



# **Building Control Services**

## **The Building (Local Authority Charges) Regulations 2010**

### **Standard Charges for 2023 / 2024**

(For implementation from 1 April 2023)



## Schedule 1 Charges for new dwellings

Figures in red are VAT at 20% (VAT is not payable on a Regularisation Charge)  
Figures in bold are the charges including VAT

Number of Dwellings	Plan Charge £	Inspection Charge £	Building Notice Charge £	Regularisation Charge £
(1)	(2)	(3)	(4)	(5)
1	215.00 <span style="color: red;">(43.00)</span> <b>258.00</b>	501.70 <span style="color: red;">(100.30)</span> <b>602.00</b>	716.70 <span style="color: red;">(143.30)</span> <b>860.00</b>	1075.00
2	275.00 <span style="color: red;">(55.00)</span> <b>330.00</b>	641.70 <span style="color: red;">(128.30)</span> <b>770.00</b>	916.70 <span style="color: red;">(183.30)</span> <b>1100.00</b>	1375.00
3	375.00 <span style="color: red;">(75.00)</span> <b>450.00</b>	875.00 <span style="color: red;">(175.00)</span> <b>1050.00</b>	1250.00 <span style="color: red;">(250.00)</span> <b>1500.00</b>	1875.00
4	475.00 <span style="color: red;">(95.00)</span> <b>570.00</b>	1108.30 <span style="color: red;">(221.70)</span> <b>1330.00</b>	1583.30 <span style="color: red;">(316.70)</span> <b>1900.00</b>	2375.00
5	550.00 <span style="color: red;">(110.00)</span> <b>660.00</b>	1283.30 <span style="color: red;">(256.60)</span> <b>1540.00</b>	1833.30 <span style="color: red;">(366.60)</span> <b>2200.00</b>	2750.00

**Note:**

For 5 or more dwellings or if the floor area of the dwellings exceeds 300m<sup>2</sup>, the charge is individually determined.

For electrical work not covered under a Competent Persons Scheme, please refer to 'Electrical Work' within the Minimum Charges section within Schedule 3.

Unless previously agreed for projects not completed within 2 years of commencement the following charges will apply to complete the scheme:

Desktop exercise - £30.00 + VAT; additional inspection required - £50.00 + VAT per inspection.

## Schedule 2

### Charges for small buildings, extensions and alterations

Figures in red are VAT at 20% (VAT is not payable on a Regularisation Charge)

