



# Ryedale District Council

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**REPORT TO:** North Yorkshire Building Control Partnership Board

**DATE:** 16 December 2009

**REPORTING OFFICER:** Les Chapman  
Head of Building Control

**SUBJECT:** Proposed Increase In Charges

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## 1.0 PURPOSE OF REPORT

- 1.1 To revise the Building Regulation Charges for the Building Control Partnership for the financial year 2010/11.

## 2.0 RECOMMENDATIONS

The scale of charges as set out in Appendix 1 is adopted with effect from 1 April 2010

## 3.0 BACKGROUND

- 3.1 Members will be aware that in April 1999 changes to the Building (Local Authority charges) Regulation 1998 required each Authority to establish charges to recover cost for the delivery of their Building Regulation service and in accordance with CIPFA guidance.
- 3.2 Members will also be aware that when setting the charges for the current year the level of increase reflected the Board's aspirations to achieve a balanced budget in 2010/11 and thereafter returning a surplus.
- 3.3 The proposed Budget for 2010/11 is based on a 4% increase in charges and 3% growth. This is in line with the recovery plan agreed by the Partnership Board in February this year.
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## **4.0 POLICY CONTEXT**

- 4.1** This policy will have an effect on the implementation of the North Yorkshire Building Control Partnership's Business Plan.

## **5.0 REPORT**

- 5.1** In the proposed charges as set out in Appendix 1, there is an increase of 4% on the base charge. This figure has been rounded to the nearest whole pound for convenience.
- 5.2** In Schedule 1 the first five dwellings have been increased by 4% rounded to the nearest whole pound with the cost of applications for between five and twenty remaining unchanged and the cost of applications above twenty increased by £14 including VAT per dwelling. The increase has been placed on the inspection charge leaving the deposit charge unchanged.
- 5.3** It is proposed that charges in Schedule 2, domestic extensions etc, are increased by 4% rounded to the nearest whole pound. An additional category for extensions exceeding 60 square metres has been introduced to simplify the charging procedure for applicants. The split between the deposit charge and the inspection charge has been changed to increase the deposit charge which will improve cash flow and also reduce the potential impact on budget should the proposed changes to the Fee Regulations become effective whereby restrictions on the use of Building Notices will have a significant impact on income. It is proposed in "The Future of Building Control" that the majority of plans must be deposited through the Full Plans procedure. This requires a deposit charge to be submitted with the application and an inspection charge to be issued when work commences. Building Notices require all fees to be paid at the time of deposit. The current ratio of Full Plans to Building Notices is approximately 45 to 55% respectively. Members will be aware that any change to these regulations will have an impact on the Partnership's cash flow.
- 5.4** The charge within Schedule 3 will remain unchanged as the level of charge fluctuates with the estimated cost of work. However, it is proposed that the banding be amended by the deletion of the zero to £1000 range and that estimated costs between £5,000 and £50,000 are ranged in five thousand pound bands. Estimates of costs in excess of £50,000 are to be referred to Senior Officers to determine discounts

## **6 FINANCIAL IMPLICATIONS**

- 6.1** It is anticipated that by adopting these revised charges the overall impact on the Budget will be an increase of approximately £60,000, which has been accounted for in the proposed budget for 2010/11.

## **7 LEGAL IMPLICATIONS**

- 7.1** The Board are required to publish Building Control Charges.

## **8 RISK ASSESSMENT**

- 8.1** By not increasing the scale of charges there is a possibility that the Partnership will not be able to achieve its proposed income therefore increasing its deficit and extending the period of recovery, which will impact on future investment and service delivery.

## **9 CONCLUSION**

It is essential that the charges are set at an appropriate level and within the guidelines of the LGA Model Scheme of Charges to deliver locally accountable building control services, whilst remaining competitive against charges set by Approved Inspectors.

**Background Papers:** The Budget Report February 2009.

### **OFFICER CONTACT:**

Please contact Les Chapman, Head of Building Control if you require any further information on the contents of this report. The officer can be contacted on 01347 825760, or at [les.chapman@nybcp.org](mailto:les.chapman@nybcp.org).

