🏠 Homeowner's Re-Roofing Checklist

Brought to you by Roof York – NFRC Registered Roofing Contractors

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✅ Section 1: Legal Obligations

- Have I confirmed whether my re-roofing project is notifiable under Building Regulations (Part L, A, F)?
- Am I replacing more than 25% of the existing roof covering?
- Will insulation be upgraded to meet current U-values?
- Is the building listed, in a conservation area, or subject to restricted permitted development rights?
- Do I need to notify the Local Planning Authority (LPA) or obtain Listed Building Consent?
- Have I chosen a contractor who can self-certify the works under the NFRC Competent Person Scheme (CPS)?

🧱 Section 2: Roofing Materials

- Have I selected a roofing material suitable for the age and style of my home?
- The material is not significantly different to the existing in terms of weight that may give rise to advice from a structural engineer?
- Are the materials BBA-certified or compliant with British Standards (e.g. BS5534, BS5250)?
- Have I considered the lifespan and maintenance requirements of:
    - Clay tiles
    - Concrete tiles
    - Natural slates
    - Fibre cement slates
    - Flat roofing membranes (Sarnafil, GRP, Sika)
- Have I checked local authority or conservation area guidance on permitted materials?

👷 Section 3: Contractor Vetting Questions

- Is the contractor a member of the NFRC or another recognised trade body?

- Do they have valid public liability and employer's liability insurance?
- Have they provided a written quotation with full scope of work?
- Does the quote include:
  - Scaffolding and safe access
  - Insulation and ventilation details
  - Waste removal and site protection
  - Guarantees and warranty terms
- Have they shown me photos or references from previous projects?
- Will they issue a Building Regulations Compliance Certificate upon completion?

📐 Section 4: Planning, Access & Waste

- Have I arranged for suitable scaffolding or access equipment?
- Will the contractor comply with CDM 2015 health and safety requirements?
- Is the roofing waste being handled by a licensed carrier?
- Have I planned for roofline upgrades such as fascias, soffits, or guttering?
- Am I coordinating any loft insulation upgrades at the same time? (legal requirement)



Section 5: Documentation to Obtain

- Copies of insurances.
- Written quotation and acceptance confirmation
- NFRC CPS Certificate (or Local Authority sign-off)
- Installation and product warranties
- Insurance-backed guarantee (if offered)
- Before and after photos for records
- Roof maintenance advice from the installer

Tip: Use this checklist to compare quotes and to ensure your chosen roofer is acting in line with industry best practice. For professional, compliant roofing in York and across Yorkshire, trust **Roof York**.