

Appendix 1: Building Control fees and charges

Detailed below are the proposed 2018/19 fees and charges for the Building Control Service.

Service		2018/19 Current fee Gross	2018/19 Current fee Net	2018/19 Proposed mid year fee Gross	2018/19 Proposed mid year fee Net	% increase
<u>No of Dwelling Houses 1-10</u> Dwelling houses, flats and conversions: one dwelling	Plan Charge	£213.00	£177.50	£223.80	£186.50	5%
	Inspection Charge	£521.00	£434.17	£546.20	£455.17	5%
	Building Notice Charge	£881.00	£734.17	£881.00	£734.17	No change
	Regularisation Charge	£764.00	£764.00	£764.00	£764.00	No change
Dwelling houses, flats and conversions: two dwellings	Plan Charge	£289.00	£240.83	£303.40	£252.83	5%
	Inspection Charge	£703.00	£585.83	£737.80	£614.83	5%
	Building Notice Charge	£1,190.00	£991.67	£1190.00	£991.67	No change
	Regularisation Charge	£1,032.00	£1,032.00	£1032.00	£1032.00	No change
Dwelling houses, flats and conversions: three dwellings	Plan Charge	£348.00	£290.00	£364.80	£304.00	5%
	Inspection Charge	£847.00	£705.83	£887.80	£739.83	5%
	Building Notice Charge	£1,432.00	£1,193.33	£1432.00	£1193.33	No change
	Regularisation Charge	£1,243.00	£1,243.00	£1243.00	£1243.00	No change
Dwelling houses, flats and conversions: four dwellings	Plan Charge	£406.00	£338.33	£426.40	£355.33	5%
	Inspection Charge	£988.00	£823.33	£1037.20	£864.33	5%
	Building Notice Charge	£1,675.00	£1,395.83	£1675.00	£1395.83	No change
	Regularisation Charge	£1,453.00	£1,453.00	£1453.00	£1453.00	No change
Dwelling houses, flats and conversions: five dwellings	Plan Charge	£465.00	£387.50	£489.00	£407.50	5%
	Inspection Charge	£1,132.00	£943.33	£1188.40	£990.33	5%
	Building Notice Charge	£1,917.00	£1,597.50	£1917.00	£1597.50	No change
	Regularisation Charge	£1,663.00	£1,663.00	£1663.00	£1663.00	No change
Dwelling houses, flats and conversions: six dwellings	Plan Charge	£523.00	£435.83	£551.80	£459.83	5%
	Inspection Charge	£1,380.00	£1,150.00	£1446.00	£1205.00	5%
	Building Notice Charge	£2,159.00	£1,799.17	£2159.03	£1799.19	No change
	Regularisation Charge	£1,873.00	£1,873.00	£1873.00	£1873.00	No change
Dwelling houses, flats and conversions: seven dwellings	Plan Charge	£582.00	£485.00	£612.00	£510.00	5%
	Inspection Charge	£1,420.00	£1,183.33	£1489.60	£1241.33	5%
	Building Notice Charge	£2,401.00	£2,000.83	£2401.00	£2000.83	No change