# NORTH YORKSHIRE BUILDING CONTROL

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

## GUIDANCE NOTE ON CHARGES

APPENDIX 1

NEW CHARGE

The Building Act 1984  
The Building (L.A. Charges)  
Regulations 1998  
Operative 1 April 2010

### Explanatory Notes

Before you build, extend or convert, you or 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 in a building and the total floor area. 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 £40.00 plus VAT (£47.00) 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 20%.

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 the Building Control Manager on 01347 822703.

**Schedule 1** Charges for small domestic buildings eg certain new dwelling houses and flats. Applicable where the total internal floor area of each dwelling, excluding any garage or carport does not exceed 300m<sup>2</sup> 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 more than one domestic extension the total internal floor areas of all storeys of all the extensions shown on the application may be added together to determine the relevant charge. If the extension(s) exceed 60m<sup>2</sup> or three storeys in height then Schedule 3 applies - refer footnotes.

**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 (8)(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. **Note** a charge will be required (see Page 3 (8a)). 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.

These notes are for guidance only and do not substitute for Statutory Instrument 1998 No.3129 which contains the full statement of the law.

### Schedule 1: Charges for small domestic buildings

Number of Dwellings	FULL PLANS SUBMISSIONS						BUILDING NOTICES		
	Plan Charge			Inspection Charge			Building Notice Charge		
	FEE £	VAT £	Total	FEE £	VAT £	Total	FEE £	VAT £	Total
1	140.00	24.50	164.50	373.50	65.36	438.86	513.50	89.86	603.36
2	195.00	34.13	229.13	527.00	92.23	619.23	722.00	126.36	848.36
3	260.00	45.50	305.50	670.12	117.27	787.39	930.12	162.77	1092.89
4	320.00	56.00	376.00	803.05	140.53	943.58	1,123.05	196.53	1,319.58
5	380.00	66.50	446.50	945.95	165.54	1,111.49	1,325.95	232.04	1,557.99
6	450.00	78.75	528.75	1,005.65	175.99	1,181.64	1,455.65	254.74	1,710.39
7	465.00	81.38	546.38	1,141.96	199.84	1,341.80	1,606.96	281.22	1,888.18
8	480.00	84.00	564.00	1,277.39	223.54	1,500.93	1,757.39	307.54	2,064.93
9	495.00	86.63	581.63	1,413.70	247.40	1,661.10	1,908.70	334.02	2,242.72
10	510.00	89.25	599.25	1,590.87	278.40	1,869.27	2,100.87	367.65	2,468.52
11	515.00	90.13	605.13	1,725.87	302.03	2,027.90	2,240.87	392.15	2,633.02
12	520.00	91.00	611.00	1,861.74	325.80	2,187.54	2,381.74	416.80	2,798.54
13	525.00	91.88	616.88	2,007.17	351.25	2,358.42	2,532.17	443.13	2,975.30
14	530.00	92.75	622.75	2,143.04	375.03	2,518.07	2,673.04	467.78	3,140.82
15	535.00	93.63	628.63	2,278.04	398.65	2,676.69	2,813.04	492.28	3,305.32
16	540.00	94.50	634.50	2,413.91	422.43	2,836.34	2,953.91	516.93	3,470.84
17	545.00	95.38	640.38	2,548.91	460.06	2,994.97	3,093.91	541.43	3,635.34
18	550.00	96.25	646.25	2,684.78	469.84	3,154.62	3,234.78	566.09	3,800.87
19	555.00	97.13	652.13	2,819.78	493.46	3,313.24	3,374.78	590.59	3,965.37
20	560.00	98.00	658.00	2,954.78	517.09	3,471.87	3,514.78	615.09	4,129.87
	For each dwelling in excess of 20 add £5.88 inclusive of VAT			For dwellings in excess of 20 add £134.12 inc VAT			For dwellings in excess of 20 add £140.00 inc 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 and alterations

Type of Work	FULL PLANS SUBMISSIONS				BUILDING NOTICES	
	Plan Charge		Inspection Charge		Building Notice Charge	
	Exc VAT £	Inc VAT £	Exc VAT £	Inc VAT £	Exc VAT £	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 40m in total and intended to be used in common with an existing building, and which is not an exempt building.	132.77	156.00	included in plan charge	included in plan charge	132.77	156.00
2) Erection or extension of a detached or attached building which consists of a garage or carport or both having a floor area exceeding 40m but does not exceed 60m in total and intended to be used in common with an existing building, and which is not an exempt building.	265.54	312.00	included in plan charge	included in plan charge	265.54	312.00
						<b>Cont'd</b>

