

EXPLANATORY NOTES

- Fees are payable as follows:-
- Should you submit Full Plans for approval you will pay a plan fee to cover the passing or rejection of plans deposited with the local authority and an inspection fee to cover the inspection of work to which the plans relate.
- Should you submit a Building Notice which is payable when the notice is given to the local authority. This is once and for all payment irrespective of the number of visits made by the Building Control Surveyor.
- Should you apply for a Regularisation Certificate in respect of unauthorised building work, you will pay a regularisation fee to cover the cost of assessing your application and all inspections.
- Whether you choose to deposit Full Plans or give a Building Notice the total fee payable is the same.
- The appropriate fee must accompany full Plans submissions, Building Notices and applications for Regularisation Certificates submitted to the local authority, otherwise the application or notice is deemed as not being submitted and work should not commence. All other fees payable will be charged following the first inspection of work to which the application relates.
- When the proposed work comprised or includes one or more extensions to a building, the floor areas may be aggregated when determining the fees payable.
- In certain cases we may agree to fees being paid by installments. Please ask for details.



Building Control

Charges for the Building Control Service

June 2007



been made. amount as would be charged by a person in business for carrying out the proposed work but does not include VAT and professional fees paid to an Architect, Quantity Surveyor or any other person. Where the fee is based on total estimated cost of the work a reasonable estimate would be required, which must be deposited with the application.

- In cases where the Council considers an estimate to be unreasonable, or where no estimate or fee is supplied, the council is authorised to treat plans as if they had not been deposited. Where there is a dispute as to the reasonableness of an estimate then the matter will be resolved legally.
- The total estimated cost is an estimate, accepted by the Council of such reasonable
- These notes are not comprehensive, as they have been simplified for ease of reference. Therefore, it may be necessary in some cases to refer directly to the Building (Local Authority Charges) Regulations 1998 for further information.

If you would like this information in any other format or languages please contact the 'Diversity Team' on 01642 528830

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請致電 01642 528830 接洽 '多元化隊' (Diversity Team)
إذا كنت ترغب الحصول على هذه المعلومات بأشكال أو بلغات أخرى
فالرجاء الاتصال 'بالتفريقي' تيمز على هاتف رقم 01642 528830
اگر شما این اطلاعات را به شکل یا زبان دیگری میخواهید لطفاً با تیم دایورسیتی
(گوناگونی) یا شماره 01642 528830 تماس بگیرید
Si vous souhaitez recevoir ces renseignements sous tout autre format ou traduits
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- Where plans have been either approved or rejected no further fee is payable on resubmission for substantially the same work. Some submissions do not require a fee. These are:-
- Insertion of insulating material into an existing cavity wall providing the installation is certified to an approved standard and the work is carried out by an approved installer.
- Work to which the council is satisfied that the proposed work is a dwelling house, or place where the public are admitted is solely for the benefit of disabled people who require the adaptation of existing premises, or is an extension to store or provide medical treatment for a disabled person. The exemption does not extend to a project that includes, but does not entirely consist of work for disabled persons.
- The amount of fees payable depends on the type of work, the number of dwellings in a building and the total floor area. The following tables may be used in conjunction with the current Fee Regulations to calculate the fees. If you have any difficulties calculating the fee please ask. With the exception of the regularisation fee, all local authority fees are subject to VAT at the appropriate rate.

FOOTNOTES

- Building Notice fee shall be an amount equal to the aggregate of the plan fee and the inspection fee shown in the gross columns. Fees in connection with Building Notice must be made at the time of deposit.
- The appropriate fee must accompany full Plans submissions, Building Notices and applications for Regularisation Certificates submitted to the local authority, otherwise the application or notice is deemed as not being submitted and work should not commence. All other fees payable will be charged following the first inspection of work to which the application relates.
- When the proposed work comprised or includes one or more extensions to a building, the floor areas may be aggregated when determining the fees payable.
- In certain cases we may agree to fees being paid by installments. Please ask for details.
- Where an extension or alteration to a dwelling consists of the provision of one or more rooms in a roof space the fees are to be calculated on the estimated cost in accordance with Schedule 3, however the sum of the plan charge and the inspection charge or building notice charge must not be less than £400.00 plus VAT £470.00.
- Where an extension or alteration to a dwelling in excess of 60m² in floor area are to be calculated on the estimated cost in accordance with Schedule 3.
- Dwellings in excess of 300m² in floor area are to be calculated on the estimated cost in accordance with Schedule 3.
- Extension to a dwelling in excess of 60m² in floor area are to be calculated on the estimated cost in accordance with Schedule 3, however the sum of the plan charge and the inspection charge or building notice charge must not be less than £527.66 plus VAT £620.00
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- Disabled person means a person who is within any of the descriptions of persons to whom section 29(1) of the National Assistance Act applied, as the section was extended by virtue of section(2) of the Mental Health Act 1959, but not taking into account amendments made to section 29(1) by paragraph 11 of Schedule 13 to the Childrens Act 1989.
- Dwellings in excess of 300m² in floor area are to be calculated on the estimated cost in accordance with Schedule 3.
- Extension to a dwelling in excess of 60m² in floor area are to be calculated on the estimated cost in accordance with Schedule 3, however the sum of the plan charge and the inspection charge or building notice charge must not be less than £527.66 plus VAT £620.00
- Where an extension or alteration to a dwelling consists of the provision of one or more rooms in a roof space the fees are to be calculated on the estimated cost in accordance with Schedule 3, however the sum of the plan charge and the inspection charge or building notice charge must not be less than £400.00 plus VAT £470.00.



