



## ACCESS TO DEVON BUILDING CONTROL RECORDS INFORMATION AND GUIDANCE

### Access to Records

The following information will provide support to homeowners and/or their representatives wishing to enquire about Building Regulation records and copies of documents to assist in the sale and/or refinancing of properties.

Devon Building Control provides online access to a limited area of the Building Control Database revealing 15 years of records.

This allows anyone to search for Building Regulations applications that have been made for a property within South Hams, West Devon and the Teignbridge Areas that have either started on site or been completed. The facility will also find information on other types of work which has taken place at the property such as work undertaken by Competent Persons or applications checked by Approved Inspectors.

**Public Access does not constitute a full property history as far as the Building Regulations is concerned.** If you wish to conduct a full search for a property then you can;

- Request a CON29 conveyancing search of the property, which reveals all Building Control applications received by the council for the last 15 years - Please contact:
  - Teignbridge Land Charges on 01626 215124 or
  - South Hams Land Charges on 01803 861393 or
  - West Devon Land Charges on 01822 813667
- Request a historical property search, which reveals all Building Control applications received for the property since our records began – see charges information below.

Please be aware that these searches are subject to current Data Protection requirements.



## Competent Person Work

The following references refer to Competent Person's records submitted by the relevant scheme providers, to indicate work done at the property.

|        |        |        |        |        |
|--------|--------|--------|--------|--------|
| APHC   | BESCA  | BMLC   | BRECEG | BSI    |
| CERTAS | CIGA   | CORGI  | EC     | ELECSA |
| FENSA  | GASAFE | HETAS  | NAPIT  | NFRCCR |
| NICEIC | OFTEC  | STROMA | TRADA  | VEKA   |

These are notifications from the scheme providers and there aren't any documents available to purchase from us. You will have to contact the relevant scheme provider for copies of certificates.

For more information about all the current competent person schemes and their contact details please refer to the Competent Person Register at [www.competentperson.co.uk](http://www.competentperson.co.uk)

## Completion Certificates

A completion certificate or Building Regulations approval/consent is a legal document that is issued once Building Control have inspected and approved a completed project which was the subject of a Building Control application. It is also a vital document when attempting to buy or sell a property as it proves the building work carried out has been approved and that it complies with the legislation of the time.

Certificates are issued as standard on all completed applications from June 1992. A completion certificate will only be issued when the work has been completed satisfactorily and all necessary inspections have been conducted and all fees have been paid.



## Helpful Hints for searching

- Do not use punctuation (no commas or full stops)
- Addresses are as provided by the Applicant or Agent (sometimes developments are given a name before individual addresses are created)
- You can search using a postcode. Always ensure you are using the correct one but please be aware that not all postcodes are provided

## Important Information

The database includes only those records which Devon Building Control hold on computer. It is not a complete database of all information held. In addition Devon Building Control will not be held responsible for any loss - either physical or consequential, damage or inconvenience caused as a result of any inaccuracy or error within these pages.

You should not rely on information from this site as an alternative to traditional searches where completeness of information is essential. While we take great care to ensure that the information provided on this site is accurate, we cannot accept any liability or responsibility should you rely on the information provided and ultimately find it to have been incorrect or incomplete.

If you have any reason to suspect that the information is incorrect, please contact us immediately by emailing [mail@devonbuildingcontrol.gov.uk](mailto:mail@devonbuildingcontrol.gov.uk) so that the matter can be investigated and any corrections made as soon as reasonably practical.

**Please Note:** Devon Building Control reserves the right not to publish all or parts of documents submitted in connection with a Building Regulation Application.



## Miscellaneous Charges

All charges listed below are inclusive of VAT at the rate of 20%. Copies are sent via email. Payment can be made by card over the phone on 01626 215793. Cheques are payable to Teignbridge District Council.

| Item   | Charge     |
|--|------------|
| Copy of Building Regulation Decision or Completion Certificate:- <ul style="list-style-type: none"> <li>• Up to 5 working days approximately</li> </ul>                              | £36 - £72  |
| Exemption Certificate <ul style="list-style-type: none"> <li>• Full detailed description of work required</li> <li>• Usually issued within 1-2 working days</li> </ul>               | £72        |
| Historical Property Search for all Building Regulation information held on record:- <ul style="list-style-type: none"> <li>• Response within 5 working days approximately</li> </ul> | £72 - £144 |