



Listening Learning Leading



The Building Act 1984

The Building (Local Authority Charges) Regulations 2010

SCHEME FOR THE RECOVERY OF BUILDING REGULATION CHARGES



Effective from 01 April 2025

Table A Standard Charges for New Built Dwellings

Code	Description	Full Plans Charge (£) (exc VAT)	Full Plans Charge (£) (inc VAT)	Building Notice Charge (£) (ex VAT)	Building Notice Charge (£) (inc VAT)
A02	New dwelling or conversion to new dwellings up to three storeys, floor not exceeding 300m ²	1,314.74	1,577.69	1,577.69	1,893.23

Table B Standard Charges for extensions to a single dwelling

Code	Description	Full Plans Charge (£) (exc VAT)	Full Plans Charge (£) (inc VAT)	Building Notice Charge (£) (ex VAT)	Building Notice Charge (£) (inc VAT)
B01	Erection or extension of a single storey detached or attached garage or carport, floor area not exceeding 40 m ²	454.78	545.74	545.74	654.89
B1A	Erection or extension of a single storey detached or attached garage or carport, floor area over 40m ² but not exceeding 60m ² .	545.74	654.89	654.89	785.87
B02	Single storey extension, floor area not exceeding 10m ²	545.74	654.89	654.89	785.87
B3A	Single storey extension, floor area exceeding 10m ² but not exceeding 40m ²	818.61	982.33	982.33	1,178.80
B04	Single storey extension, floor area exceeding 40m ² but not exceeding 60m ² .	909.57	1,091.48	1,091.48	1,309.78
B06	Other extension, floor area up to 40m ²	818.61	982.33	982.33	1,178.80
B07	Other extension, floor area exceeding 40m ² but not exceeding 60m ²	909.57	1,091.48	1,091.48	1,309.78
B08	Other extension, floor area exceeding 60m ² but not exceeding 100m ²	Seek Individual Charge	Seek Individual Charge	Seek Individual Charge	Seek Individual Charge
B09	Loft conversion, floor area not exceeding 40m ²	727.65	873.18	873.18	1,047.82
B10	Loft conversion, floor area exceeding 40m ²	909.57	1,091.48	1,091.48	1,309.78

	Basements up to 60m2	1,000.52	1,200.62	1,200.62	1,440.74
	Basements exceeding 60m2	1,091.48	1,309.78	1,309.78	1571.74
	Detached building that is ancillary to a dwelling(s)	As for similar sized/storey extension		As for similar sized/storey extension	

Table C Alterations to a single dwelling

Code	Description	Full Plans Charge (£) (exc VAT)	Full Plans Charge (£) (inc VAT)	Building Notice Charge (£) (ex VAT)	Building Notice Charge (£) (inc VAT)
B52	Conversion of a garage to habitable space, floor area not exceeding 40m2	545.74	654.89	654.89	785.87
B56	Alterations, estimated cost up to £5,000	350.60	420.72	420.72	504.86
B57	Alterations, estimated cost exceeding £5,000 but not exceeding £10,000	438.25	525.90	525.90	631.08
B58	Alterations, estimated cost exceeding £10,000 but not exceeding £20,000	525.90	631.08	631.08	757.30
B5B	Alterations, estimated cost exceeding £20,000 but not exceeding £50,000	613.54	736.25	736.25	883.50
B60	Replacement windows and doors, up to 20 units	219.12	262.94	262.94	315.53
B61	Re-covering of a roof including upgrading thermal insulation	219.12	262.94	262.94	315.53

Table D Miscellaneous

Code	Description	(£) (exc VAT)	(£) (inc VAT)
	Acceptance of initial notice letter	29.21	35.05
B63	Any electrical installation work installed and tested by qualified person (but not self-certified)***	Seek individual charge	Seek individual charge
	Any electrical installation works installed by an unqualified person e.g., DIY - see note below	Seek individual charge	Seek individual charge
	Copy of Completion Certificate	29.21	35.05