**Figures in bold are the charges including VAT**

	Type of Work	Plan Charge £	Inspection Charge £	Building Notice Charge £	Regularisation Charge £
	(1)	(2)	(3)	(4)	(5)
1.	Erection or extension of a garage or carport or both, having a floor area up to 60m <sup>2</sup> in total and which is not an exempt building.	166.70 <span style="color: red;">33.30</span> <b>200.00</b>	166.70 <span style="color: red;">33.30</span> <b>200.00</b>	333.30 <span style="color: red;">66.70</span> <b>400.00</b>	500.00
2.	Any extension of a dwelling the total floor area of which does not exceed 10m <sup>2</sup> .	150.00 <span style="color: red;">30.00</span> <b>180.00</b>	250.00 <span style="color: red;">50.00</span> 300.00	400.00 <span style="color: red;">80.00</span> <b>480.00</b>	600.00
3.	Any extension of a dwelling the total floor area of which exceeds 10m <sup>2</sup> but does not exceed 40m <sup>2</sup> .	175.00 <span style="color: red;">35.00</span> 210.00	300.00 <span style="color: red;">60.00</span> <b>360.00</b>	475.00 <span style="color: red;">95.00</span> 570.00	713.00
4.	Any extension of a dwelling the total floor area of which exceeds 40m <sup>2</sup> but does not exceed 60m <sup>2</sup> .	200.00 <span style="color: red;">40.00</span> 240.00	400.00 <span style="color: red;">80.00</span> <b>480.00</b>	600.00 <span style="color: red;">120.00</span> <b>720.00</b>	900.50
5.	Any extension of a dwelling the total floor area of which exceeds 60m <sup>2</sup> but does not exceed 100m <sup>2</sup> .	225.00 <span style="color: red;">45.00</span> 270.00	475.00 <span style="color: red;">95.00</span> 570.00	700.00 <span style="color: red;">140.00</span> 840.00	1050.00
6.	A loft conversion – alteration of a dwelling to provide one or more rooms in a roof space.	166.70 <span style="color: red;">33.30</span> 200.00	283.30 <span style="color: red;">56.70</span> <b>340.00</b>	450.00 <span style="color: red;">90.00</span> <b>540.00</b>	675.00
7.	Conversion of a barn or other building to create a dwelling with a total floor area not exceeding 300m <sup>2</sup> .	208.30 <span style="color: red;">41.70</span> <b>250.00</b>	625.00 <span style="color: red;">125.00</span> <b>750.00</b>	833.30 <span style="color: red;">166.70</span> <b>1000.00</b>	1250.00
8.	A garage conversion – alteration of a dwelling to provide one or more room in an existing garage	116.70 <span style="color: red;">23.30</span> <b>140.00</b>	125.00 <span style="color: red;">25.00</span> <b>150.00</b>	241.70 <span style="color: red;">48.30</span> <b>290.00</b>	362.55

#### Notes:

For electrical work not covered under a Competent Persons Scheme, please refer to 'Electrical Work' within the Minimum Charges section within Schedule 3.

Extensions / alterations not falling within the above categories and / or where the estimated cost of the work exceeds £50,000 will be individually determined.

Unless previously agreed for projects not completed within 2 years of commencement the following charges will apply to complete the scheme:

Desktop exercise - £25.00 + VAT; additional inspection required - £50.00 + VAT.

### Schedule 3 Charges for all other work

Figures in red are VAT at 20% (VAT is not payable on a Regularisation Charge)

Figures in bold are the charges including VAT

Fixed price based on estimated cost bands	Plan Charge	Inspection Charge	Building Notice Charge	Regularisation Charge
	£	£	£	£
(1)	(2)	(3)	(4)	(5)
£0 – £2,000	150.00 <span style="color: red;">30.00</span> <b>180.00</b>	-	150.00 <span style="color: red;">30.00</span> <b>180.00</b>	225.00
£2,001 - £5,000	225.00 <span style="color: red;">45.00</span> <b>270.00</b>	-	225.00 <span style="color: red;">45.00</span> <b>270.00</b>	337.50
£5,001 – £10,000	87.50 <span style="color: red;">17.50</span> <b>105.00</b>	204.17 <span style="color: red;">40.83</span> <b>245.00</b>	291.67 <span style="color: red;">58.33</span> <b>350.00</b>	437.50
£10,001 – £20,000	112.50 <span style="color: red;">22.50</span> <b>135.00</b>	262.50 <span style="color: red;">52.00</span> <b>315.00</b>	375.00 <span style="color: red;">75.00</span> <b>450.00</b>	562.50
£20,001 – £30,000	140.00 <span style="color: red;">28.00</span> <b>168.00</b>	326.67 <span style="color: red;">65.33</span> <b>392.00</b>	466.67 <span style="color: red;">93.33</span> <b>560.00</b>	700.00
£30,001 – £40,000	167.50 <span style="color: red;">33.50</span> <b>201.00</b>	390.83 <span style="color: red;">78.17</span> <b>469.00</b>	558.33 <span style="color: red;">111.67</span> <b>670.00</b>	837.50
£40,001 – £50,000	196.70 <span style="color: red;">39.30</span> <b>236.00</b>	457.50 <span style="color: red;">91.50</span> <b>549.00</b>	654.20 <span style="color: red;">130.80</span> <b>785.00</b>	981.30
£50,001 – £60,000	226.70 <span style="color: red;">45.30</span> <b>272.00</b>	527.92 <span style="color: red;">105.58</span> <b>633.50</b>	754.17 <span style="color: red;">150.33</span> <b>905.00</b>	1131.25
£60,001 – £70,000	257.50 <span style="color: red;">51.50</span> <b>309.00</b>	600.83 <span style="color: red;">120.17</span> <b>721.00</b>	858.33 <span style="color: red;">171.67</span> <b>1030.00</b>	1287.50
£70,001 – £80,000	287.50 <span style="color: red;">57.50</span> <b>345.00</b>	670.83 <span style="color: red;">134.17</span> <b>805.00</b>	958.33 <span style="color: red;">191.67</span> <b>1150.00</b>	1437.50
£80,001 – £90,000	315.00 <span style="color: red;">63.00</span> <b>378.00</b>	735.00 <span style="color: red;">147.00</span> <b>882.00</b>	1050.00 <span style="color: red;">210.00</span> <b>1260.00</b>	1575.00
£90,001 – £100,000	345.00 <span style="color: red;">69.00</span> <b>414.00</b>	805.00 <span style="color: red;">161.00</span> <b>966.00</b>	1150.00 <span style="color: red;">230.00</span> <b>1380.00</b>	1725.00

