

Building Control Fee Notes

“Helping people design and construct safe and sustainable buildings”

Applicable from 1st April 2019, VAT payable at a rate of 20%

All Building Control charges should be paid on deposit of all Building Regulation Applications.

Full Plan Charge

Full Plan charges are listed in **Tables A, B and C**.

Building Notice Charge

Building Notice charge is the same as the Full Plan charge.

Regularisation Charge (retrospective applications)

The charge required when depositing an application for Regularisation is 100% of the appropriate Charge listed in the tables A, B or C **excluding VAT**, however an additional 50% premium is added to it. This type of application is exempt VAT.

For example: an unauthorised loft conversion (less than 60m²) will attract a charge of £615.00 + 50% premium (in this case £307.50) = £922.50

Partnering Schemes

Please contact the Building Control team for an individually determined fee.

More than one proposed domestic extension to a property

Where the same property has more than one proposed domestic extension, the floor areas can be added together to establish a total floor area for the purpose of Table B (extensions to dwellings). However, if the floor area exceeds 80m² then Table C will apply.

Combination of work types (Domestic properties)

Where a project involves a mix of domestic building work, charges from the different tables can apply to the overall build project. Each element should be assessed separately and the relevant charges added together, some examples include;

- 1) Where a domestic property is to be extended and have other work carried out such as; structural opening(s), drainage for new toilet/shower(s), installation of a septic tank, treatment plant or cesspit, new window(s), new heating appliance, new stair(s), new roof window(s), solar panels, electrical re-wiring or thermal elements that are **not directly associated with the extension**, these separate elements of work are captured in Table B or C and **added** to the set fee extension. For example, an Extension between 10-60m² (£630.00) + Replacement Windows (£195.00) = £825.00 + VAT. However, if any such building work is carried out by a person who can self-certify and are registered under one of the Governments competent persons schemes (CPS) such as FENSA, OFTEC, HETAS, ELECSA then no charge will be incurred for that element of building work.
- 2) Where a domestic property is being extended (between 10m²–60m²) and having its loft converted (with a floor area less than 60m²), both elements of work

should be added together e.g. £630.00 (extension) + £615.00 (loft conversion) = £1245.00 + VAT.

- 3) Where a domestic property is being extended (between 60m²-80m²), having a detached garage (less than 60m²) and having internal alterations (e.g. new stairs and a structural opening that is not directly associated with the extension), the three elements should be added together.

E.g. £735.00 (extension) + £435.00 (detached garage) + £175.00 (internal alterations estimated between £0-£2,000) = £1345.00 + VAT.

All Non-Domestic Work

This should be determined from Table C.

TABLE A – New Dwelling less than 300m² (include all floors)

This covers the fee for a **single new dwelling** that is less than 300m². For all other dwellings (e.g. more than one dwelling or those in excess of 300m² or flats etc.), please contact the Building Control office for advice.

TABLE B – For certain domestic buildings, alterations and extensions.

Other work should be assessed separately under Table C.

TABLE C – Estimated cost of work

This covers all work which falls outside the scope of Tables A and B. Bear in mind that the fees are based on a reasonable estimate of cost (excluding VAT) that would normally be charged by a commercially operating building contractor.

Examples of work that fall in this category:

Barn Conversion

Conversion of a garage

All non-domestic work

Installation of a beam

Installation of a septic tank

Below are some approximate estimated costs for building work that may be useful;

- Domestic extension £800 - £1,100 per m²
- Domestic garages/carports £560 - £700 per m²
- Domestic loft conversions £750 - £1,000 per m²
- Domestic barn conversions £900 - £1,800 per m²
- Commercial work can be satisfied by providing a commercial estimated cost of building work or determined with the Building Control team.

Source: (R.I.C.S, Building Cost Information Service)

Schemes falling outside Table C (those in excess of £200,000)

Please contact the Building Control team.

N.B

There are some exemptions under The Building (Local Authority Charges) Regulations 2010; Regulation 4.

Building Regulations 2010
Summary of Fee Charges, as identified under the Building (Local Authority) Charges Regulations 2010.