

Selling your house

Everything you need to know from a Building Control Perspective:



Whether you have just decided to sell your house or have already begun the process, a main part of preparing your sale is collating all the necessary paperwork in connection to your property. Whilst your Estate Agent or Conveyancer may be asking for paperwork such as proof of ID or Property Title Deeds, what else is needed and where do Building Control play a part? Below are some of the factors you should be considering when preparing to sell your property.

Building Regulation Applications

Most building work requires Building Regulation approval and should be undertaken via either full plans or building notice submissions with a certificate awarded on satisfactory completion. These certificates will need to be provided when selling your home. If unauthorised works are carried out this will be flagged up during the conveyancing process. There is no need to panic as these can be rectified with a regularisation submission. However, fees may be higher and it will cause delays meaning your home may not sell in accordance with the average selling time in the UK.

Regularisation Submission

Our surveyor will visit the property to ascertain the extent of the works completed. Some elements may need to be exposed for inspection. Once your surveyor is satisfied that the work complies with the requirements in force, a Regularisation Certificate will be issued. Please note that remedial works may need to be carried out in order to achieve compliance.

Energy Performance Certificate (EPC)

An EPC measures the energy efficiency of a property and is a legal requirement for a building to be sold. Once obtained, an EPC is valid for 10 years. We can provide new dwellings energy assessments. If your property is not a new build, your estate agent will usually refer you to a fully qualified Energy Assessor.

Solid Fuel Appliances Certification

You will need to provide either a HETAS fitter's certificate or Building Regulations Compliance Certificate for any appliances installed.

Replacement Boiler Certification

Documentation will need to be gathered if you or a prior owner has replaced the boiler. Upon installation, your Gas Safe registered engineer will inform Building Control and you'll receive your Building Regulations Compliance Certificate in the post in 10-15 working days. You should also provide all service records, buyers may demand an up to date service to take place if you cannot provide the required records.

Window and Door Replacement Certification

FENSA or CERTASS are government-authorised schemes that monitor building regulation compliance for replacement windows and doors via approved installers. You should request a FENSA or CERTASS certificate when work is complete as you may need to supply this when you sell your house.

Electrical Certificates

You will need to present certificates relative to all electrical works completed around your home. For example, rewiring or electrical replacements. A Registered electrician should be able to supply the building regulations compliance certificate or an electrical safety certificate for you to pass on to the next homeowners.

As a homeowner, you should ensure the Building Regulations are adhered to by checking your contractor notifies installations and submits applications if doing so on your behalf. Where work was completed before you bought the property, it is likely that the previous owner would have left all certification upon sale of the property.

The Building Regulations are designed to make sure buildings are safe to use and inhabit.

Therefore, the above processes will also take place when you purchase a property to ensure you are buying a property that is safe and has all of the correct supporting documentation.

Still have a query? Did you know that we do offer 1 hours free pre application consultation for those who need it. Contact us today at buildingcontrol@eastsoffolk.gov.uk / 01502 523072