

Appendix 1: Building Control advice fees and charges

Detailed below are the proposed 2018/19 fees and charges for the building control service.

Service		2017/18 Current fee Gross	2017/18 Current fee Net	2018/19 Proposed fee Gross	2018/19 Proposed fee Net	% increase
Dwellings						
Dwelling houses, flats and conversions: one dwelling	Plan Charge	£206.00	£171.67	£213.21	£177.68	3.5%
	Inspection Charge	£503.00	£419.17	£520.61	£433.84	3.5%
	Building Notice Charge	£851.00	£709.17	£880.79	£733.99	3.5%
	Regularisation Charge	£738.00	£738.00	£763.83	£763.83	3.5%
Dwelling houses, flats and conversions: two dwellings	Plan Charge	£279.00	£232.50	£288.77	£240.64	3.5%
	Inspection Charge	£679.00	£565.83	£702.77	£585.64	3.5%
	Building Notice Charge	£1,150.00	£958.33	£1,190.25	£991.88	3.5%
	Regularisation Charge	£997.00	£997.00	£1,031.90	£1,031.90	3.5%
Dwelling houses, flats and conversions: three dwellings	Plan Charge	£336.00	£280.00	£347.76	£289.80	3.5%
	Inspection Charge	£818.00	£681.67	£846.63	£705.53	3.5%
	Building Notice Charge	£1,383.00	£1,152.50	£1,431.41	£1,192.84	3.5%
	Regularisation Charge	£1,201.00	£1,201.00	£1,243.04	£1,243.04	3.5%
Dwelling houses, flats and conversions: four dwellings	Plan Charge	£392.00	£326.67	£405.72	£338.10	3.5%
	Inspection Charge	£955.00	£795.83	£988.43	£823.69	3.5%
	Building Notice Charge	£1,618.00	£1,348.33	£1,674.63	£1,395.53	3.5%
	Regularisation Charge	£1,404.00	£1,404.00	£1,453.14	£1,453.14	3.5%
Dwelling houses, flats and conversions: five dwellings	Plan Charge	£449.00	£374.17	£464.72	£387.26	3.5%
	Inspection Charge	£1,094.00	£911.67	£1,132.29	£943.58	3.5%
	Building Notice Charge	£1,852.00	£1,543.33	£1,916.82	£1,597.35	3.5%
	Regularisation Charge	£1,607.00	£1,607.00	£1,663.25	£1,663.25	3.5%
Dwelling houses, flats and conversions: six dwellings	Plan Charge	£505.00	£420.83	£522.68	£435.56	3.5%
	Inspection Charge	£1,333.00	£1,110.83	£1,379.66	£1,149.71	3.5%
	Building Notice Charge	£2,086.00	£1,738.33	£2,159.01	£1,799.18	3.5%
	Regularisation Charge	£1,810.00	£1,810.00	£1,873.35	£1,873.35	3.5%
Dwelling houses, flats and conversions: seven dwellings	Plan Charge	£562.00	£468.33	£581.67	£484.73	3.5%
	Inspection Charge	£1,372.00	£1,143.33	£1,420.02	£1,183.35	3.5%
	Building Notice Charge	£2,320.00	£1,933.33	£2,401.20	£2,001.00	3.5%