## Schedule 2: Charges for certain small buildings and extensions

Type of Work	FULL PLANS SUBMISSIONS				BUILDING NOTICES	
	Plan Charge		Inspection Charge		Building Notice Charge	
	Exc VAT £	Inc VAT £	Exc VAT £	Inc VAT £	Exc VAT £	Inc VAT £
3) Any extension of a dwelling the total floor area of which does not exceed 10m <sup>2</sup> including means of access and work in connection with that extension.	265.54	312.00	included in plan charge	included in plan charge	265.54	312.00
4) Any extension of a dwelling the total floor area of which exceeds 10m <sup>2</sup> but does not exceed 40m <sup>2</sup> including means of access and work in connection with that extension.	170.22	200.00	223.83	263.00	394.04	463.00
5) Any extension of a dwelling the total floor area of which exceeds 40m <sup>2</sup> but does not exceed 60m <sup>2</sup> including means of access and work in connection with that extension.	170.22	200.00	342.98	403.00	513.19	603.00
6) Any extension of a dwelling the total floor area of which exceeds 60m <sup>2</sup> including means of access and work in connection with that extension.	170.22	200.00	385.53	453.00	555.75	653.00
7) Any extension or alteration of an existing dwelling consisting of the provision of one or more rooms in the roof space, including means of access.	170.22	200.00	223.83	263.00	394.04	463.00
8) Replacement Windows -						
Installation of one window or door					45.11	53.00
Installation of more than one window/door					68.09	80.00
9) Electrical Installations -						
a) Where the installer is not a member of the 'Competent Persons Scheme' or a Registered Electrician.					261.28	307.00
b) Where the work applies ONLY to an electrical installation and the installer is a Registered Electrician who can sign a BS7671 Certificate.					68.09	80.00
10) Alternative Energy Sources (small scale solar panels, heat pumps, wind generators etc)					68.09	80.00

**Schedule 3: FEES FOR OTHER WORK - estimated cost of work**

£	Plan Fee			Inspection Fee			Building Notice		
	Net Fee £	VAT £	Gross Fee £	Net Fee £	VAT £	Gross Fee £	Net Fee £	VAT £	Gross Fee £
0 - 2000	110	19.25	129.25	—	—	—	110.00	19.25	129.25
2001 - 5000	165	28.88	193.88	—	—	—	165.00	28.88	193.88
5001 - 10,000	52.50	9.19	61.69	157.50	27.56	185.06	210.00	36.75	246.75
10,001 - 15,000	63.75	11.16	74.91	191.25	33.47	224.72	255.00	44.63	299.63
15,001 - 20,000	75.00	13.13	88.13	225.00	39.38	264.38	300.00	52.50	352.50
20,001 - 25,000	85.00	14.88	99.88	255.00	44.63	299.63	340.00	59.50	399.50
25,001 - 30,000	95.00	16.63	111.63	285.00	49.87	334.87	380.00	66.50	446.50
30,001 - 35,000	105.00	18.38	123.38	315.00	55.12	370.13	420.00	73.50	493.50
35,001 - 40,000	115.00	20.13	135.13	345.00	60.37	405.38	460.00	80.50	540.50
40,001 - 45,000	125.00	21.88	146.87	375.00	65.62	440.63	500.00	87.50	587.50
45,001 - 50,000	135.00	23.63	158.63	405.00	70.87	475.88	540.00	94.50	634.50
50,001 - 100,000	<i>Add £2.00 ex VAT for each £1000 (or part thereof) over £25,000 up to £100,000</i>			<i>Add £6.00 ex VAT for each £1000 (or part thereof) over £25,000 up to £100,000</i>			<i>Add £8.00 ex VAT for each £1000 (or part thereof) over £25,000 up to £100,000</i>		
100,000	235.00	41.13	276.13	705.00	123.38	828.38	940.00	164.50	1,104.50
100,000 - 1m	<i>Add £0.88 ex VAT for each £1000 (or part thereof) over £100,000 up to £1m</i>			<i>Add £2.62 ex VAT for each £1000 (or part thereof) over £100,000 up to £1m</i>			<i>Add £3.50 ex VAT for each £1000 (or part thereof) over £100,000 up to £1m</i>		
1m	1,027.00	179.73	1,206.73	3,063.00	536.03	3,599.03	4,090.00	715.75	4,805.75
1m-10m	<i>Add £0.69 ex VAT for each £1000 (or part thereof) over £1m up to £10m</i>			<i>Add £2.06 ex VAT for each £1000 (or part thereof) over £1m up to £10m</i>			<i>Add £2.75 ex VAT for each £1000 (or part thereof) over £1m up to £10m</i>		
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	<i>Add £0.50 ex VAT for each £1000 (or part thereof) over £10m</i>			<i>Add £1.50 ex VAT for each £1000 (or part thereof) over £10m</i>			<i>Add £2.00 ex VAT for each £1000 (or part thereof) over £10m</i>		