ELECTRICAL SAFETY

- All electrical work in dwellings is required to meet the requirements of Part P (Electrical Safety) and must be designed, installed, inspected and tested by a person competent to do so.
Electrical work in connection with extensions to dwellings and new dwellings; if you are using an electrician/installer/contractor that is a member of the 'Competent Person Scheme' or is suitably qualified to sign an BS7671 certificate the fee is included in the overall charge. If the electrical work is to be carried out by DIY or non-qualified person an additional charge calculated on the estimated cost in accordance with Schedule 3 is payable to the Local Authority to inspect and certify the electrical installation.
For other notifiable electrical works (see guidance leaflet on Electrical Safety), when the work is to be carried out by a qualified person, DIY or non-qualified person the charge payable is calculated on the estimated cost in accordance with Schedule 3.
- Installation of cavity fill insulation in accordance with Part G3 of Schedule 1 to the Principal Regulations. Where the installation is not part of a larger project and where the authority carries out an inspection are to be calculated on the estimated cost in accordance with Schedule 3.
- Full plans submission for work costing less than £5,000 and for the erection or extension of a detached or attached garage having a floor area not exceeding 40m² must be accompanied by the total fee at the time of deposit. The plan fee for work costing more than £5,000 is 25% of the total fee. This must be deposited with Full Plans submissions the inspection fee is 75% of the total fee and an invoice for the appropriate amount will be sent after the first inspection of work has



Schedule 1: FEES FOR SMALL DOMESTIC BUILDINGS

NUMBER OF DWELLINGS [1]	PLAN FEE						INSPECTION FEE							
	NET FEE		V.A.T	GROSS FEE		ADDITIONAL CHARGE	NET FEE		V.A.T	GROSS FEE		ADDITIONAL CHARGE		
	[2]		[3]						[4]		[5]			
1	150	26.25	176.25	ADDITIONAL CHARGE FOR EACH DWELLING ABOVE THE MINIMUM NUMBER IN THE BAND IN COLUMN [1]	377	65.98	442.98	75.00	13.13	88.13	ADDITIONAL CHARGE FOR EACH DWELLING ABOVE THE MINIMUM NUMBER IN THE BAND IN COLUMN [1]			
2	205	35.88	240.88									522	91.35	613.35
3	270	47.25	317.25									663	116.03	779.03
4	335	58.63	393.63									766	134.05	900.05
5	405	70.88	475.88									848	148.40	996.40
6	475	83.13	558.13									953	166.78	1,119.78
7	495	86.63	581.63									1,018	178.15	1,196.15
8	515	90.13	605.13									1,187	207.73	1,394.73
9	535	93.63	628.63									1,356	237.30	1,593.30
10	540	94.50	634.50									1,541	269.68	1,810.68
11	545	95.38	640.38									1,688	295.40	1,983.40
12	550	96.25	646.25									1,834	320.95	2,154.95
13	555	97.13	652.13									1,982	346.85	2,328.85
14	560	98.00	658.00									2,103	368.03	2,471.03
15	565	98.88	663.88									2,249	393.58	2,642.58
16	570	99.75	669.75									2,395	419.13	2,814.13
17	575	100.63	675.63									2,541	444.68	2,985.68
18	580	101.50	681.50									2,623	459.03	3,082.03
19	585	102.38	687.38									2,800	490.00	3,290.00
20	590	103.25	693.25									2,944	515.20	3,459.20
21	600	105.00	705.00									3,011	526.93	3,537.93
22	610	106.75	716.75									3,113	544.78	3,657.78
23	620	108.50	728.50									3,215	562.63	3,777.63
24	630	110.25	740.25									3,317	580.48	3,897.48
25	640	112.00	752.00									3,420	598.50	4,018.50
26	650	113.75	763.75									3,522	616.35	4,240.35
27	660	115.50	775.50									3,624	634.20	4,258.20
28	670	117.25	787.25									3,726	652.05	4,378.05
29	680	119.00	799.00									3,828	669.90	4,497.90
30	690	120.75	810.75									NET	3,885	679.88
31 and over	700	122.50	822.50	5.00	0.88	5.88	3,940	689.50	4,629.50	75.00	13.13	88.13		

