

NORTH YORKSHIRE BUILDING CONTROL

(inc Hambleton, Richmondshire, Ryedale, Scarborough & Selby Councils Building Control)

GUIDANCE NOTE ON CHARGES

The Building Act 1984
The Building (L.A Charges)
Regulations 2010
Operative 1 September 2011

Explanatory Notes

Before you build, extend or convert your property, your agent must advise your local authority either by submitting Full Plans or a Building Notice. The charge payable depends on the type of work, the number of dwellings or number of storeys. The following tables may be used in conjunction with the current Charge Regulations to calculate the amount. If you have difficulty in calculating the charge please contact us on 01347 822703. **Please make cheques payable to North Yorkshire Building Control.**

Note: from 1 January 2009 a charge of £50.00 plus VAT (£60.00) will be made for applications that are withdrawn or returned.

Full Plans You will pay a plan charge at the time of submission to cover the approval or rejection. For most types of Full Plans submissions, an inspection charge covering all site visits will be payable following the first inspection.

Building Notice The appropriate Building Notice charge is payable at the time of submission and covers all necessary checks and site visits. The charge is equivalent to the sum of the relevant plan charge and inspection charge.

Regularisation Certificate In respect of unauthorised building work, commenced on or after 11 November 1985, you will pay a Regularisation charge to cover the cost of assessing your application and all inspections. The charge is equivalent to the Building Notice charge (ex VAT) plus 50%.

With the exception of the Regularisation charge, all local authority charges are subject to VAT at the appropriate rate.

For Schedule 1 work (consists of 3 or more dwellings) or Schedule 3 work (costing more than £50,000) discounts may be applicable. Contact Building Control on 01347 822703 who will provide you with a quotation.

Schedule 1 Charges for small domestic buildings eg new dwelling houses and flats. Applicable where the total internal floor area of each dwelling, excluding any garage or carport does not exceed 300m² and the building has no more than three storeys, each basement level being counted as one storey. In any other case, Schedule 3 applies.

Schedule 2 Where work comprises of single / two or more storey extensions, domestic garages, loft conversions, re-roofing, replacement windows and electrical installations.

Schedule 3 Applicable to all other building work not covered by Schedules 1 or 2. Total estimated cost means an estimate accepted by the local authority of a reasonable cost that would be charged by a person in business to carry out the work shown or described in the application excluding VAT. Where the charge is based on total estimated cost of the work a reasonable estimate will be required, which must be deposited with the application. In cases where the local authority considers an estimate to be unreasonable, or where no estimate or charge is supplied, the Partnership is authorised to treat plans as if they had not been deposited.

Electrical Installations - if you are using an electrical installer who is a member of the 'Competent Persons Scheme' no application is required to the local authority. Notification of compliance will be given to the local authority automatically. Members of the approved scheme include NICEIC, NAPIT, BSI, ELECSA.

For **electrical work ONLY** - If you are using a Registered Electrician who can sign a BS7671 Certificate you will need to submit a Building Regulations Application to the local authority who will inspect the work at First Fix. The Registered Electrician will then certify the work and supply a copy of the Certificate to the local authority. **Note** a charge will be required. The charge for this will be Schedule 2 (9)(b). No additional charge is required if the electrical work is part of other work such as an extension, loft conversion, new building etc.

If the person carrying out the electrical works is neither a member of the 'Competent Person Scheme' or a Registered Electrician you can either engage a 'Competent Person' who will inspect, test and certify the installation on your behalf or alternatively you will need to submit a Building Regulation Application and the local authority will engage a 'Competent Person' to inspect, test and certify the work. A charge will be required for this work (see Page 3 (9a)). Note - if the required electrical work is part of other work such as an extension, loft conversion, new building etc then an additional charge will be required.

Exemptions/reductions in charges: Where plans have been either approved or rejected no further plan charge is payable on resubmission for the same work.

Works to provide access and/or facilities for disabled people to existing dwellings and buildings to which the public have access are exempt from charges. In these regulations 'disabled person' means a person who is within certain of the descriptions of persons to whom section 29(1) of the National Assistance Act 1948 applies and as by Section 8 (2) of the Mental Health Act 1959.