**NOTE: For developments in excess of £50,000 discounts may apply. For further information please contact Building Control - details on Page 1.**

**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.

**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 submissions. The inspection charge will be invoiced for the appropriate amount which will be sent after the first inspection of work has been made.

## Schedule 3: FEES FOR OTHER WORK

Estimated cost of work

£	Plan Fee			Inspection Fee			Building Notice		
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10,001 – 15,000	63.75	11.16	74.91	191.25	33.47	224.72	255.00	44.63	299.63
15,001 – 20,000	75.00	13.13	88.13	225.00	39.38	264.38	300.00	52.50	352.50
20,001 – 25,000	85.00	14.88	99.88	255.00	44.63	299.63	340.00	59.50	399.50
25,001 – 30,000	95.00	16.63	111.63	285.00	49.87	334.87	380.00	66.50	446.50
30,001 – 35,000	105.00	18.38	123.38	315.00	55.12	370.13	420.00	73.50	493.50
35,001 – 40,000	115.00	20.13	135.13	345.00	60.37	405.38	460.00	80.50	540.50
40,001 – 45,000	125.00	21.88	146.87	375.00	65.62	440.63	500.00	87.50	587.50
45,001 – 50,000	135.00	23.63	158.63	405.00	70.87	475.88	540.00	94.50	634.50

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

## GUIDANCE NOTE ON CHARGES

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2	195.00	34.13	229.13	506.74	88.68	595.42	701.75	122.80	824.55
3	260.00	45.50	305.50	644.35	112.76	757.11	904.35	158.26	1,062.61
4	320.00	56.00	376.00	772.17	135.13	907.30	1,092.17	191.13	1,283.30
5	380.00	66.50	446.50	909.57	159.17	1,068.74	1,289.57	225.67	1,515.24
6	450.00	78.75	528.75	1,005.65	175.99	1,181.64	1,455.65	254.74	1,710.39
7	465.00	81.38	546.38	1,141.96	199.84	1,341.80	1,606.96	281.22	1,888.18
8	480.00	84.00	564.00	1,277.39	223.54	1,500.93	1,757.39	307.54	2,064.93
9	495.00	86.63	581.63	1,413.70	247.40	1,661.10	1,908.70	334.02	2,242.72
10	510.00	89.25	599.25	1,590.87	278.40	1,869.27	2,100.87	367.65	2,468.52
11	515.00	90.13	605.13	1,725.87	302.03	2,027.90	2,240.87	392.15	2,633.02
12	520.00	91.00	611.00	1,861.74	325.80	2,187.54	2,381.74	416.80	2,798.54
13	525.00	91.88	616.88	2,007.17	351.25	2,358.42	2,532.17	443.13	2,975.30
14	530.00	92.75	622.75	2,143.04	375.03	2,518.07	2,673.04	467.78	3,140.82
15	535.00	93.63	628.63	2,278.04	398.65	2,676.69	2,813.04	492.28	3,305.32
16	540.00	94.50	634.50	2,413.91	422.43	2,836.34	2,953.91	516.93	3,470.84
17	545.00	95.38	640.38	2,548.91	460.06	2,994.97	3,093.91	541.43	3,635.34
18	550.00	96.25	646.25	2,684.78	469.84	3,154.62	3,234.78	566.09	3,800.87
19	555.00	97.13	652.13	2,819.78	493.46	3,313.24	3,374.78	590.59	3,965.37
20	560.00	98.00	658.00	2,954.78	517.09	3,471.87	3,514.78	615.09	4,129.87
	For each dwelling in excess of 20 add £5.88 inclusive of VAT			For dwellings in excess of 20 add £122.86 inc VAT			For dwellings in excess of 20 add £128.74 inc 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 and alterations**

