



Building Control Services

The Building (Local Authority Charges) Regulations 2010

Standard Charges for 2024 / 2025

(For implementation from 1 April 2024)



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	230.00 (46.00) 276.00	540.00 (108.00) 648.00	770.00 (154.00) 924.00	1155.00
2	295.00 (59.00) 354.00	685.00 (137.00) 822.00	980.00 (196.00) 1176.00	1470.00
3	405.00 (81.00) 486.00	940.00 (188.00) 1128.00	1345.00 (269.00) 1614.00	2017.50
4	510.00 (102.00) 612.00	1190.00 (238.00) 1428.00	1700.00 (340.00) 2040.00	2550.00
5	590.00 (118.00) 708.00	1375.00 (275.00) 1650.00	1965.00 (393.00) 2358.00	2947.50

Note:

For 5 or more dwellings or if the floor area of the dwellings exceeds 300m², 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 - £35.00 + VAT; additional inspection required - £50.00 + VAT per inspection.

Schedule 2

Charges 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 ² in total and which is not an exempt building.	180.00 36.00 216.00	180.00 36.00 216.00	360.00 72.00 432.00	540.00
2.	Any extension of a dwelling the total floor area of which does not exceed 10m ² .	165.00 33.00 198.00	270.00 54.00 324.00	435.00 87.00 522.00	652.50
3.	Any extension of a dwelling the total floor area of which exceeds 10m ² but does not exceed 40m ² .	190.00 38.00 228.00	325.00 65.00 390.00	515.00 103.00 618.00	772.50
4.	Any extension of a dwelling the total floor area of which exceeds 40m ² but does not exceed 60m ² .	215.00 43.00 258.00	430.00 86.00 516.00	645.00 129.00 774.00	967.50
5.	Any extension of a dwelling the total floor area of which exceeds 60m ² but does not exceed 100m ² .	240.00 48.00 288.00	510.00 102.00 612.00	750.00 150.00 900.00	1125.00
6.	A loft conversion – alteration of a dwelling to provide one or more rooms in a roof space.	180.00 36.00 216.00	305.00 61.00 366.00	485.00 97.00 582.00	727.50
7.	Conversion of a barn or other building to create a dwelling with a total floor area not exceeding 300m ² .	225.00 45.00 270.00	670.00 134.00 804.00	895.00 179.00 1074.00	1342.50
8.	A garage conversion – alteration of a dwelling to provide one or more room in an existing garage	125.00 £25.00 150.00	135.00 27.00 162.00	260.00 52.00 312.00	390.00

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 - £35.00 + 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	165.00 33.00 198.00	-	165.00 33.00 198.00	247.50
£2,001 - £5,000	245.00 49.00 294.00	-	245.00 49.00 294.00	367.50
£5,001 – £10,000	95.00 19.00 114.00	220.00 44.00 264.00	315.00 63.00 378.00	472.50
£10,001 – £20,000	125.00 25.00 150.00	285.00 57.00 342.00	410.00 82.00 492.00	615.00
£20,001 – £30,000	150.00 30.00 180.00	350.00 70.00 420.00	500.00 100.00 600.00	750.00
£30,001 – £40,000	180.00 36.00 216.00	420.00 84.00 504.00	600.00 120.00 720.00	900.00
£40,001 – £50,000	215.00 43.00 258.00	490.00 98.00 588.00	705.00 141.00 846.00	1057.50
£50,001 – £60,000	245.00 49.00 294.00	570.00 114.00 684.00	815.00 163.00 978.00	1222.50
£60,001 – £70,000	280.00 56.00 336.00	645.00 129.00 774.00	925.00 185.00 1110.00	1387.50
£70,001 – £80,000	310.00 62.00 372.00	720.00 144.00 864.00	1030.00 206.00 1236.00	1545.00
£80,001 – £90,000	340.00 68.00 408.00	790.00 158.00 948.00	1130.00 226.00 1356.00	1695.00
£90,001 – £100,000	370.00 74.00 444.00	865.00 173.00 1038.00	1235.00 247.00 1482.00	1852.50

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 - £35.00 + 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 £
Replacement of a single window or door (Domestic)	105.00 (21.00) 126.00	150.00
Replacement windows/ doors (Domestic) 02-10 Windows	165.00 (33.00) 198.00	247.50
11+ windows / doors	245.00 (49.00) 294.00	367.50
Replacement Windows (Non-Domestic): 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 (30.00) 180.00	Refer to Schedule 3
* Electrical work: 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:		
Rewiring	270.00 (54.00) 324.00	405.00
Addition of new circuit(s)	190.00 (38.00) 228.00	285.00
Replacement roof covering / renovation of a thermal element (domestic)	185.00 (37.00) 222.00	277.50
Replacement roof covering / renovation of a thermal element (Non-Domestic): 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:	190.00 (38.00) 228.00	Refer to Schedule 3
Replacement waste treatment plant (eg.septic tanks)	225.00 (45.00) 270.00	337.00
Installation of multi-fuel stove	425.00 (85.00) 510.00	637.50
Chimney lining Installation	250.00 (50.00) 300.00	375.00
Replacement conservatory roof	245.00 (49.00) 294.00	367.50

* Electrical fee will only cover the first fix inspection and checking of the electrical test results and paperwork. Addition costs will be incurred if your electrician is unable to provide the necessary test results.