Schedule 2: FEES FOR CERTAIN SMALL BUILDING, EXTENSIONS AND ALTERATIONS

TYPE OF WORK	PLAN FEE			INSPECTION FEE			BUILDING NOTICE		
	NET FEE £	V.A.T. £	GROSS FEE £	NET FEE £	V.A.T. £	GROSS FEE £	NET FEE £	V.A.T. £	GROSS FEE £
1. Erection or extension of a detached or attached building which consists of a garage or carport or both having a floor area not exceeding 40m² in total and intended to be used in common with an existing building, and which is not an exempt building.	119.15	20.85	140.00	Included in plan fee	Included in plan fee	Included in plan fee	119.15	20.85	140.00
2. Erection or extension of a detached or attached building which consists of a garage or carport or both having a floor area exceeding 40m² but does not exceed 60m² in total and intended to be used in common with an existing building, and which is not an exempt building.	119.15	20.85	140.00	153.19	26.81	180.00	272.34	47.66	320.00
3. Any extension of a dwelling the total floor area of which does not exceed 10m² including means of access and work in connection with that extension.	119.15	20.85	140.00	153.19	26.81	180.00	272.34	47.66	320.00
4. Any extension of a dwelling the total floor area of which exceeds 10m², but does not exceed 40m², including means of access and work in connection with that extension.	119.15	20.85	140.00	280.85	49.15	330.00	400.00	70.00	470.00
5. Any extension of a dwelling the total floor area of which exceeds 40m², but does not exceed 60m², including means of access and work in connection with that extension.	119.15	20.85	140.00	405.51	71.49	480.00	527.66	92.34	620.00

Schedule 3: FEES FOR OTHER WORK

ESTIMATED COST OF WORK £	PLAN FEE			INSPECTION FEE			BUILDING NOTICE		
	Net Fee £	V.A.T. £	Gross Fee £	Net Fee £	V.A.T. £	Gross Fee £	Net Fee £	V.A.T. £	Gross Fee £
0 - 2,000	100.00	17.50	117.50	included in plan fee	included in plan fee	included in plan fee	100.00	17.50	117.50
2,001 - 5,000	165.00	28.88	193.88	130.50	22.84	153.34	165.00	28.88	193.88
5,001 - 6,000	43.50	7.61	51.11	137.25	24.02	161.27	174.00	30.45	204.45
6,001 - 7,000	45.75	8.01	53.76	144.00	25.20	169.20	183.00	32.03	215.03
7,001 - 8,000	48.00	8.40	56.40	150.75	26.38	177.13	192.00	33.60	225.60
8,001 - 9,000	50.25	8.79	59.04	157.50	27.56	185.06	201.00	35.18	236.18
9,001 - 10,000	52.50	9.19	61.69	164.25	28.74	192.99	210.00	36.75	246.75
10,001 - 11,000	54.75	9.58	64.33	171.00	29.93	200.93	219.00	38.33	257.33
11,001 - 12,000	57.00	9.98	66.98	177.75	31.11	208.86	228.00	39.90	267.90
12,001 - 13,000	59.25	10.37	69.62	184.50	32.29	216.79	237.00	41.48	278.48
13,001 - 14,000	61.50	10.76	72.26	191.25	33.47	224.72	246.00	43.05	289.05
14,001 - 15,000	63.75	11.16	74.91	198.00	34.65	232.65	255.00	44.63	299.63
15,001 - 16,000	66.00	11.55	77.55	204.75	35.83	240.58	264.00	46.20	310.20
16,001 - 17,000	68.25	11.94	80.19	211.50	37.01	248.51	273.00	47.78	320.78
17,001 - 18,000	70.50	12.34	82.84	218.25	38.19	256.44	282.00	49.35	331.35
18,001 - 19,000	72.75	12.73	85.48	225.00	39.38	264.38	291.00	50.93	341.93
19,001 - 20,000	75.00	13.13	88.13				300.00	52.50	352.50
20,001 - 100,000	Add £2.35 incl V.A.T. for each £1,000 (or part thereof) over £20,000 up to £100,000.			Add £7.05 incl V.A.T. for each £1,000 (or part thereof) over £20,000 up to £100,000.			Add £9.40 incl V.A.T. for each £1,000 (or part thereof) over £20,000 up to £100,000.		
100,000	235.00	41.13	276.13	705.00	123.38	828.32	940.00	164.50	1,104.50
100,000 - 1m	Add £1.03 incl V.A.T. for each £1,000 (or part thereof) over £100,000 up to £1m			Add £3.08 incl V.A.T. for each £1,000 (or part thereof) over £100,000 up to £1m.			Add £4.11 incl V.A.T. for each £1,000 (or part thereof) over £100,000 up to £1m.		
1m	1,022.50	178.94	1,201.44	3,067.50	536.81	3,604.31	4,090.00	715.75	4,805.75
1m - 10m	Add £0.81 incl V.A.T. for each £1,000 (or part thereof) over £1m up to £10m.			Add £2.42 incl V.A.T. for each £1,000 (or part thereof) over £1m up to £10m.			Add £3.23 incl V.A.T. for each £1,000 (or part thereof) over £1m up to £10m.		
10m	7,210.00	1,261.75	8,471.75	21,630.00	3,785.25	25,415.25	28,840.00	5,047.00	33,887.00
Over 10m	Add £0.59 incl V.A.T. for each £1,000 (or part thereof) over £10m.			Add £1.76 incl V.A.T. for each £1,000 (or part thereof) over £10m.			Add £2.35 incl V.A.T. for each £1,000 (or part thereof) over £10m.		