

Building Control Charges
THE BUILDING (LOCAL AUTHORITY CHARGES) REGULATIONS 2010

Valid from 10/10/2011

TABLE A

STANDARD CHARGES FOR THE CREATION OF OR CONVERSION TO NEW DWELLING

This shows the charges for small domestic buildings, for example new houses and flats. These charges apply if the total internal floor area of each building except any garage or carport, is not more than 300m² and the building is not more than three storeys (each basement level is counted as one storey).

Number of dwellings	Application charge £	Regularisation charge £	Additional charge £
1	n/a	£685	£190
2	n/a	£1090	£255
3	n/a	£1,200	£320
4	n/a	£1,410	£385
5	n/a	£1,630	£450

Charges are individually determined for the larger and/or more complex schemes.
 This includes:-

- Work consisting of the erection or conversion of 6 or more dwellings

Or

- Works consisting of the erection or conversion of dwellings where the floor area of a dwelling exceeds 300m²

These standard charges have been set by the authority on the basis the building work does not consist of, or include innovative or high risk construction techniques (details available from the authority) and/or the duration of the building work from commencement to completion does not exceed 12 months.

These standard charges have been set by the authority on the basis the design and building works is undertaken by a person or company that is competent to carry out the relevant design and building work referred to in the standard charges tables. If they are not, the work may incur supplementary charges.

The Additional charge is payable on deposit if the electrician is not specified on the application form, or the person / company specified is not a Part P Registered electrician.

The extra charge is also payable when no Part P certification is presented upon completion of the electrical works.

A Part P registered electrician is a qualified electrician who also has the necessary building regulations knowledge to enable his accreditation body to certify his work. In order to recover the Local Authority costs if anyone other than a Part P registered electrician undertakes the electrical work the additional charge is payable.

STANDARD CHARGES FOR OTHER BUILDING WORK

The following tables are included as examples only, these classifications are not prescriptive

TABLE B

Domestic extensions and alterations to a single building

These standard charges have been set by the authority on the basis the building work does not consist of, or include innovative or high risk construction techniques and/or the duration of the building work from commencement to completion does not exceed 12 months.

These standard charges have been set by the authority on the basis the design and building works is undertaken by a person or company that is competent to carry out the relevant design and building work referred to in the standard charges tables. If they are not, the work may incur supplementary charges.

The Additional charge is payable on deposit if the electrician is not specified on the application form, or the person / company specified is not a Part P Registered electrician.

The extra charge is also payable when no Part P certification is presented upon completion of the electrical works.

Category	Description	Application charge	Regularisation charge	Additional charge
1	Extension floor area not exceeding 10m ²	n/a	£340	£190
2	Extension floor area exceeding 10m ² but not exceeding 40m ²	n/a	£495	£190
3	Extension floor area exceeding 40m ² but not exceeding 60m ²	n/a	£650	£190
4	Extension floor area exceeding 60m ² but not exceeding 200m ²	n/a	£830	£190
5	Loft conversion	n/a	£470	£190
6	Erection or extension of a single storey non exempt garage or carport up to 100m ²	n/a	£340	£190
7	Conversion of a garage ancillary to a dwelling to habitable room(s)	n/a	£340	£190

STANDARD CHARGES FOR OTHER BUILDING WORK

The following tables are included as examples only, these classifications are not prescriptive

TABLE C
ALL OTHER WORK

Category	Description	Basis of change	Application charge (inc VAT)	Regularisation charge	Additional charge (inc VAT)
1	Alterations not described elsewhere including structural alterations and installations of controlled fittings (if ancillary to the building works, no additional charge)	Estimated cost £5,000 or less	n/a	£200	£190
		Estimated cost exceeding £5,000 and up to £15,000	n/a	£340	£190
		Estimated cost exceeding £15,000 and up to £25,000	n/a	£450	£190
		Estimated cost exceeding £25,000 and up to £35,000	n/a	£555	£190
		Estimated cost exceeding £35,000 and up to £50,000	n/a	£710	£190
2	Window replacement (non competent person scheme)	Fixed price grouped by numbers of windows			
		Per installation up to 20 windows	n/a	£130	n/a
3	Electrical work (non competent person)	Fixed price based on extent of work			
		Any electrical work other than rewiring a dwelling	n/a	£190	n/a
		The rewiring or new installation in a dwelling	n/a	£390	n/a
ESTIMATES					

If the value of works exceeds £50,000 please contact Building Control for an individually assessed charge.