

**Climate Change, Planning & Housing Portfolio**

**Building Control**

*All proposed fees are rounded; to the nearest 50p for fees under £100, to the nearest £1 for fees between £100 and £500 and to the nearest £5 for fees over £500*

Existing 2020/21					
Category of Work		Plan Fee (Inc VAT) £	Inspection Fee (Inc VAT) £	Building Notice Fee (Inc VAT) £	Regularisation Fee (ex-VAT) £
<b>1) Standard Charges</b>					
A	Detached structure or carport >30m <sup>2</sup> and ≤ 100m <sup>2</sup> ***	133	292	424	467
B	Small extension ≤ 10m <sup>2</sup>	133	292	424	467
C	Medium extension ≤ 40m <sup>2</sup>	169	361	530	585
D	Large extension ≤ 100m <sup>2</sup>	212	504	715	790
E	Loft conversion	159	318	477	525
F	Garage conversion less than £10,000	133	239	371	408
G	Minor building work including either re-roofing, drainage alterations, formation of an en-suite or non-structural alterations valued at less than £10k	164	Included in Plan Fee	164	202
H	Structural alterations less than £10,000	133	138	270	297
I	Structural alterations less than £5,000	164	Included in Plan Fee	164	202
J	Minor works where the installer is not a member of a recognised competent persons scheme (electrical, replacement windows or solar panels).	138	Included in Plan Fee	138	154
K	Major electrical installation work (not competent person scheme)	287	Included in Plan Fee	287	318

Proposed 2021/22									% Increase			
Category of Work		Plan Fee (Inc VAT) £	Inspection Fee (Inc VAT) £	Building Notice Fee (Inc VAT) £	Regularisation Fee (ex-VAT) £	Plan Fee (Inc VAT)	Inspection Fee (Inc VAT)	Building Notice Fee (Inc VAT)	Regularisation Fee (ex-VAT)			
<b>1) Standard Charges</b>												
A	Detached structure or carport >30m <sup>2</sup> and ≤ 100m <sup>2</sup> ***	135	296	430	474	1.50%	1.37%	1.42%	1.50%			
B	Small extension ≤ 10m <sup>2</sup>	135	296	430	474	1.50%	1.37%	1.42%	1.50%			
C	Medium extension ≤ 40m <sup>2</sup>	172	366	540	595	1.78%	1.39%	1.89%	1.71%			
D	Large extension ≤ 100m <sup>2</sup>	215	510	725	800	1.42%	1.19%	1.40%	1.27%			
E	Loft conversion	161	323	484	535	1.26%	1.57%	1.47%	1.90%			
F	Garage conversion less than £10,000	135	243	377	414	1.50%	1.67%	1.62%	1.47%			
G	Minor building work including either re-roofing, drainage alterations, formation of an en-suite or non-structural alterations valued at less than £10k	166	Included in Plan Fee	166	205	1.22%	-	1.22%	1.49%			
H	Structural alterations less than £10,000	135	140	274	301	1.50%	1.45%	1.48%	1.35%			
I	Structural alterations less than £5,000	166	Included in Plan Fee	166	205	1.22%	-	1.22%	1.49%			
J	Minor works where the installer is not a member of a recognised competent persons scheme (electrical, replacement windows or solar panels).	140	Included in Plan Fee	140	156	1.45%	-	1.45%	1.30%			
K	Major electrical installation work (not competent person scheme)	291	Included in Plan Fee	291	323	1.39%	-	1.39%	1.57%			

Current				
Non Domestic Work				
Value of work £	Plan Fee (Inc VAT) £	Inspection Fee (Inc VAT) £	Building Notice Fee (Inc VAT) £	Regularisation Fee (Ex- VAT) £
10,000	425	Included in plan charge.	424	467
25,000	565	Included in plan charge.	565	625

Proposed					% Increase			
Non Domestic Work					Plan Fee	Inspection fee	Building Notice fee	Regularisation fee
Value of work £	Plan Fee (Inc VAT) £	Inspection Fee (Inc VAT) £	Building Notice Fee (Inc VAT) £	Regularisation Fee (Ex- VAT) £				
10,000	£431	Included in plan charge.	£430	£474	1.41%	-	1.42%	1.50%
25,000	£575	Included in plan charge.	£575	£635	1.77%	-	1.77%	1.60%

Existing 2020/21			
Construction of new dwelling/Flat	Plan fee (Inc VAT) £	Number of plots	Inspection fee (Inc VAT) £
A single house type (includes left or right hand variants).	353	A single plot	585
Each additional House type (does not include left or right hand variants) add.	88	For each plot in excess of one and up to five add	74
		For each plot in excess of five and up to 19 add	148

Proposed 2021/22						% Increase	
Construction of new dwelling/Flat	Plan fee (Inc VAT) £	Number of plots	Inspection fee (Inc VAT) £	Plan fee	Inspection fee		
A single house type (includes left or right hand variants).	358	A single plot	595	1.42%	1.71%		
Each additional House type (does not include left or right hand variants) add.	90	For each plot in excess of one and up to five add	75	1.70%	1.36%		
		For each plot in excess of five and up to 19 add	150		1.36%		

**Please Note** - for projects involving 20 or more units or dwellings with a floor area that exceeds 300m<sup>2</sup> please contact us so that an individual charge can be determined based on your requirements.

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Supplementary Charge	2020/21 Fee (inc VAT) £
Hourly rate for provision of building regulation service	86
<b>Archived Applications</b>	
Process request to re-open archived building regulation file for purposes of issuing completion certificate	72
Visit to site in connection with resolving archived building regulation case (per visit)	72
<b>Withdraw full plans application and refund fees paid</b>	
Process request and refund any monies owed	Individually determined charge
<b>Withdraw building notice and refund fees paid</b>	
Process request and refund any monies owed	Individually determined charge
<b>Re-direct inspection fee invoice</b>	
Process request to re-direct invoice	59
Statutory (Section 80) Demolition Notices	220

Supplementary Charge	Proposed 2021/22 Fee (inc VAT) £	% Increase
Hourly rate for provision of building regulation service	87	1.16%
<b>Archived Applications</b>		
Process request to re-open archived building regulation file for purposes of issuing completion certificate	73	1.39%
Visit to site in connection with resolving archived building regulation case (per visit)	73	1.39%
<b>Withdraw full plans application and refund fees paid</b>		
Process request and refund any monies owed	Individually determined charge	n/a
<b>Withdraw building notice and refund fees paid</b>		
Process request and refund any monies owed	Individually determined charge	n/a
<b>Re-direct inspection fee invoice</b>		
Process request to re-direct invoice	60	1.69%
Statutory (Section 80) Demolition Notices	223	1.36%