Service		2017/18 Current fee Gross	2017/18 Current fee Net	2018/19 Proposed fee Gross	2018/19 Proposed fee Net	% increase
	Regularisation Charge	£2,014.00	£2,014.00	£2,084.49	£2,084.49	3.5%
Dwelling houses, flats and conversions: eight dwellings	Plan Charge	£619.00	£515.83	£640.67	£533.89	3.5%
	Inspection Charge	£1,510.00	£1,258.33	£1,562.85	£1,302.38	3.5%
	Building Notice Charge	£2,554.00	£2,128.33	£2,643.39	£2,202.83	3.5%
	Regularisation Charge	£2,217.00	£2,217.00	£2,294.60	£2,294.60	3.5%
Dwelling houses, flats and conversions: nine dwellings	Plan Charge	£675.00	£562.50	£698.63	£582.19	3.5%
	Inspection Charge	£1,647.00	£1,372.50	£1,704.65	£1,420.54	3.5%
	Building Notice Charge	£2,789.00	£2,324.17	£2,886.62	£2,405.51	3.5%
	Regularisation Charge	£2,420.00	£2,420.00	£2,504.70	£2,504.70	3.5%
Dwelling houses, flats and conversions: 10 dwellings	Plan Charge	£732.00	£610.00	£757.62	£631.35	3.5%
	Inspection Charge	£1,787.00	£1,489.17	£1,849.55	£1,541.29	3.5%
	Building Notice Charge	£3,022.00	£2,518.33	£3,127.77	£2,606.48	3.5%
	Regularisation Charge	£2,623.00	£2,623.00	£2,714.81	£2,714.81	3.5%
One new flat	Plan Charge	£134.00	£111.67	£138.69	£115.58	3.5%
	Inspection Charge	£327.00	£272.50	£338.45	£282.04	3.5%
	Building Notice Charge	£554.00	£461.67	£573.39	£477.83	3.5%
	Regularisation Charge	£480.00	£480.00	£496.80	£496.80	3.5%
Two new flats	Plan Charge	£165.00	£137.50	£170.78	£142.31	3.5%
	Inspection Charge	£404.00	£336.67	£418.14	£348.45	3.5%
	Building Notice Charge	£681.00	£567.50	£704.84	587.36	3.5%
	Regularisation Charge	£590.00	£590.00	£610.65	£610.65	3.5%
Three new flats	Plan Charge	£196.00	£163.33	£202.86	£169.05	3.5%
	Inspection Charge	£478.00	£398.33	£494.73	£412.28	3.5%
	Building Notice Charge	£809.00	£674.17	£837.32	£697.76	3.5%
	Regularisation Charge	£702.00	£702.00	£726.57	£726.57	3.5%
Four new flats	Plan Charge	£226.00	£188.33	£233.91	£194.93	3.5%
	Inspection Charge	£554.00	£461.67	£573.39	£477.83	3.5%
	Building Notice Charge	£936.00	£780.00	£968.76	£807.30	3.5%
	Regularisation Charge	£813.00	£813.00	£841.46	£841.46	3.5%
Five new flats	Plan Charge	£258.00	£215.00	£267.03	£222.53	3.5%

Service		2017/18 Current fee Gross	2017/18 Current fee Net	2018/19 Proposed fee Gross	2018/19 Proposed fee Net	% increase
	Inspection Charge	£629.00	£524.17	£651.02	£542.51	3.5%
	Building Notice Charge	£1,064.00	£886.67	£1,101.24	£917.70	3.5%
	Regularisation Charge	£924.00	£924.00	£956.34	£956.34	3.5%
Six new flats	Plan Charge	£279.00	£232.50	£288.77	£240.64	3.5%
	Inspection Charge	£679.00	£565.83	£702.77	£585.64	3.5%
	Building Notice Charge	£1,149.00	£957.50	£1,189.22	£991.01	3.5%
	Regularisation Charge	£997.00	£997.00	£1,031.90	£1,031.90	3.5%
Conversions						
Forming a single dwelling-house (proposed work is less than £15000)	Plan Charge	£88.00	£73.33	£91.08	£75.90	3.5%
	Inspection Charge	£218.00	£181.67	£225.63	£188.03	3.5%
	Building Notice Charge	£367.00	£305.83	£379.85	£316.54	3.5%
	Regularisation Charge	£318.00	£318.00	£329.13	£329.13	3.5%
From single dwelling to 2 dwellings	Plan Charge	£134.00	£111.67	£138.69	£115.58	3.5%
	Inspection Charge	£327.00	£272.50	£338.45	£282.04	3.5%
	Building Notice Charge	£554.00	£461.67	£573.39	£477.83	3.5%
	Regularisation Charge	£480.00	£480.00	£496.80	£496.80	3.5%
Extensions						
Extension - floor area not exceeding 15m2	Plan Charge	£158.00	£131.67	£163.53	£136.28	3.5%
	Inspection Charge	£250.00	£208.33	£258.75	£215.63	3.5%
	Building Notice Charge	£530.00	£441.67	£548.55	£457.13	3.5%
	Regularisation Charge	£498.00	£498.00	£515.43	£515.43	3.5%
Extension floor area not exceeding 60m2	Plan Charge	£158.00	£131.67	£163.53	£136.28	3.5%
	Inspection Charge	£411.00	£342.50	£425.39	£354.49	3.5%
	Building Notice Charge	£740.00	£616.67	£765.90	£638.25	3.5%
	Regularisation Charge	£695.00	£695.00	£719.33	£719.33	3.5%
Extension floor area not exceeding 100m2	Plan Charge	£158.00	£131.67	£163.53	£136.28	3.5%
	Inspection Charge	£484.00	£403.33	£500.94	£417.45	3.5%
	Building Notice Charge	£836.00	£696.67	£865.26	£721.05	3.5%
	Regularisation Charge	£783.00	£783.00	£810.41	£810.41	3.5%
Erection or extension of a non-exempt	Plan Charge	£158.00	£131.67	£163.53	£136.28	3.5%