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Service		2018/19 Current fee Gross	2018/19 Current fee Net	2018/19 Proposed mid year fee Gross	2018/19 Proposed mid year fee Net	% increase
	Regularisation Charge	£2,085.00	£2,085.00	£2085.00	£2085.00	No change
Dwelling houses, flats and conversions: eight dwellings	Plan Charge	£641.00	£534.17	£674.60	£562.17	5%
	Inspection Charge	£1,563.00	£1,302.50	£1639.80	£1366.50	5%
	Building Notice Charge	£2,644.00	£2,203.33	£2644.00	£2203.33	No change
	Regularisation Charge	£2,295.00	£2,295.00	£2295.00	£2295.00	No change
Dwelling houses, flats and conversions: nine dwellings	Plan Charge	£699.00	£582.50	£735.00	£612.50	5%
	Inspection Charge	£1,705.00	£1,420.83	£1789.00	£1490.83	5%
	Building Notice Charge	£2,887.00	£2,405.83	£2887.00	£2405.83	No change
	Regularisation Charge	£2,505.00	£2,505.00	£2505.00	£2505.00	No change
Dwelling houses, flats and conversions: 10 dwellings	Plan Charge	£758.00	£631.67	£797.60	£664.67	5%
	Inspection Charge	£1,850.00	£1,541.67	£1941.20	£1617.67	5%
	Building Notice Charge	£3,128.00	£2,608.67	£3130.40	£2608.67	No change
	Regularisation Charge	£2,715.00	£2,715.00	£2715.00	£2715.00	No change
<u>New Flats1-6</u> One new flat	Plan Charge	£139.00	£115.83	£146.20	£121.83	5%
	Inspection Charge	£338.00	£281.67	£354.80	£295.67	5%
	Building Notice Charge	£573.00	£477.50	£573.00	£477.50	No change
	Regularisation Charge	£497.00	£497.00	£497.00	£497.00	No change
Two new flats	Plan Charge	£171.00	£142.50	£180.60	£150.50	5%
	Inspection Charge	£418.00	£348.33	£438.40	£365.33	5%
	Building Notice Charge	£705.00	587.50	£705.00	£587.50	No change
	Regularisation Charge	£611.00	£611.00	£611.00	£611.00	No change
Three new flats	Plan Charge	£203.00	£169.17	£213.80	£178.17	5%
	Inspection Charge	£495.00	£412.50	£519.00	£432.50	5%
	Building Notice Charge	£837.00	£697.50	£837.00	£697.50	No change
	Regularisation Charge	£727.00	£727.00	£727.00	£727.00	No change
Four new flats	Plan Charge	£234.00	£195.00	£246.00	£205.00	5%
	Inspection Charge	£573.00	£477.50	£601.80	£501.50	5%
	Building Notice Charge	£969.00	£807.50	£969.00	£807.50	No change

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Service		2018/19 Current fee Gross	2018/19 Current fee Net	2018/19 Proposed mid year fee Gross	2018/19 Proposed mid year fee Net	% increase
	Regularisation Charge	£841.00	£841.00	£841.00	£841.00	No change
Five new flats	Plan Charge	£267.00	£222.50	£281.40	£234.50	5%
	Inspection Charge	£651.00	£542.50	£682.20	£568.50	5%
	Building Notice Charge	£1,101.00	£917.50	£1101.00	£917.50	No change
	Regularisation Charge	£956.00	£956.00	£956.00	£956.00	No change
Six new flats	Plan Charge	£289.00	£240.83	£303.17	£252.64	5%
	Inspection Charge	£703.00	£583.83	£735.40	£612.83	5%
	Building Notice Charge	£1,189.00	£990.83	£1189.00	£990.83	No change
	Regularisation Charge	£1,032.00	£1,032.00	£1032.00	£1032.00	No change
Conversions Forming a single dwelling-house (proposed work is less than £15000)	Plan Charge	£91.00	£75.83	£100.60	£83.83	10%
	Inspection Charge	£226.00	£188.33	£247.60	£206.33	10%
	Building Notice Charge	£380.00	£316.67	£380.00	£316.67	No change
	Regularisation Charge	£329.00	£329.00	£329.00	£329.00	No change
From single dwelling to 2 dwellings	Plan Charge	£139.00	£115.83	£151.00	£125.83	10%
	Inspection Charge	£338.00	£281.67	£374.00	£311.67	10%
	Building Notice Charge	£573.00	£477.50	£573.00	£477.50	No change
	Regularisation Charge	£497.00	£497.00	£497.00	£497.00	No change
Extensions Extension - floor area not exceeding 15m2	Plan Charge	£164.00	£136.67	£178.40	£148.67	10%
	Inspection Charge	£259.00	£215.83	£287.80	£239.83	10%
	Building Notice Charge	£549.00	£457.50	£568.20	£473.50	3.5%
	Regularisation Charge	£515.00	£515.00	£515.00	£515.00	No change
Extension floor area not exceeding 60m2	Plan Charge	£164.00	£136.67	£176.00	£146.67	7.5%
	Inspection Charge	£425.00	£354.17	£456.20	£380.17	7.5%
	Building Notice Charge	£766.00	£638.33	£766.00	£638.33	No change
	Regularisation Charge	£719.00	£719.00	£744.00	£744.00	3.5%
Extension floor area not exceeding 100m2	Plan Charge	£164.00	£136.67	£176.00	£146.67	7.5%
	Inspection Charge	£501.00	£417.50	£538.20	£448.50	7.5%
	Building Notice Charge	£865.00	£720.83	£895.00	£745.83	3.5%
	Regularisation Charge	£810.00	£810.00	£810.00	£810.00	No change