**Notes:**

The charge is individually determined for domestic schemes exceeding £50,000 and commercial schemes exceeding £100,000.

Unless previously agreed for projects not completed within 2 years of commencement the following charges will apply to complete the scheme:

Desktop exercise - £25.00 + VAT; additional inspection required - £50.00 + VAT.

## Minimum Charges

Figures in red are VAT at 20% (VAT is not payable on a Regularisation Charge)

**Figures in bold are the charges including VAT**

Type of Work	Standard Charge £	Regularisation Charge £
<b>Replacement windows (Domestic):</b> The minimum charge for a scheme of window(s) and/or door replacements in dwellings.	150.00 <span style="color: red;">(30.00)</span> <b>180.00</b>	225.00
<b>Replacement of a single window or door (Domestic)</b>	100.00 <span style="color: red;">(20.00)</span> <b>120.00</b>	150.00
<b>Chimney lining (Domestic)</b>	100.00 <span style="color: red;">(20.00)</span> <b>120.00</b>	150.00
<b>Replacement Windows (Non-Domestic):</b> The charge shall be 20% of the normal charge based on the estimated cost of the work (see schedule 3 'charges for all other work' table above), subject to a minimum charge of:	150.00 <span style="color: red;">(30.00)</span> <b>180.00</b>	225.00
<b>Electrical work:</b> Where electrical works are to be carried out to a dwelling and the work is under the control of the Council the following charges will apply:		
<b>Rewiring</b>	250.00 <span style="color: red;">(50.00)</span> <b>300.00</b>	375.00
<b>Addition of new circuit(s)</b>	175.00 <span style="color: red;">(35.00)</span> <b>210.00</b>	262.50
<b>Replacement roof covering / renovation of a thermal element (domestic)</b>	150.00 <span style="color: red;">(30.00)</span> <b>180.00</b>	225.00
<b>Replacement roof covering / renovation of a thermal element (Non-Domestic):</b> The charge shall be 20% of the normal charge based on the estimated cost of the work (see schedule 3 'charges for all other work' table above), subject to a minimum charge of:	175.00 <span style="color: red;">(35.00)</span> 210.00	262.50
<b>Replacement waste treatment plant (eg septic tanks)</b>	225.00 <span style="color: red;">(45.00)</span> 270.00	337.00
<b>Installation of multi-fuel stove</b>	150.00 <span style="color: red;">(30.00)</span> <b>180.00</b>	225.00
<b>Replacement conservatory roof</b>	225.00 <span style="color: red;">(45.00)</span> 270.00	337.50