

**From 6<sup>th</sup> April 2015**

**TABLE A**

**STANDARD CHARGES FOR THE CREATION OF NEW HOUSING**

Number of units	FULL PLAN CHARGE			INSPECTION CHARGE			BUILDING NOTICE CHARGE			REGULARISATION CHARGE
	Charge £	VAT @ 20% £	Total £	Charge £	VAT @ 20% £	Total £	Charge £	VAT @ 20% £	Total £	Total £
1	166.67	33.33	<b>200.00</b>	350.00	70.00	<b>420.00</b>	516.67	103.33	<b>620.00</b>	<b>775.00</b>
2	250.00	50.00	<b>300.00</b>	500.00	100.00	<b>600.00</b>	750.00	150.00	<b>900.00</b>	<b>1125.00</b>
3	333.33	66.67	<b>400.00</b>	700.00	140.00	<b>840.00</b>	1033.33	206.67	<b>1240.00</b>	<b>1550.00</b>
4	416.67	83.33	<b>500.00</b>	900.00	180.00	<b>1080.00</b>	1316.67	263.33	<b>1580.00</b>	<b>1975.00</b>
5	500.00	100.00	<b>600.00</b>	1100.00	220.00	<b>1320.00</b>	1600.00	320.00	<b>1920.00</b>	<b>2400.00</b>

Note – for 5 or more dwellings or if the floor area of a dwelling exceeds 300m<sup>2</sup> the charge will be individually determined.

Where work e.g. electrical work or installation of gas or solid fuel appliances, is not to be certified as compliant with the Building Regulations by a person of body competent and registered to do so an additional minimum charge of £250+VAT will be applicable.

The additional charge is for work when the relevant building work, or part thereof, has not been carried out by a person referred to in regulation 7(5) (g) or (h) of the Building (Local Authority Charges) Regulations 2010 applies. It is additional to the inspection charge, building notice charge or regularisation charge.

## STANDARD CHARGES FOR OTHER BUILDING WORK

### TABLE B

#### Domestic extensions to a single building

	PLAN CHARGE			INSPECTION CHARGE			BUILDING NOTICE CHARGE			REGULRISATION CHARGE
	Charge £	VAT @ 20% £	Total £	Charge £	VAT @ 20% £	Total £	Charge £	VAT @ 20% £	Total £	Charge £
<b>Single Storey Extensions</b>										
Small extension < 10m <sup>2</sup>	133.33	26.67	<b>160.00</b>	166.67	33.33	<b>200.00</b>	300.00	60.00	<b>360.00</b>	<b>450.00</b>
Medium Extension 10m <sup>2</sup> < but < 40m <sup>2</sup>	133.33	26.67	<b>160.00</b>	300.00	60.00	<b>360.00</b>	433.33	86.67	<b>520.00</b>	<b>650.00</b>
Larger Extension 40 to 100 m <sup>2</sup>	133.33	26.67	<b>160.00</b>	416.67	83.33	<b>500.00</b>	550.00	110.00	<b>660.00</b>	<b>825.00</b>
<b>Two Storey Extension</b>										
Two Storey Extension < 40m <sup>2</sup>	133.33	26.67	<b>160.00</b>	350.00	70.00	<b>420.00</b>	483.33	96.67	<b>580.00</b>	<b>725.00</b>
Two Storey extension > 40 <200m <sup>2</sup>	133.33	26.67	<b>160.00</b>	458.33	91.67	<b>550.00</b>	591.67	118.33	<b>710.00</b>	<b>887.50</b>
<b>Other works to dwellings</b>										
Loft conversion up to 2 rooms and no dormer	133.33	26.67	<b>160.00</b>	250.00	50.00	<b>300.00</b>	383.33	76.67	<b>460.00</b>	<b>575.00</b>
Loft conversion up to 2 rooms with dormer window	133.33	26.67	<b>160.00</b>	300.00	60.00	<b>360.00</b>	433.33	86.67	<b>520.00</b>	<b>650.00</b>
Conversion of Garage to habitable room	216.67	43.33	<b>260.00</b>	-	-	-	216.67	43.33	<b>260.00</b>	<b>325.00</b>
Erection or extension of a non exempt Garage up to 100m <sup>2</sup>	133.33	26.67	<b>160.00</b>	108.33	21.67	<b>130.00</b>	241.67	48.33	<b>290.00</b>	<b>362.50</b>

Where work e.g. electrical work or installation of gas or solid fuel appliances, is not to be certified as compliant with the Building Regulations by a person of body competent and registered to do so an additional minimum charge of £250+VAT will be applicable.

The additional charge is for work when the relevant building work, or part thereof, has not been carried out by a person referred to in regulation 7(5) (g) or (h) of the Building (Local Authority Charges) Regulations 2010 applies. It is additional to the inspection charge, building notice charge or regularisation charge.