	Exemption Certificate	191.23	229.48
	Historical Property Search/Examination of Records – First Hour	95.62	114.74
	Then for every 30 mins extra	47.81	57.37
	Pre application meeting - charged on an hourly rate.	95.62	114.74
	Solid Fuel Burning Appliance Installations	Seek individual charge	Seek individual charge
	Structural Engineers Consultation – (See notes).	Seek individual charge	Seek individual charge
	Re-opening of cases, where an inspection has not been undertaken for 3 years.	2 hours now	£229.56

Notes: To be read in conjunction with tables

Definitions

The following definitions apply to this Charging Scheme and should be read in conjunction with the other clauses and tables which constitute the Charging Scheme:

‘building’ means any permanent or temporary building but not any other kind of structure or erection, and a reference to a building includes a reference to part of a building.

‘building notice’ means a notice given in accordance with regulations 12(2)(a) and 13 of the Building Regulations 2010 (as amended).

‘building work’ means:

- (a) the erection or extension of a building;
- (b) the provision or extension of a controlled service or fitting in or in connection with a building;
- (c) the material alteration of a building, or a controlled service or fitting;
- (d) work required by building regulation 6 (requirements relating to material change of use);
- (e) the insertion of insulating material into the cavity wall of a building;
- (f) work involving the underpinning of a building;
- (g) work required by building regulation 22 (requirements relating to a change of energy status);
- (h) work required by building regulation 23 (requirements relating to thermal elements);
- (i) work required by building regulation 28 (consequential improvements to energy performance);

‘chargeable function’ means a function relating to the following –

- (a) the passing or rejection of plans of proposed building work which has been deposited with the Authority in accordance with section 16 of the Building Act 1984 (as amended)
- (b) the inspection of building work for which plans have been deposited with the Authority in accordance with the Building Regulation 2010 (as amended) and with section 16 of the Building Act 1984 (as amended)
- (c) the consideration of a building notice which has been given to the Authority in accordance with the Building Regulations 2010 (as amended)

(d) the consideration of building work reverting to the Authority under the Building (Approved Inspectors etc.) Regulations 2010 (as amended)

(e) consideration of a regularisation application submitted to the Authority under regulation 18 of the Building Regulations 2010 (as amended)

‘cost’ does not include any professional fees paid to an architect, quantity surveyor or any other person.

‘dwelling’ includes a dwelling-house and a flat.

‘dwelling-house’ does not include a flat or a building containing a flat.

‘flat’ means a separate and self-contained premise constructed or adapted for use for residential purposes and forming part of a building from some other part of which it is divided horizontally. ‘floor area of a building or extension’ is the total floor area of all the storeys which comprise that building. It is calculated by reference to the finished internal faces of the walls enclosing the area, or, if at any point there is no enclosing wall, by reference to the outermost edge of the floor.

‘relevant person’ means:

- (a) in relation to a plan charge, inspection charge, reversion charge or building notice charge, the person who carries out the building work or on whose behalf the building work is carried out;
- (b) in relation to a regularisation charge, the owner of the building; and
- (c) in relation to chargeable advice, any person requesting advice for which a charge may be made pursuant to the definition of ‘chargeable advice’

Principles of this Scheme

The set charges or method of establishing the charge have been established in this scheme for the functions prescribed in the Building (Local Authority Charges) Regulations 2010 (referred to as the chargeable functions), namely:

A plan charge, payable when plans of the building work are deposited with the Local Authority.

An inspection charge, payable on demand after the Authority carry out the first inspection in respect of which the charge is payable.

A building notice charge, payable when the building notice is given to the Authority.

A reversion charge, payable for building work in relation to a building: -

1. Which has been substantially completed before plans are first deposited with the Authority in accordance with Regulation 20(2)(a)(i) of the Approved Inspectors Regulations, or
2. In respect of which plans for further building work have been deposited with the Authority in accordance with the Regulation 20(3) of the Approved Inspectors Regulations, on the first occasion on which those plans are or have been deposited.

A regularisation charge, payable at the time of the application to the Authority in accordance with Regulation 18 of the Building Regulations.

