

BUILDING REGULATIONS

The Building Act 1984

BUILDING CONTROL CHARGES

With effect from 1st May 2012

The Building Regulations charges are established at a level to cover the cost of the service Individual determination of a charge and Standard charge which is divided up into Plan and Inspection Charges, Building Notice Charges, and Regularisation Charges. They are different for each type of works, domestic and non-domestic and relating to the amount of time allocated each project.

The charges have also been set on the basis that the design and building work is undertaken by a person or company that is competent to carry out the relevant design and building work. **If they are not, the work may incur supplementary charges.**

The following tables are for guidance only and are not substitute for the Statutory Instrument 1998

All charges are subject to VAT currently @ 20% except the **Regularisation Charge**, which is subject to 150% of the Building Notice Charges.

Full Plans The Plan charge must be paid on the deposit of the plans with the Council. Then the Inspection charge is paid once work has commenced on site. Please contact office for the split fee charges.

Building Notices The full charge must be paid when the Notice is submitted to the Council.

Total Estimated Cost

This means a reasonable estimate that would be charged by a professional builder, but excluding professional fees and VAT. No DIY estimates can be accepted.

Exemption

Where work is to provide disabled access and facilities in an existing dwelling or is an extension which is needed for the disabled person and is for their sole use. (Medical evidence must be provided stating this)

Other Information : It is the home owners responsibility to gain any Welsh Water consent required.

Any electrical work must be undertaken by a Part P qualified electrician registered with the competent person scheme.

Table A NEW HOUSING

No of New Dwellings	Fee Total	Regularisation
1	723.60	904.50
2	1,005.00	1,256.25
3	1,286.40	1,608.00
4	1,608.00	2,010.00
5	1,768.80	2,211.00
6	1,929.60	2,412.00
7	2,090.40	2,613.00
8	2,251.20	2,814.00
9	2,412.00	3,015.00
10	2,572.80	3,216.00
11	2,733.60	3,417.00
12	2,894.40	3,618.00
13	3,135.60	3,919.50
14	3,376.80	4,221.00
15	3,618.00	4,522.50
16	3,859.20	4,824.00
17	4,100.40	5,125.50
18	4,341.60	5,427.00
19	4,582.80	5,728.50
For 20+ or dwellings over 300m2 contact the office		

NOTE: A Supplementary charge is for work when the relevant building work, or part thereof, has not been carried out by a person referred to in Regulation 7(5)(g) or (h) of the Building Regulations 2010 applies. It is additional to the inspection charge, Building Notice charge or Regularisation charge.

Type of work	FEE TOTAL	Regularisation (Work already complete)
Table B DOMESTIC EXTENSIONS		
Single storey extension less than 10m2	361.80	452.25
Single storey extension 10m2 - 40m2	482.40	603.00
Single storey extension 40m2 - 100m2	623.10	778.88
Two storey extension less than 40m2	703.50	879.38
Two storey extension 40m2 - 200m2	804.00	1,005.00
Loft conversion with no dormer	502.50	628.13
Loft conversion with dormer	562.80	703.50
Erection or extension of a single storey garage less than 100m2	361.80	452.25
Conversion of an attached garage to a room	321.60	402.00
Alterations to extend or create a basement less than 100m2	381.90	477.38
Table C DOMESTIC ALTERATIONS		
Underpinning costing less than £5000	261.30	326.63
Renovation of a thermal element	160.80	201.00
Internal alterations & installation of fittings less than £5000	281.40	351.75
£5000 - £25000	402.00	502.50
£25000 - £50000	482.40	603.00
£50000 - £75000	582.90	728.63
Window replacement - less than 20 windows	160.80	201.00
More than 20 windows	201.00	251.25
Re-roof	180.90	226.13
Flat to pitch roof	201.00	251.25
Log Burner	140.70	175.88
Two rooms into one	201.00	251.25
Bathroom conversion	221.10	276.38

Please contact the office direct for fees for Detached outbuildings, home offices or detached garages being converted.

Table D NON DOMESTIC WORK		
Floor Area 0- 40m2	804.00	1,005.00
Floor Area 40m2 - 100m2	1,206.00	1,507.50
Floor Area 100m2 - 200m2	1,608.00	2,010.00
Table D NON DOMESTIC WORK INDUSTRIAL AND STORAGE		
Floor Area 0- 40m2	562.80	703.50
Floor Area 40m2 - 100m2	824.10	1,030.13
Floor Area 100m2 - 200m2	904.50	1,130.63
Table E NON DOMESTIC WORK ALTERATIONS		
Underpinning with value less than £50000	462.30	577.88
Underpinning with a value of between £50000 - £100000	482.40	603.00
Underpinning with a value of between £100000 - £250000	522.60	653.25
Window Replacement - less than 20 windows	241.20	301.50
Window Replacement- more than 20 windows	402.00	502.50
New Shop Fronts - less than 20 Windows	241.20	301.50
New Shop Fronts - more than 20 Windows	402.00	502.50
Renovation of a Thermal Element costing less than £50000	422.10	527.63
£50000 - £100000	542.70	678.38
£100000 - £250000	663.30	829.13
Alterations and Fittings costing less than £5000	381.90	477.38
£5000 - £25000	422.10	527.63
£25000 - £50000	482.40	603.00
£50000 - £100000	522.60	653.25
£100000 - £150000	663.30	829.13
Mezzanine Floor of less than 500m2	562.80	703.50
Office Fit Out of less than 500m2	381.90	477.38
500m2 - 2000m2	522.60	653.25
Shop Fit Out of less than 500m2	462.30	577.88
500m2 - 2000m2	482.40	603.00