Type of Work	FULL PLANS SUBMISSIONS				BUILDING NOTICES	
	Plan Charge		Inspection Charge		Building Notice Charge	
	Exc VAT £	Inc VAT £	Exc VAT £	Inc VAT £	Exc VAT £	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 40m in total and intended to be used in common with an existing building, and which is not an exempt building.	127.83	150.20	included in plan charge	included in plan charge	127.83	150.20
2) Erection or extension of a detached or attached building which consists of a garage or carport or both having a floor area exceeding 40m but does not exceed 60m in total and intended to be used in common with an existing building, and which is not an exempt building.	255.65	300.39	included in plan charge	included in plan charge	255.65	300.39
						Cont'd

## Schedule 2: Charges for certain small buildings and extensions

Type of Work	FULL PLANS SUBMISSIONS				BUILDING NOTICES	
	Plan Charge		Inspection Charge		Building Notice Charge	
	Exc VAT £	Inc VAT £	Exc VAT £	Inc VAT £	Exc VAT £	Inc VAT £
3) Any extension of a dwelling the total floor area of which does not exceed 10m <sup>2</sup> including means of access and work in connection with that extension	255.65	300.39	included in plan charge	included in plan charge	255.65	300.39
4) Any extension of a dwelling the total floor area of which exceeds 10m <sup>2</sup> but does not exceed 40m <sup>2</sup> including means of access and work in connection with that extension.	113.04	132.82	266.09	312.66	379.13	445.48
5) Any extension of a dwelling the total floor area of which exceeds 40m <sup>2</sup> but does not exceed 60m <sup>2</sup> including means of access and work in connection with that extension.	113.04	132.82	380.87	447.52	493.91	580.34
6) Any extension or alteration of an existing dwelling consisting of the provision of one or more rooms in the roof space, including means of access.	113.04	132.82	266.09	312.66	379.13	445.48
7) Replacement Windows -						
Installation of one window or door					39.13	45.98
Installation of more than one window/door					60.00	70.50
8) Electrical Installations -						
a) Where the installer is not a member of the 'Competent Persons Scheme' or a Registered Electrician.					251.30	295.28
b) Where the work applies ONLY to an electrical installation and the installer is a Registered Electrician who can sign a BS7671 Certificate.					60.00	70.50
9) Alternative Energy Sources (small scale solar panels, heat pumps, wind generators etc)					60.00	70.50

### Footnotes

**1** Detached garages and carports having an internal floor area not exceeding 30m<sup>2</sup> 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.

**2** Where an extension to a dwelling, the total floor area of which exceeds 60m<sup>2</sup> including means of access and work in connection with that extension, the charge is based on the estimated cost of the work in accordance with Schedule 3 subject to the sum of the plan charge and the inspection charge or the building notice charge being not less than the charge payable for category 5 in Schedule 2.