Chargeable advice, LAs can make a charge for giving advice in anticipation of the future exercise of their chargeable functions (i.e. before an application or notice is received for a particular case), which is payable after the first hour of advice, on demand after the Authority has given notice required by Regulation 7(7) of the Building (Local Authority) Charges Regulations 2010 (i.e. the charge has been confirmed in writing following an individual determination). This charge can be discounted from a subsequent application or notice received for the work in question.

The above charges are payable by the relevant person (see page 6 for definition).

Any charge which is payable to the Authority may, in a particular case, and with the agreement of the Authority, be paid by invoice.

The charge for providing a chargeable function or chargeable advice is based on the principle of achieving full cost recovery. The charges will be calculated by using the Authority officers' average hourly rate stated in the charging scheme, multiplied by the time taken to carry out the functions/advice, taking the following factors into account, as applicable, in estimating the time required by officers to carry out the function/advice:

1. The existing use of a building, or the proposed use of the building after completion of the building work;
2. The different kinds of building work described in regulation 3(1)(a) to (i) of the Building Regulations;
3. The floor area of the building or extension;
4. The nature of the design of the building work and whether innovative or high-risk construction techniques are to be used;
5. The estimated duration of the building work and the anticipated number of inspections to be carried out; 6. The estimated cost of the building work;
7. Whether a person who intends to carry out part of the building work is a person mentioned in regulation 12(6) of the Building Regulations (i.e. related to competent person/self-certification schemes);
8. Whether in respect of the building work a notification will be made in accordance with regulation 41(4) of the Building Regulations (i.e. where design details approved by Robust Details Ltd have been used);
9. Whether an application or building notice is in respect of two or more buildings or building works all of which are substantially the same as each other;
10. Whether an application or building notice is in respect of building work, which is substantially the same as building work in respect of which plans have previously been deposited or building works inspected by the same Local Authority;
11. Whether chargeable advice has been given, which is likely to result in less time being taken by a Local Authority to perform that function;
12. Whether it is necessary to engage and incur the costs of a consultant to provide specialist advice in relation to a particular aspect of the building work.

Principles of the scheme in respect of the erection of domestic buildings, garages, carports and extensions

Where the charge relates to an erection of a dwelling the charge includes for the provision of a detached or attached domestic garage or carport providing it is constructed at the same time as the dwelling.

Where any building work comprises or includes the erection of more than one extension to a building, the total floor areas of all such extensions shall be aggregated to determine the relevant charge payable, providing that the building work for all aggregated extensions is carried out at the same time.

Conservatories

Conservatories under 30m² floor area (That meet the required glazing amounts of 75% of the roof & 50% of the walls) are exempt from control under the Building Regulations. However, where the conservatory is to be open to the existing dwelling house and/or where heating from the existing dwelling house is extended into the conservatory, it would no longer be exempt and an application for the same size extension would be required.

Electrical installations

The Authorities Registered Building Inspectors are not qualified electricians, so they are unable to carry out the checks necessary to confirm compliance with Part P of The Building Regulations.

Where an application is submitted to the Authority for this type of building works the Authority engage a contractor, registered with a competent person scheme to carry out the inspection and testing of the electrical works. The contractor will provide the Authority with a BS 7671 certificate upon completion of a satisfactory inspection. The Authorities charge for this service is based on the fees of the contractor plus an administration charge.

Please note: It may also be necessary to provide copies of the installers qualifications as evidence to help the Authority decide if the works meets with Part P of The Building Regulations.

Solid Fuel Appliance Installations

The Authorities Registered Building Inspectors are not HETAS or similar qualified, so they are unable to carry out the checks necessary to confirm compliance with Part J of The Building Regulations.

Where an application is submitted to the Authority for this type of building works the Authority engage a HETAS Engineer to carry out the inspection and testing of the works. The Authorities charge for this service is based on the fees of the contractor plus an administration charge.