Service		2017/18 Current fee Gross	2017/18 Current fee Net	2018/19 Proposed fee Gross	2018/19 Proposed fee Net	% increase
garage or carport up to 100m2	Inspection Charge	£214.00	£178.33	£221.49	£184.58	3.5%
	Building Notice Charge	£440.00	£366.67	£455.40	£379.50	3.5%
	Regularisation Charge	£386.00	£386.00	£399.51	£399.51	3.5%
Loft conversion not exceeding 40m2	Plan Charge	£184.00	£153.33	£190.44	£158.70	3.5%
	Inspection Charge	£314.00	£261.67	£324.99	£270.83	3.5%
	Building Notice Charge	£648.00	£540.00	£670.68	£558.90	3.5%
	Regularisation Charge	£606.00	£606.00	£627.21	£627.21	3.5%
Loft conversion exceeding 40m2 but not exceeding 100m2	Plan Charge	£184.00	£153.33	£190.44	£158.70	3.5%
	Inspection Charge	£404.00	£336.67	£418.14	£348.45	3.5%
	Building Notice Charge	£760.00	£633.33	£786.60	£655.50	3.5%
	Regularisation Charge	£716.00	£716.00	£741.06	£741.06	3.5%
Conversion of a garage to a habitable room	Plan Charge	£184.00	£153.33	£190.44	£158.70	3.5%
	Inspection Charge	£170.00	£141.67	£175.95	£146.63	3.5%
	Building Notice Charge	£354.00	£295.00	£366.39	£305.33	3.5%
	Regularisation Charge	£308.00	£308.00	£318.78	£318.78	3.5%
Fees for other work						
Replacement of 1-5 windows or external doors	Building Notice Charge	£78.00	£65.00	£80.73	£67.28	3.5%
	Regularisation Charge	£82.00	£82.00	£84.87	£84.87	3.5%
Fee for any one of the following: a) replacement of 6-10 window, new roof lights or external doors; b) electrical work other than a rewire or where certification cannot be provided; c) cavity wall insulation; d) installation of WC; e) replacement of defective beam; f) new door opening	Building Notice Charge	£138.00	£115.00	£142.83	£119.03	3.5%
	Regularisation Charge	£143.00	£143.00	£148.01	£148.01	3.5%

Service		2017/18 Current fee Gross	2017/18 Current fee Net	2018/19 Proposed fee Gross	2018/19 Proposed fee Net	% increase
Fee for any one of the following: a) renovation of thermal element; b) replacement of 11 or more windows, rooflights or external doors; c) energy saving system/appliance i.e. replacement boiler or solar panels (not covered by a competent persons scheme); d) removal of loadbearing wall to form a through room with an opening up to 3m in length e) removal of chimney breast	Building Notice Charge	£163.00	£135.83	£168.71	£140.59	3.5%
	Regularisation Charge	£168.00	£168.00	£173.88	£173.88	3.5%
Fee for any one of the following: a) renovation of thermal element; b) replacement of 11 or more windows, rooflights or external doors; c) energy saving system/appliance i.e. replacement boiler or solar panels (not covered by a competent persons scheme); d) removal of loadbearing wall to form a through room with an opening up to 3m in length e) removal of chimney breast	Building Notice Charge	£219.00	£182.50	£226.67	£188.89	3.5%
	Regularisation Charge	£224.00	£224.00	£231.84	£231.84	3.5%
Fees for other work not listed elsewhere including underpinning						
Cost of works not exceeding: £5000	Plan Charge	£65.00	£54.17	£67.28	£56.06	3.5%
	Inspection Charge	£151.00	£125.83	£156.29	£130.24	3.5%
	Building Notice Charge	£214.00	£178.33	£221.49	£184.58	3.5%
	Regularisation Charge	£224.00	£224.00	£231.84	£231.84	3.5%
Cost of works over £5000 but not exceeding £15000	Plan Charge	£90.00	£75.00	£93.15	£77.63	3.5%
	Inspection Charge	£214.00	£178.33	£221.49	£184.58	3.5%
	Building Notice Charge	£362.00	£301.67	£374.67	£312.23	3.5%
	Regularisation Charge	£316.00	£316.00	£327.06	£327.06	3.5%

