

A smiling male carpenter wearing a grey baseball cap and a blue and white plaid shirt is holding a large, light-colored wooden plank. He is standing in a workshop with shelves of wood in the background. The text "Competent Persons Register" is overlaid in large, bold, dark red letters with a white outline.

# Competent Persons Register

**Competent Person Schemes (CPS) were introduced by the UK Government to allow individuals and enterprises to self-certify that their work complies with the Building Regulations as an alternative to submitting a building notice or using an approved inspector.**

A Competent Person must be registered with a scheme that has been approved by The Department for Communities and Local Government (DCLG). Schemes authorised by the DCLG are listed on its website at <http://www.communities.gov.uk>

The Competent Persons Register (CPR) represents all of the contractors in the building services industry that have been assessed as being competent by a government authorised certification scheme. Contractors who are on the register are assessed on the regular basis to confirm the standards of their work and its compliance with the Building Regulations.

The construction worker who is registered with a scheme can self-certify that their work complies with buildings standards and can deal with building control issues, like objections. He can communicate with the local authority on behalf of the client and provide a compliance certificate within 8 weeks of completion.

Competent person schemes are covered by the insurance-backed warranties and complaints procedures in case of disputes.

There are number of jobs that have to be notified to and approved as being compliant with Building Regulations by the Local Authority Building Control or a private sector Approved Inspector, unless carried out by installers registered with a Competent Person Scheme who can self certify that their work is compliant.

To find the competent worker visit [www.competentperson.co.uk](http://www.competentperson.co.uk) or for electrical work you can visit [www.electricalcompetentperson.co.uk](http://www.electricalcompetentperson.co.uk).

**Why is it recommended to use an installer who is register on the Competent Person Register?**

- installer registered with a Competent Person Scheme is qualified to carry out specific types of work in accordance with Building Regulations and should both notify the local authority of the work and issue you a certificate of compliance with Building Regulations either directly or through their scheme operator. If you do not receive a certificate within 30 days of completion contact the Competent Person Scheme operator that your installer is registered with and they may be able to help you resolve this.

- If you do not use an installer registered with a Competent Person Scheme then you will have to submit a building notice or full plans application and pay a fee to have a Building Control Body come and inspect the work you have carried out.

- You will be given financial protection to cover the event of noncompliant work being found where the installation company has gone out of business

**Why is it important to comply with the Building Regulations?**

- If you do not comply the work will not be legal. You could be prosecuted and could face unlimited fines.

- The work may not be safe, could cause health problems, injury or even death. It may also not meet energy efficiency standards.

- If work is found to be faulty your Local Authority could insist you put it right at your own expense.

- If the work has not been notified to a Building Control Body or carried out by a Competent Person Scheme registered installer the Local Authority will have no record that the work complies with Building Regulations. These records will be important when you come to sell your home as you may be asked to provide certificates of compliance with the Building Regulations. The competent Person Scheme is giving the advantage of having the work done according to building regulations and being issued with the completion certi-

cate at the same time. Further consumer protection can be offered by additional schemes like for instance Microgeneration Certification Scheme or Trust Mark Scheme. Here are randomly selected schemes for the specific works like for instance:

- Installation of cavity wall insulation: Blue Flame, Certass, Certsure, CIGA, NAPIT, STROMA
- Installation of solid wall insulation: BBA (including hybrid), Blue Flame (including hybrid), CERTASS, Certsure (including hybrid), NAPIT (including hybrid), STROMA
- Installation of gas appliances: Gas Safe Register
- Installation or replacement of hot water and heating systems: APHC, Benchmark, BESCA, Blue Flame, Certsure, Gas Safe Register, HETAS, NAPIT, OFTEC, and STROMA

All competent workers can be found here [www.competentperson.co.uk](http://www.competentperson.co.uk) or [www.electricalcompetentperson.co.uk](http://www.electricalcompetentperson.co.uk).

Remember that Building Regulation is different from planning permission and on many occasions both are required.

Examples of work covered by Building Regulations The Building Regulations 2010 cover the construction and extension of buildings.

You might also need building regulations approval for many alteration projects, including if you plan to:

- replace fuse boxes and connected electrics
- install a bathroom that will involve plumbing
- change electrics near a bath or shower
- put in a fixed air-conditioning system
- replace windows and doors
- replace roof coverings on pitched and flat roofs
- install or replace a heating system
- add extra radiators to a heating system

The above is not a full list of works and we recommend to always check with Building Control body.

More information can be found on [www.planningportal.gov.uk](http://www.planningportal.gov.uk)