**Table C**  
**Domestic alterations to a single building**

	PLAN CHARGE			INSPECTION CHARGE			BUILDING NOTICE CHARGE			REGULARISATION CHARGE
	Charge £	VAT @ 20% £	Total £	Charge £	VAT @ 20% £	Total £	Charge £	VAT @ 20% £	Total £	Charge £
Renovation of a thermal element to single dwelling	133.33	26.67	<b>160.00</b>	-	-	-	133.33	26.67	<b>160.00</b>	<b>200.00</b>
Internal alterations up to a value of £2000	133.33	26.67	<b>160.00</b>	-	-	-	133.33	26.67	<b>160.00</b>	<b>200.00</b>
Internal alterations with a value of £2001 to £5000	208.33	41.67	<b>250.00</b>	-	-	-	208.33	41.67	<b>250.00</b>	<b>312.50</b>
Internal alterations with a value to £5001 to £10000	133.33	26.67	<b>160.00</b>	166.67	33.33	<b>200.00</b>	300.00	60.00	<b>360.00</b>	<b>450.00</b>
Internal alterations with a value of £10001 to £15000	133.33	26.67	<b>160.00</b>	208.33	41.67	<b>250.00</b>	341.67	68.33	<b>410.00</b>	<b>512.50</b>
Internal alterations with a value of £15001 to £20000	133.33	26.67	<b>160.00</b>	250.00	50.00	<b>300.00</b>	383.33	76.67	<b>460.00</b>	<b>575.00</b>
Window/door replacement up to 5	100.00	20.00	<b>120.00</b>	-	-	-	100.00	20.00	<b>120.00</b>	<b>150.00</b>
Window/door replacement 6 to 10	133.33	26.67	<b>160.00</b>	-	-	-	133.33	26.67	<b>160.00</b>	<b>200.00</b>
Electrical Work	50.00	10.00	<b>60.00</b>	200.00	40.00	<b>240.00</b>	250.00	50.00	<b>300.00</b>	<b>375.00</b>

Note – where the value of work exceeds £20000 or more than 10 windows/doors are to be replaced the charge will be individually determined.

Where work e.g. electrical work or installation of gas or solid fuel appliances, is not to be certified as compliant with the Building Regulations by a person of body competent and registered to do so an additional minimum charge of £250+VAT will be applicable.

The additional charge is for work when the relevant building work, or part thereof, has not been carried out by a person referred to in regulation 7(5) (g) or (h) of the Building (Local Authority Charges) Regulations 2010 applies. It is additional to the inspection charge, building notice charge or regularisation charge.

**TABLE D  
OTHER NON DOMESTIC WORK & CONVERSIONS TO FORM DWELLINGS**

	PLAN CHARGE			INSPECTION CHARGE			REGULARISATION CHARGE
	Charge £	VAT @ 20% £	Charge £	Total £	Charge £	VAT @ 20% £	Charge £
<b>All Other non-Domestic Work - Alterations</b>							
<b>£0 to £5000</b>	208.33	41.67	<b>250.00</b>	-	-	-	<b>312.50</b>
<b>£5001 to £10000</b>	333.33	66.67	<b>400.00</b>	-	-	-	<b>500.00</b>
<b>£10001 to £15000</b>	416.67	83.33	<b>500.00</b>	-	-	-	<b>625.00</b>
<b>£15001 to £20000</b>	500.00	100.00	<b>600.00</b>	-	-	-	<b>750.00</b>
<b>Office / Shop Fit Out up to 50m<sup>2</sup></b>	216.67	43.33	<b>260.00</b>	-	-	-	<b>325.00</b>
<b>Office / Shop Fit Out 51m<sup>2</sup> to 100m<sup>2</sup></b>	333.33	66.67	<b>400.00</b>	-	-	-	<b>500.00</b>
<b>Office / Shop Fit Out 101m<sup>2</sup> to 300m<sup>2</sup></b>	433.33	86.67	<b>520.00</b>	-	-	-	<b>650.00</b>
<b>Office / Shop Fit Out 301m<sup>2</sup> to 500m<sup>2</sup></b>	625.00	125.00	<b>750.00</b>	-	-	-	<b>937.50</b>
<b>Office / Shop Fit Out Over 501m<sup>2</sup></b>	<b>Please Contact Building Control</b>						<b>Please Contact Building Control</b>

The amount of time to carry out the building regulation functions varies, dependent on the different use categories of buildings.

The amount of time to check and inspect a building used for industrial and storage use is less than that for other use, same size buildings and the charge for an assembly use building is higher due to the additional time in respect of this type of work. The use of a building is different under the provisions of the Building Regulations 2000.

**Note:** A basement is considered to be storey and there is an additional charge of £50+VAT if the work is in relation to a basement. Note – where the value of work exceeds £20000 or the fit out works exceed 501m<sup>2</sup> the charge will be individually determined.

**Additional charge for the change of use of a building.**

The charge is £100+VAT and all associated building work will be subject to the additional charges detailed above.