



Building Control Charges

Guidance Notes

Schedule 2 - Certain Small Domestic Buildings & Extensions Schedule 3 - Other Work

The Building Regulation Charges are divided into a Plan and Inspection charge, Building Notice charge and Regularisation charge. The following tables identify types of work and the relevant charges.

The basis of these charges are derived from Building (Local Authority Charges) Regulations 2010, valid from **1st April 2011**.

All Charges are subject to VAT at the appropriate rate. The **Regularisation Charge** however is **exempt** from VAT.

1. Full Plans

The Plan Charge must be paid at the time plans are deposited with the Council. Where an inspection charge applies, an invoice will be issued after the first inspection has been carried out.

2. Building Notices

The Charges must be paid at the time this Notice is submitted to the Council.

3. Regularisation Charge

This type of application is solely for use where work undertaken on or after 11 November 1985 and is already completed without prior knowledge/notification to the Council and house owners seek retrospective certification. However these charges are 150% of the net charge.

4. Exemption

Where work is to provide access and facilities for disabled people in an existing building, or is an extension of a room in a dwelling, where sole use will be for the carrying out of medical treatment or storage facilities for a disabled person, adaptation or replacement of accommodation, no charge is payable.

5. Total Estimated Cost for Works Under Schedule 3

Charges for all commercial/industrial/other residential and domestic alterations are taken from Schedule 3. These are based on an estimated cost that would be charged by a professional contractor, excluding professional fees and VAT.

6. Small Buildings and Extensions (Schedule 2)

Where the work in question includes the erection of more than one extension to a building, the total floor areas of all such extensions should be combined to determine the charge payable in accordance with Schedule 2.

7. Stage Payments

In certain cases Charges may be paid by instalments, by prior agreement with the Building Control Team Leader.

8. Help

If you have any difficulty please contact the Building Control Office.

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Applying for Building Regulations Approval

There are two procedures for giving notice to the Local Authority of your intention to carry our work. Please refer to the reverse side of the application form for details. These are the Full Plans procedure and the Building Notice procedure.

Schedule 2		Certain small domestic buildings & extensions (inclusive of VAT @ 20%)			
		Full Plans		Building Notice	Regularisation
		Deposit Charge	Inspection Charge		
		Total incl VAT	Total incl VAT	Total incl VAT	Exempt from VAT
a	Detached or attached garage over 30m ² but under 60m ²	£167.75	£171.59	£339.34	£424.18
b	Domestic extensions up to 10m ²	£167.75	£171.59	£339.34	£424.18
c	Domestic extensions over 10m ² but under 40m ²	£167.75	£329.00	£496.75	£620.94
d	Domestic extensions over 40m ² but under 60m ²	£167.75	£496.74	£664.49	£830.61
e	A loft conversion	£167.75	£329.00	£496.75	£620.94

Please note: Unless otherwise agreed, schemes exceeding one year duration may be subject to an additional charge.

Electrical Installation	All charges include VAT
Where work relates to electrical installation/cabling to which Part P applies and by a person not registered under the Governments 'Registered Domestic Installer Scheme' the following charges will be applied:	
Electrical installation Re-wiring not covered in the Competent Persons Scheme	£235.00
Electrical installation (new circuits)	£146.88
Electrical installation (single socket / light point)	£88.13
Erection of a domestic wind turbine	£88.13

Minimum Charges	Total Charge (inclusive of VAT)	Regularisation (Exempt VAT)
Extension(s) to dwelling total floor area exceeds 60m ²	£708.45	£885.56
Replacement of windows or doors in dwellings, not part of a FENSA scheme (or equivalent).	£88.13	£110.16
Sewage treatment plant	£235.00	£293.76
Chimney Lining	£88.13	£110.16
Where work relates to storage above 90 litres for oil and 150 litres Liquefied Petroleum Gas (LPG).	£146.88	£183.60
A revised scheme considered not to be the same as originally deposited	£88.13	£110.16
Material alteration to thermal element requiring upgrading of insulation, greater than 25% of roof, walls or floors.	£88.13	£110.16
Insertion of insulation material into a cavity wall	£88.13	£110.16

Schedule 3	Charges for all other work			
	Fixed price based on estimated cost band	Plan Charge (inclusive of VAT @ 20%)	Inspection Charge (inclusive of VAT @ 20%)	Building Notice Charge (inclusive of VAT @ 20%)
£0 - £1,000	£88.13	-	£88.13	£110.16
£1,001 - £2,000	£146.88	-	£146.88	£183.60
£2,001 - £5,000	£235.00	-	£235.00	£293.76
£5,001 - £10,000	£68.02	£204.04	£272.06	£340.07
£10,001 - £20,000	£90.33	£270.99	£361.32	£451.66
£20,001 - £30,000	£120.44	£361.32	£481.77	£602.21
£30,001 - £40,000	£148.78	£446.33	£595.11	£743.89
£40,001 - £50,000	£177.11	£531.34	£708.45	£885.56
£50,001 - £60,000	£205.45	£616.35	£821.79	£1,027.24
£60,001 - £70,000	£233.78	£701.35	£935.14	£1,168.92
£70,001 - £80,000	£262.12	£786.36	£1,048.48	£1,310.60
£80,001 - £90,000	£290.46	£871.37	£1,161.82	£1,452.28
£90,001 - £100,000	£318.79	£956.37	£1,275.16	£1,593.95
£100,001 - £125,000	£348.49	£1,045.47	£1,393.95	£1,742.44
£125,001 - £150,000	£379.55	£1,138.64	£1,518.19	£1,897.74
£150,001 - £175,000	£410.60	£1,231.82	£1,642.42	£2,053.03
£175,001 - £200,000	£451.46	£1,324.99	£1,776.45	£2,220.57
£200,001 - £225,000	£472.72	£1,418.18	£1,890.90	£2,363.62
£225,001 - £250,000	£503.79	£1,511.35	£2,015.13	£2,518.92

Please note: Unless otherwise agreed, schemes exceeding one year in duration may be subject to an additional charge.

The charge is individually determined for domestic schemes exceeding £75,000 and commercial schemes exceeding £250,000

In the case of Charges for contracts which exceed £250,000 or where contracts below this level are likely to be repeated, contact - **Justin Rickards, Building Control Team Leader**, to establish the appropriate charges.