Pre-application Meeting

The Authority offer a 30-minute pre application meeting where it might be useful for you to meet with a Registered Building Inspector to discuss the building control process or, for example inspect a trial hole to assess ground conditions or if an existing foundation may be suitable. Should you subsequently submit a building control application this charge will be deducted from the cost of your application.

Please note: Inspectors are not able to provide design advice and you should engage a suitably competent contractor, designer, or builder to advise you on how to achieve compliance with The Building Regulations.

Exemption Certificates

Some building work is exempt under the Building Regulations ([see Schedule 2: Exempt Buildings and Work](#)) and when selling a property it can be useful to provide your buyer with written confirmation building control wasn't necessary. If you require confirmation of an exemption The Authority can issue an exemption certificate.

To apply for an exemption certificate you will need to complete an application form and you may be asked to supply drawings and/ or we may need to visit your property. This is necessary to enable our Inspectors to assess the works. There is a charge for this service.

Historical Property Search/Examination of Records

Unlike Planning Applications there is no public right to inspect plans deposited under the Building Regulations. The original applicant may in some circumstances be entitled to request historical information. There is a charge for this service.

Structural Engineers Consultation

Where it is necessary for the Authority to engage a consultant structural engineer to review a structural design/ calculation for compliance with Part A of The Building Regulations this will incur an additional fee, separate to the cost of the building regulation application. The costs will be based on the fees charged by the consultant to provide specialist advice in relation to that aspect of the building work.

Exemption from charges

The Authority has not fixed by means of its scheme, nor intends to recover a charge in relation to an existing dwelling that is, or is to be, occupied by a disabled person as a permanent residence; and where the whole of the building work in question is solely-

- (a) for the purpose of providing means of access for the disabled person by way of entrance or exit to or from the dwelling or to move to or from any part of it (e.g., through the installation of a lift or widening openings),
- (b) or for the purpose of providing accommodation or facilities designed to secure the greater health, safety, welfare or convenience of a disabled person.

The Authority has not fixed by means of its scheme, nor intends to recover a charge for the purpose of providing accommodation or facilities designed to secure the greater health, safety, welfare or convenience of a disabled person in relation to an existing dwelling, which is, or is to be, occupied by that disabled person as a permanent residence where such work consists of-

- (a) the adaptation or extension of existing accommodation or an existing facility or the provision of alternative accommodation or an alternative facility where the existing accommodation or facility could not be used by the disabled person or could be used by the disabled person only with assistance; or
- (b) the provision of extension of a room which is or will be used solely-
 - (i) for the carrying out for the benefit of the disabled person of medical treatment which cannot reasonably be carried out in any other room in the dwelling, or
 - (ii) for the storage of medical equipment for the use of the disabled person, or
 - (iii) to provide sleeping accommodation for a carer where the disabled person requires 24-hour care.

The Authority has not fixed by means of its scheme, nor intends to recover a charge in relation to an existing building to which members of the public are admitted (whether on payment or otherwise); and where the whole of the building work in question is solely:

- (a) for the purpose of providing means of access for disabled persons by way of entrance or exit to or from the building or any part of it; or
- (b) for the provision of facilities designed to secure the greater health, safety, welfare or disabled persons.

Note: 'disabled person' means a person who is within any of the descriptions of persons to whom Section 29(1) of the National Assistance Act 1948, as extended by virtue of Section 8(2) of the Mental Health Act 1959, applied but disregarding the amendments made by paragraph 11 of Schedule 13 to the Children Act 1989. The words in section 8(2) of the Mental Health Act 1959 which extend the meaning of disabled person in section 29(1) of the National Assistance Act 1948, are prospectively repealed by the National Health Service and Community Care Act 1990, section 66(2), Schedule 10, as from a day to be appointed Information required to determine charges.

If the Authority requires additional information to enable it to determine the correct charge the Authority can request the information under the provisions of Regulation 9 of The Building (Local Authority Charges) Regulation 2010.

The standard information required for full plans and building notice applications is detailed on the Authority's Notes and Guidance for Submissions. Additional information may be required in relation to: –

- The floor area of the building or extension
- The estimated duration of the construction phase of the building work and the anticipated number of inspections to be carried out.
- If attendance at any meetings may be required in addition to attendance at site inspections.