<b>Schedule 3: FEES FOR OTHER WORK</b>									
<b>Estimated cost of work</b>	<b>Plan Fee</b>			<b>Inspection Fee</b>			<b>Building Notice</b>		
<b>£</b>	<b>Net Fee</b>	<b>VAT</b>	<b>Gross Fee</b>	<b>Net Fee</b>	<b>VAT</b>	<b>Gross Fee</b>	<b>Net Fee</b>	<b>VAT</b>	<b>Gross Fee</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
0 – 1000	60	10.50	70.50	—	—	—	60.00	10.50	70.50
1001 – 2000	110	19.25	129.25	—	—	—	110.00	19.25	129.25
2001 – 5000	165	28.88	193.88	—	—	—	165.00	28.88	193.88
5001 – 6000	43.50	7.61	51.11	130.50	22.84	153.34	174.00	30.45	204.45
6001 – 7000	45.75	8.01	53.76	137.25	24.02	161.27	183.00	32.03	215.03
7001 – 8000	48.00	8.40	56.40	144.00	25.20	169.20	192.00	33.60	225.60
8001 – 9000	50.25	8.79	59.04	150.75	26.38	177.13	201.00	35.18	236.18
9001 – 10,000	52.50	9.19	61.69	157.50	27.56	185.06	210.00	36.75	246.75
10,001 – 11,000	54.75	9.58	64.33	164.25	28.74	192.99	219.00	38.33	257.33
11,001 – 12,000	57.00	9.98	66.98	171.00	29.93	200.93	228.00	39.90	267.90
12,001 – 13,000	59.25	10.37	69.62	177.75	31.11	208.86	237.00	41.48	278.48
13,001 – 14,000	61.50	10.76	72.26	184.50	32.29	216.79	246.00	43.05	289.05
14,001 – 15,000	63.75	11.16	74.91	191.25	33.47	224.72	255.00	44.63	299.63
15,001 – 16,000	66.00	11.55	77.55	198.00	34.65	232.65	264.00	46.20	310.20
16,001 – 17,000	68.25	11.94	80.19	204.75	35.83	240.58	273.00	47.78	320.78
17,001 – 18,000	70.50	12.34	82.84	211.50	37.01	248.51	282.00	49.35	331.35
18,001 – 19,000	72.75	12.73	85.48	218.25	38.19	256.44	291.00	50.93	341.93
19,001 – 20,000	75.00	13.13	88.13	225.00	39.38	264.38	300.00	52.50	352.50
20,001 – 21,000	77.00	13.48	90.48	231.00	40.43	271.43	308.00	53.90	361.90
21,001 – 22,000	79.00	13.83	92.83	237.00	41.48	278.48	316.00	55.30	371.30
22,001 – 23,000	81.00	14.18	95.18	243.00	42.53	285.53	324.00	56.70	388.70
23,001 – 24,000	83.00	14.53	97.53	249.00	43.58	292.58	332.00	58.10	390.10
24,001 – 25,000	85.00	14.88	99.88	255.00	44.63	299.63	340.00	59.50	399.50
25,001 – 100,000	<i>Add £2.00 ex VAT for each £1000 (or part thereof) over £25,000 up to £100,000</i>			<i>Add £6.00 ex VAT for each £1000 (or part thereof) over £25,000 up to £100,000</i>			<i>Add £8.00 ex VAT for each £1000 (or part thereof) over £25,000 up to £100,000</i>		
100,000	235.00	41.13	276.13	705.00	123.38	828.38	940.00	164.50	1,104.50
100,000 - 1m	<i>Add £0.88 ex VAT for each £1000 (or part thereof) over £100,000 up to £1m</i>			<i>Add £2.62 ex VAT for each £1000 (or part thereof) over £100,000 up to £1m</i>			<i>Add £3.50 ex VAT for each £1000 (or part thereof) over £100,000 up to £1m</i>		
1m	1,027.00	179.73	1,206.73	3,063.00	536.03	3,599.03	4,090.00	715.75	4,805.75
1m-10m	<i>Add £0.69 ex VAT for each £1000 (or part thereof) over £1m up to £10m</i>			<i>Add £2.06 ex VAT for each £1000 (or part thereof) over £1m up to £10m</i>			<i>Add £2.75 ex VAT for each £1000 (or part thereof) over £1m up to £10m</i>		
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	<i>Add £0.50 ex VAT for each £1000 (or part thereof) over £10m</i>			<i>Add £1.50 ex VAT for each £1000 (or part thereof) over £10m</i>			<i>Add £2.00 ex VAT for each £1000 (or part thereof) over £10m</i>		

**NOTE: For developments in excess of £100,000 discounts may apply. For further information please contact Building Control - details on Page 1.**

#### Footnotes

**3** 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 25% of the total charge. This must be deposited with Full Plans submissions. The inspection fee is 75% of the total charge and an invoice for the appropriate amount will be sent after the first inspection of work has been made.