NOTE Charges have been calculated on a set number of inspections being undertaken (except for enforcement). Should there be a need for additional inspections the Partnership may recover the additional costs.

Schedule 1: Charges for small domestic buildings

Number of Dwellings	FULL PLANS SUBMISSIONS						BUILDING NOTICES	
	Plan Charge		Inspection Charge		5% Discount when full charge paid on deposit		Building Notice Charge	
	FEE £	Total inc VAT	FEE £	Total inc VAT	FEE £	Total inc VAT	FEE £	Total inc VAT
1	198.69	238.43	338.81	406.57	510.63	612.76	537.50	645.00
2	248.33	298.00	504.17	605.00	714.88	857.86	752.50	903.00
3	298.37	358.04	679.88	815.86	929.34	1,115.21	978.25	1,173.90
4	348.50	418.20	874.31	1,049.17	1,161.67	1,394.00	1,222.81	1,467.37
5	396.19	475.43	1,071.18	1,285.42	1,394.00	1,672.80	1,467.37	1,760.85
	For each dwelling in excess of 5 add £36.00 excluding VAT		For dwelling in excess of 5 add £144.00 excluding VAT		For dwellings in excess of 5 add £171.00 excluding VAT and inc 5% discount		For dwellings in excess of 5 add £180.00 excluding VAT	

NOTE: For developments of three or more dwellings discounts may apply. For further information please contact Building Control - details on page 1.

Schedule 2: Charges for certain small buildings, extensions

Type of Work	FULL PLANS SUBMISSIONS						BUILDING NOTICES	
	Plan Charge		Inspection Charge		5% Discount when full charge paid on deposit		Building Notice Charge	
	FEE £	Total inc VAT	FEE £	Total inc VAT	FEE £	Total inc VAT	FEE £	Total inc VAT
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 60m ² in total and intended to be used in common with an existing building, and which is not an exempt building.	285.00 inc 5% discount	342.00 inc 5% discount	included in plan charge	included in plan charge	—	—	300.00	360.00
2) Single storey extension with a floor area not exceeding 60m ²	380.00 inc 5% discount	456.00 inc 5% discount	included in plan charge	included in plan charge	—	—	400.00	480.00
3) Two or more storey extension to a dwelling with a floor area not exceeding 60m.	174.80	209.76	262.20	314.64	415.15	498.18	437.00	524.40
4) Any extension to a dwelling the total floor area of which exceeds 60m .	190.00	228.00	285.00	342.00	451.25	541.50	475.00	570.00

Schedule 2: Charges for certain small buildings and extensions

FULL PLANS SUBMISSIONS							BUILDING NOTICES	
Type of Work	Plan Charge		Inspection Charge		5% Discount when full charge paid on deposit		Building Notice Charge	
	FEE £	Total inc VAT	FEE £	Total inc VAT	FEE £	Total inc VAT	FEE £	Total inc VAT
5) Any extension or alteration of an existing dwelling consisting of the provision of one or more rooms in the roof space, including means of escape.	150.00	180.00	225.00	270.00	356.25	427.50	375.00	450.00
6) Single storey domestic barn conversion to residential accommodation.	244.80	293.76	367.20	440.64	581.40	697.68	612.00	734.40
7) Two storey domestic barn conversion to residential accommodation	270.00	324.00	405.00	486.00	641.25	769.50	675.00	810.00
8) Replacement Windows - Installation of one or more windows or doors							87.50	105.00
9) Re-roofing domestic dwelling (leaving existing timber structure)							87.50	105.00
10) Electrical Installations -								
a) Where the installer is not a member of the 'Competent Persons Scheme' or a Registered Electrician.							290.00	348.00
b) Where the work applies ONLY to an electrical installation and the installer is a Registered Electrician who can sign a BS7671 Certificate.							87.50	105.00
11) Alternative Energy Sources (small scale solar panels, heat pumps, wind generators etc)							87.50	105.00

NOTE: A 5% discount is applicable on full plans applications if the plan and inspection charges are made at the time of deposit of the application.