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Service		2018/19 Current fee Gross	2018/19 Current fee Net	2018/19 Proposed mid year fee Gross	2018/19 Proposed mid year fee Net	% increase
Erection or extension of a non-exempt garage or carport up to 100m2	Plan Charge	£164.00	£136.67	£164.00	£136.67	No change
	Inspection Charge	£221.00	£184.17	£221.00	£184.17	No change
	Building Notice Charge	£455.00	£379.17	£455.00	£379.17	No change
	Regularisation Charge	£400.00	£400.00	£400.00	£400.00	No change
Loft conversion not exceeding 40m2	Plan Charge	£190.00	£158.33	£199.60	£166.33	5%
	Inspection Charge	£325.00	£270.83	£341.80	£284.83	5%
	Building Notice Charge	£671.00	£559.17	£671.00	£559.17	No change
	Regularisation Charge	£627.00	£627.00	£627.00	£627.00	No change
Loft conversion exceeding 40m2 but not exceeding 100m2	Plan Charge	£190.00	£158.33	£209.20	£174.33	10%
	Inspection Charge	£418.00	£348.33	£461.20	£384.33	10%
	Building Notice Charge	£787.00	£655.83	£826.60	£688.83	5%
	Regularisation Charge	£741.00	£741.00	£756.00	£756.00	2%
Conversion of a garage to a habitable room	Plan Charge	£190.00	£158.33	£209.20	£174.33	10%
	Inspection Charge	£176.00	£146.67	£194.00	£161.67	10%
	Building Notice Charge	£366.00	£305.00	£384.00	£320.00	5%
	Regularisation Charge	£319.00	£319.00	£319.00	£319.00	No change
<u>Fees for other work</u> Replacement of 1-5 windows or external doors	Building Notice Charge	£81.00	£67.50	£89.40	£74.50	10%
	Regularisation Charge	£85.00	£85.00	£85.00	£85.00	No change
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	£143.00	£119.17	£157.40	£131.17	10%
	Regularisation Charge	£148.00	£148.00	£148.00	£148.00	No change

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Service		2018/19 Current fee Gross	2018/19 Current fee Net	2018/19 Proposed mid year fee Gross	2018/19 Proposed mid year 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	£169.00	£140.83	£185.80	£154.83	10%
	Regularisation Charge	£174.00	£174.00	£174.00	£174.00	No change
Fee for any one of the following: a) Re roofing b) Replacement bay window c) Electrical re wire	Building Notice Charge	£227.00	£189.17	£237.80	£198.17	5%
	Regularisation Charge	£232.00	£232.00	£232.00	£232.00	No change
<u>Fees for other work not listed elsewhere including underpinning</u>						
Cost of works not exceeding: £5000	Plan Charge	£67.00	£55.83	£74.20	£61.83	10%
	Inspection Charge	£156.00	£130.00	£171.60	£143.00	10%
	Building Notice Charge	£221.00	£184.17	£243.80	£203.17	10%
	Regularisation Charge	£232.00	£232.00	£232.00	£232.00	No change
Cost of works over £5000 but not exceeding £15000	Plan Charge	£93.00	£77.50	£102.60	£85.50	10%
	Inspection Charge	£221.00	£184.17	£242.60	£202.17	10%
	Building Notice Charge	£375.00	£312.50	£394.20	£328.50	5%
	Regularisation Charge	£327.00	£327.00	£327.00	£327.00	No change
Cost of works over: £15000 but not exceeding £25000	Plan Charge	£124.00	£103.33	£136.00	£113.33	10%
	Inspection Charge	£301.00	£250.83	£331.00	£275.83	10%
	Building Notice Charge	£507.00	£422.50	£507.00	£422.50	No change
	Regularisation Charge	£438.00	£438.00	£438.00	£438.00	No change

