



Building Control Charges

The Building (Local Authority Charges) Regulations 2010
Valid from 23rd April 2018 vat 20%

General Notes:

These charges are in accordance with The Building (Local Authority Charges) Regulations 2010.

1. Full Plans Charges

(a) **Plan Charge** - payable on deposit of submission

(b) **Inspection Charge** - is invoiced to the applicant after the first inspection

2. Building Notice Charge

Is the total of the 'plan' and 'inspection' charges added together and is payable when the Building Notice is submitted

3. Non-standard charges

If the charge for your building work is not listed as a standard charge it will be individually determined. Please contact us so that we can give you a quotation for your project.

4. Electrical works

Where electrical work is 'notifiable' and is undertaken by an electrician who is not a member of a Part P 'competent persons scheme' a charge of £360.00 + VAT will be made to recover the Councils costs in checking this element of the project.

5. Supplementary charges

These charges have been set on the basis that the building work does not consist of, or include, innovative or high risk construction techniques and/or the duration of the building work from commencement to completion does not exceed 12 months.

The charges have also been set on the basis that the design and building work is undertaken by a person or company that is competent to carry out the relevant design and building work. If they are not the work may incur supplementary charges.

6. Disabled persons

Some alterations and extensions to existing buildings to provide or improve facilities for disabled persons are exempt from charges. For details and advice please contact us.

Table A	New Dwellings (up to 300m ²)								
	FULL PLANS						BUILDING NOTICE CHARGE		
	PLAN CHARGE			INSPECTION CHARGE					
Number of dwellings	Charge	VAT	Total	Charge	VAT	Total	Charge	VAT	Total
1	282.50	56.50	339.00	423.33	84.67	508.00	705.83	141.17	847.00
2	370.00	74.00	444.00	554.17	110.83	665.00	924.16	184.84	1,109.00
3	466.67	93.33	560.00	700.83	140.17	841.00	1167.50	233.50	1,401.00
4	564.17	112.83	677.00	846.67	169.33	1,016.00	1,410.83	282.17	1,693.00
5	642.50	128.50	771.00	964.17	192.83	1,157.00	1,606.67	321.33	1,928.00
6	739.17	147.83	887.00	1,109.17	221.83	1,331.00	1,848.33	369.67	2,218.00
7	778.33	155.67	934.00	1,168.33	233.67	1,402.00	1,946.67	389.33	2,336.00
8	875.83	175.17	1,051.00	1,314.17	262.83	1,577.00	2,190.00	438.00	2,628.00
9	973.33	194.67	1,168.00	1,460.00	292.00	1,752.00	2,433.33	486.67	2,920.00
10	1,070.83	214.17	1,285.00	1,606.67	321.33	1,928.00	2,677.50	535.50	3,213.00

FOR PROJECTS WITH MORE THAN 10 DWELLINGS PLEASE CONTACT US FOR ADVICE

Table A Notes: New dwellings over 300m² in floor area -please contact us for advice.

Table B	Works to domestic buildings								
Type of work	FULL PLANS						BUILDING NOTICE CHARGE		
	PLAN CHARGE			INSPECTION CHARGE			Charge	VAT	Total
	Charge	VAT	Total	Charge	VAT	Total			
Garages and car ports up to 40m ²	243.33	48.67	292.00	0.00	0.00	0.00	243.33	48.67	292.00
Garages and car ports over 40m ² up to 60m ²	184.17	36.83	221.00	133.33	26.67	160.00	317.50	63.50	381.00
Extensions up to 10m ²	184.17	36.83	221.00	180.83	36.17	217.00	365.00	73.00	438.00
Extensions over 10m ² up to 40m ²	184.17	36.83	221.00	288.33	57.67	346.00	472.50	94.50	567.00
Extensions over 40m ² up to 60m ²	184.17	36.83	221.00	398.33	79.67	478.00	582.50	116.50	699.00
Extensions over 60m ² up to 80m ²	184.17	36.83	221.00	498.33	99.67	598.00	682.50	136.50	819.00
Loft Conversions up to 40m ²	184.17	36.83	221.00	204.17	40.83	245.00	388.33	77.67	466.00
Loft Conversions over 40m ²	184.17	36.83	221.00	277.50	55.50	333.00	461.67	92.33	554.00
Conversion of garage into living accommodation	243.33	48.67	292.00	0.00	0.00	0.00	243.33	48.67	292.00
Renovation of a thermal element	139.00	27.80	166.80	0.00	0.00	0.00	139.00	27.80	166.80
Replacement windows	97.50	19.50	117.00	0.00	0.00	0.00	97.50	19.50	117.00
Electrical work (non Competent Persons Scheme)	360.00	72.00	432.00	0.00	0.00	0.00	360.00	72.00	432.00

FOR ALL OTHER WORK TO DWELLINGS PLEASE SEE TABLE C

Table B Notes:

1. References to floor area relate to the total internal floor area of all storeys.
2. Where more than one extension is proposed, the floor areas can be added together to determine the charge.
3. Some alterations to existing buildings to improve facilities for disabled persons are exempt from charges. For details and advice please contact us.
4. For extensions over 80m² please contact us for advice.

Table C	All Other Building Work								
Total estimated cost of works £	FULL PLANS						BUILDING NOTICE CHARGE		
	PLAN CHARGE			INSPECTION CHARGE			Charge	VAT	Total
	Charge	VAT	Total	Charge	VAT	Total			
0 -1000	145.83	29.17	175.00	0	0.00	0	145.83	29.17	175.00
1,001-2,000	219.17	43.83	263.00	0	0.00	0	219.17	43.83	263.00
2,001-5,000	267.50	53.50	321.00	0	0.00	0	267.50	53.50	321.30
5,001-10,000	315.83	63.17	379.00	0	0.00	0	315.83	63.17	379.00
10,001-15,000	135.83	27.17	163.00	204.17	40.83	245.00	340.00	68.00	408.00
15,001-20,000	155.00	31.00	186.00	233.33	46.67	280.00	388.33	77.67	466.00
20,001-30,000	194.17	38.83	233.00	291.67	58.33	350.00	485.83	97.17	583.00
30,001-40,000	234.17	46.83	281.00	335.83	67.17	403.00	570.00	114.00	684.00
40,001-50,000	252.50	50.50	303.00	379.17	75.83	455.00	631.67	126.33	758.00

FOR PROJECTS WITH AN ESTIMATED COST OVER £50,000 PLEASE CONTACT US FOR ADVICE

Table C Notes:

1. Please enclose a written estimate of the cost of work. We may request a more detailed estimate to justify any plan charge submitted.
2. For replacement windows in non-domestic buildings the charge is based on the 'Total Estimated Cost' scale above.
3. 'Total Estimated Cost' means a reasonable estimate that would be charged by a professional builder but excluding professional (Architects/Surveyors) fees and VAT. DIY estimates cannot be accepted.
4. Disabled persons - some alterations to existing buildings to improve facilities for disabled persons are exempt from building regulation charges. For details and advice please contact us.