Footnotes

1 Detached garages and carports having an internal floor area not exceeding 30m are "exempt buildings" providing in the case of a garage it is sited not less than one metre from all boundaries or alternatively it is constructed substantially of non-combustible materials. Extensions comprising a carport must be open on at least two sides.

Schedule 3: FEES FOR OTHER WORK

Estimated cost of work

	FULL PLANS SUBMISSION						BUILDING NOTICE	
	Plan Fee		Inspection Fee		5% Discount when full charge paid on deposit		Building Notice Charge	
£	FEE £	Total inc VAT	FEE £	Total inc VAT	FEE £	Total inc VAT	FEE £	Total inc VAT
0 – 2,000	118.75	142.50	inc 5%	discount	—	—	125.00	150.00
2001 – 5,000	153.90	184.68	inc 5%	discount	—	—	162.00	194.40
5001 – 10,000	100.00	120.00	112.50	135.00	201.87	242.24	212.50	255.00
10,001 – 20,000	100.00	120.00	225.00	270.00	308.75	370.50	325.00	390.00
20,001 – 30,000	150.00	180.00	262.50	315.00	330.00	396.00	412.50	495.00
30,001 – 40,000	200.00	240.00	300.00	360.00	475.00	570.00	500.00	600.00
40,001 – 50,000	200.00	240.00	375.00	450.00	546.25	655.50	575.00	690.00

NOTE: For developments in excess of £50,000 please contact Building Control - details on Page 1.

Where an applicant / agent wishes to deposit a full plans application in either Schedule 1, 2 or 3 (estimated cost up to £50,000) a 5% discount can be applied if both plan and inspection charge are paid at the time of deposit. For works over £50,000 discounts will be by negotiation.

Footnotes

2 Full Plans submissions for work costing less than £5,000 must be accompanied by the total charge at the time of deposit. The plan charge for work costing more than £5,000 is as set out in Schedule 3. This charge must be deposited with the Full Plans submission and discounts have been applied. For projects over £5,000 the inspection charge will be invoiced for the appropriate amount which will be sent after the first inspection of work has been made.

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Operative 1 January 2011 -
31 March 2011

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Schedule 2 Where work comprises of single / two or more storey extensions, domestic garages, loft conversions, re-roofing, replacement windows and electrical installations.

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Schedule 1: Charges for small domestic buildings

Number of Dwellings	FULL PLANS SUBMISSIONS						BUILDING NOTICES	
	Plan Charge		Inspection Charge		5% Discount when full charge paid on deposit		Building Notice Charge	
	FEE £	Total inc VAT	FEE £	Total inc VAT	FEE £	Total inc VAT	FEE £	Total inc VAT
1	192.00	230.40	324.00	388.80	490.21	588.25	516.00	619.20
2	240.00	288.00	482.40	578.88	686.28	823.54	722.40	866.88
3	288.00	345.60	651.12	781.34	892.16	1,070.59	939.12	1,126.94
4	336.00	403.20	837.90	1,005.48	1,115.20	1,338.24	1,173.90	1,408.68
5	384.00	460.80	1,024.68	1,229.62	1,338.25	1,605.90	1,408.68	1,690.42
	For each dwelling in excess of 5 add £35.20 excluding VAT		For dwelling in excess of 5 add £140.80 excluding VAT		For dwellings in excess of 5 add £167.20 excluding VAT and inc 5% discount		For dwellings in excess of 5 add £176.00 excluding VAT	

NOTE: For developments of three or more dwellings discounts may apply. For further information please contact Building Control - details on page 1.

