



# **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<br>£                    | Inspection Charge<br>£                | Building Notice Charge<br>£           | Regularisation Charge<br>£ |
|---------------------|-------------------------------------|---------------------------------------|---------------------------------------|----------------------------|
| (1)                 | (2)                                 | (3)                                   | (4)                                   | (5)                        |
| 1                   | 215.00<br>(43.00)<br><b>258.00</b>  | 501.70<br>(100.30)<br><b>602.00</b>   | 716.70<br>(143.30)<br><b>860.00</b>   | 1075.00                    |
| 2                   | 275.00<br>(55.00)<br><b>330.00</b>  | 641.70<br>(128.30)<br><b>770.00</b>   | 916.70<br>(183.30)<br><b>1100.00</b>  | 1375.00                    |
| 3                   | 375.00<br>(75.00)<br><b>450.00</b>  | 875.00<br>(175.00)<br><b>1050.00</b>  | 1250.00<br>(250.00)<br><b>1500.00</b> | 1875.00                    |
| 4                   | 475.00<br>(95.00)<br><b>570.00</b>  | 1108.30<br>(221.70)<br><b>1330.00</b> | 1583.30<br>(316.70)<br><b>1900.00</b> | 2375.00                    |
| 5                   | 550.00<br>(110.00)<br><b>660.00</b> | 1283.30<br>(256.60)<br><b>1540.00</b> | 1833.30<br>(366.60)<br><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<br>£  | Inspection Charge<br>£   | Building Notice Charge<br>£   | Regularisation Charge<br>£ |
|----|--|---|--|---|----------------------------|
|    | (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<br><span style="color: red;">33.30</span><br><b>200.00</b> | 166.70<br><span style="color: red;">33.30</span><br><b>200.00</b>  | 333.30<br><span style="color: red;">66.70</span><br><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<br><span style="color: red;">30.00</span><br><b>180.00</b> | 250.00<br><span style="color: red;">50.00</span><br>300.00         | 400.00<br><span style="color: red;">80.00</span><br><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<br><span style="color: red;">35.00</span><br>210.00        | 300.00<br><span style="color: red;">60.00</span><br><b>360.00</b>  | 475.00<br><span style="color: red;">95.00</span><br>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<br><span style="color: red;">40.00</span><br>240.00        | 400.00<br><span style="color: red;">80.00</span><br><b>480.00</b>  | 600.00<br><span style="color: red;">120.00</span><br><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<br><span style="color: red;">45.00</span><br>270.00        | 475.00<br><span style="color: red;">95.00</span><br>570.00         | 700.00<br><span style="color: red;">140.00</span><br>840.00         | 1050.00                    |
| 6. | A loft conversion – alteration of a dwelling to provide one or more rooms in a roof space.   | 166.70<br><span style="color: red;">33.30</span><br>200.00        | 283.30<br><span style="color: red;">56.70</span><br><b>340.00</b>  | 450.00<br><span style="color: red;">90.00</span><br><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<br><span style="color: red;">41.70</span><br><b>250.00</b> | 625.00<br><span style="color: red;">125.00</span><br><b>750.00</b> | 833.30<br><span style="color: red;">166.70</span><br><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<br><span style="color: red;">23.30</span><br><b>140.00</b> | 125.00<br><span style="color: red;">25.00</span><br><b>150.00</b>  | 241.70<br><span style="color: red;">48.30</span><br><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<br>30.00<br><b>180.00</b> | -                                 | 150.00<br>30.00<br><b>180.00</b>    | 225.00                |
| £2,001 - £5,000                           | 225.00<br>45.00<br><b>270.00</b> | -                                 | 225.00<br>45.00<br><b>270.00</b>    | 337.50                |
| £5,001 – £10,000                          | 87.50<br>17.50<br><b>105.00</b>  | 204.17<br>40.83<br><b>245.00</b>  | 291.67<br>58.33<br><b>350.00</b>    | 437.50                |
| £10,001 – £20,000                         | 112.50<br>22.50<br><b>135.00</b> | 262.50<br>52.00<br><b>315.00</b>  | 375.00<br>75.00<br><b>450.00</b>    | 562.50                |
| £20,001 – £30,000                         | 140.00<br>28.00<br><b>168.00</b> | 326.67<br>65.33<br><b>392.00</b>  | 466.67<br>93.33<br><b>560.00</b>    | 700.00                |
| £30,001 – £40,000                         | 167.50<br>33.50<br><b>201.00</b> | 390.83<br>78.17<br><b>469.00</b>  | 558.33<br>111.67<br><b>670.00</b>   | 837.50                |
| £40,001 – £50,000                         | 196.70<br>39.30<br><b>236.00</b> | 457.50<br>91.50<br><b>549.00</b>  | 654.20<br>130.80<br><b>785.00</b>   | 981.30                |
| £50,001 – £60,000                         | 226.70<br>45.30<br><b>272.00</b> | 527.92<br>105.58<br><b>633.50</b> | 754.17<br>150.33<br><b>905.00</b>   | 1131.25               |
| £60,001 – £70,000                         | 257.50<br>51.50<br><b>309.00</b> | 600.83<br>120.17<br><b>721.00</b> | 858.33<br>171.67<br><b>1030.00</b>  | 1287.50               |
| £70,001 – £80,000                         | 287.50<br>57.50<br><b>345.00</b> | 670.83<br>134.17<br><b>805.00</b> | 958.33<br>191.67<br><b>1150.00</b>  | 1437.50               |
| £80,001 – £90,000                         | 315.00<br>63.00<br><b>378.00</b> | 735.00<br>147.00<br><b>882.00</b> | 1050.00<br>210.00<br><b>1260.00</b> | 1575.00               |
| £90,001 – £100,000                        | 345.00<br>69.00<br><b>414.00</b> | 805.00<br>161.00<br><b>966.00</b> | 1150.00<br>230.00<br><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<br>£               | Regularisation Charge<br>£ |
|--|------------------------------------|----------------------------|
| <b>Replacement windows (Domestic):</b> The minimum charge for a scheme of window(s) and/or door replacements in dwellings.   | 150.00<br>(30.00)<br><b>180.00</b> | 225.00                     |
| <b>Replacement of a single window or door (Domestic)</b>   | 100.00<br>(20.00)<br><b>120.00</b> | 150.00                     |
| <b>Chimney lining (Domestic)</b>   | 100.00<br>(20.00)<br><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<br>(30.00)<br><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:<br><b>Rewiring</b>   | 250.00<br>(50.00)<br><b>300.00</b> | 375.00                     |
| <b>Addition of new circuit(s)</b>  | 175.00<br>(35.00)<br><b>210.00</b> | 262.50                     |
| <b>Replacement roof covering / renovation of a thermal element (domestic)</b>  | 150.00<br>(30.00)<br><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<br>(35.00)<br>210.00        | 262.50                     |
| <b>Replacement waste treatment plant (eg septic tanks)</b>   | 225.00<br>(45.00)<br>270.00        | 337.00                     |
| <b>Installation of multi-fuel stove</b>  | 150.00<br>(30.00)<br><b>180.00</b> | 225.00                     |
| <b>Replacement conservatory roof</b>   | 225.00<br>(45.00)<br>270.00        | 337.50                     |