Service		2017/18 Current fee Gross	2017/18 Current fee Net	2018/19 Proposed fee Gross	2018/19 Proposed fee Net	% increase
Cost of works over: £15000 but not exceeding £25000	Plan Charge	£120.00	£100.00	£124.20	£103.50	3.5%
	Inspection Charge	£291.00	£242.50	£301.19	£250.99	3.5%
	Building Notice Charge	£490.00	£408.33	£507.15	£422.63	3.5%
	Regularisation Charge	£423.00	£423.00	£437.81	£437.81	3.5%
Cost of works exceeding: £25000 but not exceeding £50000	Plan Charge	£180.00	£150.00	£186.30	£155.25	3.5%
	Inspection Charge	£441.00	£367.50	£456.44	£380.36	3.5%
	Building Notice Charge	£745.00	£620.83	£771.08	£642.56	3.5%
	Regularisation Charge	£648.00	£648.00	£670.68	£670.68	3.5%
Cost of works exceeding: £50000 but not exceeding £100000	Plan Charge	£260.00	£216.67	£269.10	£224.25	3.5%
	Inspection Charge	£629.00	£524.17	£651.02	£542.51	3.5%
	Building Notice Charge	£1,066.00	£888.33	£1,103.31	£919.43	3.5%
	Regularisation Charge	£923.00	£923.00	£955.31	£955.31	3.5%
Non domestic work for each separate construction						
Extensions with a floor area not exceeding 15m2	Plan Charge	£195.76	£163.13	£202.61	£168.84	3.5%
	Inspection Charge	£230.00	£191.67	£238.05	£198.38	3.5%
	Regularisation Charge	£440.00	£440.00	£455.40	£455.40	3.5%
Extension with floor area exceeding 15m2 but not exceeding 60m2	Plan Charge	£190.00	£158.33	£196.65	£163.88	3.5%
	Inspection Charge	£410.00	£341.67	£424.35	£353.63	3.5%
	Regularisation Charge	£620.00	£620.00	£641.70	£641.70	3.5%
Extensions with a floor area exceeding 60m2 but not exceeding 100m2	Plan Charge	£190.00	£158.33	£196.65	£163.88	3.5%
	Inspection Charge	£525.00	£437.50	£543.38	£452.81	3.5%
	Regularisation Charge	£740.00	£740.00	£765.90	£765.90	3.5%
Extensions with total floor area exceeding 100m2 to 200m2	Plan Charge	£190.00	£158.33	£196.65	£163.88	3.5%
	Inspection Charge	£640.00	£533.33	£662.40	£552.00	3.5%
	Regularisation Charge	£860.00	£860.00	£890.10	£890.10	3.5%
Other work						
Cost of work not exceeding £5,000	Plan Charge	£75.00	£62.50	£77.63	£64.69	3.5%
	Inspection Charge	£165.00	£137.50	£170.78	£142.31	3.5%
	Regularisation Charge	£240.00	£240.00	£248.40	£248.40	3.5%
Cost of work exceeding £5,000 & not	Plan Charge	£100.00	£83.33	£103.50	£86.25	3.5%

Service		2017/18 Current fee Gross	2017/18 Current fee Net	2018/19 Proposed fee Gross	2018/19 Proposed fee Net	% increase
exceeding £25,000	Inspection Charge	£240.00	£200.00	£248.40	£207.00	3.5%
	Regularisation Charge	£250.00	£250.00	£258.75	£258.75	3.5%
Cost of work exceeding £25,000 & not exceeding £50,000	Plan Charge	£205.00	£170.83	£212.18	£176.81	3.5%
	Inspection Charge	£490.00	£408.33	£507.15	£422.63	3.5%
	Regularisation Charge	£720.00	£720.00	£745.20	£745.20	3.5%
Cost of work exceeding £50,000 and not exceeding £100,000	Plan Charge	£270.00	£225.00	£279.45	£232.88	3.5%
	Inspection Charge	£655.00	£545.83	£677.93	£564.94	3.5%
	Regularisation Charge	£960.00	£960.00	£993.60	£993.60	3.5%
Fit-out of building up to 100m2	Plan Charge	£110.00	£91.67	£113.85	£94.88	3.5%
	Inspection Charge	£265.00	£220.83	£274.28	£228.56	3.5%
	Regularisation Charge	£390.00	£390.00	£403.65	£403.65	3.5%

Service	2017/18 fee Gross	2017/18 fee Net	Average benchmark fee	2018/19 fee Gross	2018/19 fee Net	% increase
Copy of approvals and completions	£15	£12.50	£30.83	£16	£13.33	+6.6%
History searches	£25	£20.83	£23.89	£26	£21.66	+4%
Scanning of applications	£24	£20	N/A	£25	£20.83	+4%