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Service		2018/19 Current fee Gross	2018/19 Current fee Net	2018/19 Proposed mid year fee Gross	2018/19 Proposed mid year fee Net	% increase
Cost of works exceeding: £25000 but not exceeding £50000	Plan Charge	£186.00	£155.00	£192.00	£160.00	3.5%
	Inspection Charge	£456.00	£380.00	£471.60	£393.00	3.5%
	Building Notice Charge	£771.00	£642.50	£771.00	£642.50	No change
	Regularisation Charge	£671.00	£671.00	£671.00	£671.00	No change
Cost of works exceeding: £50000 but not exceeding £100000	Plan Charge	£269.00	£224.17	£278.60	£232.17	3.5%
	Inspection Charge	£651.00	£542.50	£673.80	£561.50	3.5%
	Building Notice Charge	£1,103.00	£919.17	£1103.00	£919.17	No change
	Regularisation Charge	£955.00	£955.00	£955.00	£955.00	No change
<u>Non domestic Work for each separate construction</u>						
Extensions with a floor area not exceeding 15m2	Plan Charge	£197.00	£164.17	£216.20	£180.17	10%
	Inspection Charge	£238.00	£198.33	£263.20	£219.33	10%
	Regularisation Charge	£455.00	£455.00	£455.00	£455.00	No change
Extension with floor area exceeding 15m2 but not exceeding 60m2	Plan Charge	£197.00	£164.17	£216.20	£180.17	10%
	Inspection Charge	£424.00	£353.33	£467.20	£389.33	10%
	Regularisation Charge	£642.00	£642.00	£642.00	£642.00	No change
Extensions with a floor area exceeding 60m2 but not exceeding 100m2	Plan Charge	£197.00	£164.17	£216.20	£180.17	10%
	Inspection Charge	£543.00	£452.50	£597.00	£497.50	10%
	Regularisation Charge	£766.00	£766.00	£766.00	£766.00	No change
Extensions with total floor area exceeding 100m2 to 200m2	Plan Charge	£197.00	£164.17	£216.20	£180.17	10%
	Inspection Charge	£662.00	£551.67	£725.60	£604.67	10%
	Regularisation Charge	£890.00	£890.00	£890.00	£890.00	No change
<u>Other work</u>						
Cost of work not exceeding £5,000	Plan Charge	£78.00	£65.00	£86.40	£72.00	10%
	Inspection Charge	£171.00	£142.50	£189.00	£157.50	10%
	Regularisation Charge	£248.00	£248.00	£248.00	£248.00	No change
Cost of work exceeding £5,000 & not exceeding £25,000	Plan Charge	£104.00	£86.67	£114.80	£95.67	10%
	Inspection Charge	£248.00	£206.67	£272.00	£226.67	10%
	Regularisation Charge	£259.00	£259.00	£259.00	£259.00	No change

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Service		2018/19 Current fee Gross	2018/19 Current fee Net	2018/19 Proposed mid year fee Gross	2018/19 Proposed mid year fee Net	% increase
Cost of work exceeding £25,000 & not exceeding £50,000	Plan Charge	£212.00	£176.67	£219.20	£182.67	3.5%
	Inspection Charge	£507.00	£422.50	£525.00	£437.50	3.5%
	Regularisation Charge	£745.00	£745.00	£745.00	£745.00	No change
Cost of work exceeding £50,000 and not exceeding £100,000	Plan Charge	£280.00	£233.33	£289.60	£241.33	3.5%
	Inspection Charge	£678.00	£565.00	£702.00	£585.00	3.5%
	Regularisation Charge	£994.00	£994.00	£994.00	£994.00	No change
Fit-out of building up to 100m2	Plan Charge	£114.00	£95.00	£126.00	£105.00	10%
	Inspection Charge	£274.00	£228.33	£300.40	£250.33	10%
	Regularisation Charge	£404.00	£404.00	£404.00	£404.00	No change