement glazing has come within the scope of the Building Regulations. That means anyone who installs replacement windows or doors has to comply with strict new thermal performance standards. (Just replacing glass is exempt).

One of the main reasons for the change is the need to reduce energy loss. When the time comes to sell your property, your purchaser's surveyors will ask for evidence that any replacement glazing installed after April 2002 complies with the new Building Regulations. There are two ways to prove compliance:-

1. a certificate showing that the work has been done by an installer who is registered under the FENSA Scheme or;
2. a certificate from the local authority saying that the installation has approval under the Building Regulations.



Electrical Safety in Dwellings

All new electrical wiring in dwellings, extensions, including outbuildings need to comply with Building Regulation requirements and must be carried out by persons who are competent to do the work. Failure to obtain the necessary documentation to certify new or altered electrical circuits could result in enforcement action being taken against the householder.

All work that involves adding a new circuit to a dwelling will need to be either carried out by a fully qualified electrical contractor who is registered within a "Competent Persons Scheme" run by one of five professional bodies or installed by a person who will obtain a test and installation certificate and provide the necessary documentation to the Local Authority. Persons registered under the "Competent Persons Scheme" will be fully qualified electrical contractors with the ability to install and thoroughly check a circuit for safety. They will be able to issue Building Regulations Certificates showing compliance with part P to the Local Authority.

Small jobs such as replacing a socket-outlet or a light switch on an existing circuit will not need to be notified to a building control body (although all electrical work within kitchens and bathrooms will require formal certification)



Central Heating Boilers

From 01 April 2005, Part L1 of the Building Regulations requires gas and oil boilers installed in new and existing dwellings to be condensing types, with a SEDBUK efficiency in band A or B, unless there are exceptional circumstances that make this impractical or too costly.

Work to install a new boiler (or a cooker that also supplies central heating - Aga, Raeburn etc) needs Building Regulations approval because of the safety issues and the need for energy efficiency. This is generally achieved by employing an installer who is registered under an [approved scheme](#).

Gas Boiler – An installer should be Gas Safe Registered from 1 April 2009

Oil fired Boiler – An installer should be OFTEC registered

Solid fuel fired boiler – member of HETAS

In some cases householders may decide to engage a firm that is not a member of one of the approved Competent Person schemes. In this case the installer will not be able to self-certify that their work is compliant, and the firm or the householder will need to give notice to your Local Authority of the intention to carry out the boiler work in advance, and pay a notification fee. Local Authority Building Control may choose to check the works have been carried out to the necessary standards and may employ a registered installer to do this.

When works have been completed the installer should then produce for you a commissioning certificate such as a Benchmark certificate and notify the local authority building control department either directly, or, if a member of a Competent Person Scheme, via the scheme operator. In due course the local authority should supply you with a Building Regulations Completion Certificate that indicates compliance.

Note:

Please note that the CORGI gas register has been abolished, therefore please ensure that if you are having a gas boiler installed, the installer must be Gas Safe Registered.

