



BANBRIDGE  
DISTRICT COUNCIL

### **Regularisation Certificates**

Regularisation certificates are provided to individuals who have undertaken works without prior approval from Building Control. Until recently Building Regulations made no provision for the approval of authorised work but this created problems in conveyancing of property. To address these problems the Building Control Regularisation Procedure was introduced enabling unauthorised work to be certified by Building Control and bringing it in line with the relevant regulatory requirements. [Click here to view further information on seeking a Regularisation certificate.](#)

Where unauthorised work has been carried out with no notice given or plans submitted, an application can be made to Building Control for a Regularisation Certificate. Regularisation applications can be made for both domestic and non-domestic works commenced on or after 1 October 1973. Work completed prior to this date is not covered by the Regularisation procedure. Drawings of work carried out may or may not be required.

Inspections will be carried out to ascertain whether or not the work complies with Building Regulations. This may necessitate opening up of the works and carrying out tests. The applicant will be notified of any work required to bring the building up to the required standards in force when the original work was carried out. When this work has been satisfactorily completed, or if no further work is necessary, a Regularisation Certificate will be issued.

There is no legal requirement to apply for a Regularisation Certificate. However there is a legal requirement to comply with Building Regulations. Failure in this regard is an offence in law and may create problems when the property changes ownership.

#### **Contact:**

Building Control Department, Banbridge District Council, Civic Building, Downshire Road, Banbridge, Co.  
Down BT32 3JY  
T: 028 4066 0603  
F: 028 4066 0601  
E: [bc@banbridge.gov.uk](mailto:bc@banbridge.gov.uk)