Schedule 2: Charges for certain small buildings, extensions

Type of Work	FULL PLANS SUBMISSIONS						BUILDING NOTICES	
	Plan Charge		Inspection Charge		5% Discount when full charge paid on deposit		Building Notice Charge	
	FEE £	Total inc VAT	FEE £	Total inc VAT	FEE £	Total inc VAT	FEE £	Total inc VAT
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 60m ² in total and intended to be used in common with an existing building, and which is not an exempt building.	273.60 inc 5% discount	328.32 inc 5% discount	included in plan charge	included in plan charge	—	—	288.00	345.60
2) Single storey extension with a floor area not exceeding 60m ²	364.80 inc 5% discount	437.76 inc 5% discount	included in plan charge	included in plan charge	—	—	384.00	460.80
3) Two or more storey extension to a dwelling with a floor area not exceeding 60m.	168.00	201.60	252.00	302.40	399.00	478.80	420.00	504.00
4) Any extension to a dwelling the total floor area of which exceeds 60m .	182.40	218.88	273.60	328.32	433.20	519.84	456.00	547.20

Schedule 2: Charges for certain small buildings and extensions

Type of Work	FULL PLANS SUBMISSIONS						BUILDING NOTICES	
	Plan Charge		Inspection Charge		5% Discount when full charge paid on deposit		Building Notice Charge	
	FEE £	Total inc VAT	FEE £	Total inc VAT	FEE £	Total inc VAT	FEE £	Total inc VAT
5) Any extension or alteration of an existing dwelling consisting of the provision of one or more rooms in the roof space, including means of escape.	144.00	172.80	216.00	259.20	342.00	410.40	360.00	432.00
6) Single storey domestic barn conversion to residential accommodation.	235.20	282.24	352.80	423.36	558.60	670.32	588.00	705.60
7) Two storey domestic barn conversion to residential accommodation	259.20	311.04	388.80	466.56	615.60	738.72	648.00	777.60
8) Replacement Windows - Installation of one or more windows or doors							84.00	100.80
9) Re-roofing domestic dwelling (leaving existing timber structure)							84.00	100.80
10) Electrical Installations -								
a) Where the installer is not a member of the 'Competent Persons Scheme' or a Registered Electrician.							278.00	333.60
b) Where the work applies ONLY to an electrical installation and the installer is a Registered Electrician who can sign a BS7671 Certificate.							84.00	100.80
11) Alternative Energy Sources (small scale solar panels, heat pumps, wind generators etc)							84.00	100.80

NOTE: A 5% discount is applicable on full plans applications if the plan and inspection charges are made at the time of deposit of the application.

Footnotes

1 Detached garages and carports having an internal floor area not exceeding 30m are "exempt buildings" providing in the case of a garage it is sited not less than one metre from all boundaries or alternatively it is constructed substantially of non-combustible materials. Extensions comprising a carport must be open on at least two sides.

Schedule 3: FEES FOR OTHER WORK

Estimated cost of work

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	Plan Fee		Inspection Fee		5% Discount when full charge paid on deposit		Building Notice Charge	
	FEE £	Total inc VAT	FEE £	Total inc VAT	FEE £	Total inc VAT	FEE £	Total inc VAT
0 – 2,000	114.00	136.80	inc 5%	discount	—	—	120.00	144.00
2001 – 5,000	148.20	177.84	inc 5%	discount	—	—	156.00	187.20
5001 – 10,000	96.00	115.20	108.00	129.60	193.80	232.56	204.00	244.80
10,001 – 20,000	96.00	115.20	216.00	259.20	296.40	355.68	312.00	374.40
20,001 – 30,000	144.00	172.80	252.00	302.40	376.20	451.44	396.00	475.20
30,001 – 40,000	192.00	230.40	288.00	345.60	456.00	547.20	480.00	576.00
40,001 – 50,000	192.00	230.40	360.00	432.00	524.40	629.28	552.00	662.40

NOTE: For developments in excess of £50,000 please contact Building Control - details on Page 1.

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Footnotes

2 Full Plans submissions for work costing less than £5,000 must be accompanied by the total charge at the time of deposit. The plan charge for work costing more than £5,000 is as set out in Schedule 3. This charge must be deposited with the Full Plans submission and discounts have been applied. For projects over £5,000 the inspection charge will be invoiced for the appropriate amount which will be sent after the first inspection of work has been made.