- The use of competent persons or Robust Details Ltd.
- Any accreditations held by the builder or other member of the design team.
- The nature of the design of the building work and whether innovative or high-risk construction is to be used.
- The estimated cost of the building work. If this is used as one of the factors in establishing a charge the 'estimate' is required to be such reasonable amount as would be charged by a person in business to carry out such building work (excluding the amount of any value added tax chargeable).

Establishing the Charge

The Authority has established standard charges using the principles contained within The Building (Local Authority Charges) Regulation 2010. Standard charges are detailed in Tables A to D. In the tables, any reference to number of storeys includes each basement level as one-storey and floor areas are cumulative.

If the building work that you are undertaking is not listed as a standard charge it will be individually determined in accordance with the principles and relevant factors contained within The Building (Local Authority Charges) Regulation 2010. If the Authority considers it necessary to engage and incur the costs of a consultant to provide specialist advice or services in relation to a particular aspect of building work, those costs shall also be included in setting the charge.

When the charge is individually determined the Authority shall calculate the charge in the same way a standard charge was set by using the average hourly rate of officers' time, multiplied by the estimated time taken to carry out their building regulation functions in relation to that particular piece of building work and taking into account the applicable factors listed in regulation 7(5) of the charges regulations.

Individually determined charges will be confirmed in writing specifying the amount of the charge and the factors that have been considered in determining the charge.

The building regulation charges for the following types of building work will be individually determined and the Authority will state which factors in regulation 7(5) of the charges regulations it has considered in establishing a standard or individually determined charge.

- A regularisation charge.
- A reversion charge.
- Charges for non-domestic works e.g. assembly, recreation and other residential. Office, shop and commercial. Industrial and storage.
- The building work is in relation to more than one dwelling.
- The works consist of the erection of a dwelling or conversion to a new dwelling where the floor area exceeds 300m²
- The works consist of the erection or extension of a single storey detached or attached garage or carport, floor area exceeding 100m²
- The works consist of a single storey extension, floor area exceeding 60m²
- The work consists of other extension, floor area exceeding 100m²
- The work consists of conversion of a garage to habitable space, floor area exceeding 40m²
- The works consist of alterations to a domestic property where the estimated cost exceeds £50,000.
- The works consist of installing in excess of 20 replacement window or door units in a domestic property.
- The work consists of any electrical installation work installed and tested by qualified person (but not self-certified) or the works consist of any electrical installation work installed by an unqualified person.

- The works consist of the installation of a wood burning stove not self-certified
- Any works not expressly described in Tables A to D of the Building Regulations Charges scheme
- Where alterations to a single dwelling (Table C) are carried out at the same time as an extension shown in Table B a 50% reduction will be applied to the alteration work.

Other matters relating to calculation of charges

In calculating these charges, refunds or supplementary charges, an officer hourly rate of £95.62 (exclusive of VAT) has been used for the financial year 2025/26.

- Any charge payable to the Authority shall be paid with an amount equal to any value added tax payable in respect of that charge.
- Charges are not payable for the first hour when calculating an advice charge unless they cover specific detailed advice relating to how a particular piece of proposed building work might comply with the building regulations prior to an application or notice being finalised and submitted.
- Site Inspections: Following receipt of your application, the applicant will be informed of the elements of the project Building Control wish to inspect.

The fees are based on an estimated amount of work involved in assessing compliance with the Building Regulations. Where further visits are requested by the applicant or builder, in addition to those specified by the Building Control surveyor, or the Building Control surveyor identifies necessary enforcement visits or the application has lapsed and no inspection has been made during a three year period, an additional fee of £95.62 plus VAT per visit, will be charged to the applicant.

Reductions

Reduced charges will be made in relation to individually assessed charges when work, or the relevant part of the work, has been, or intends to be carried out by a person mentioned in regulation 12(6) of the Principal Regulations in respect of that part of the work, (i.e. competent person/self-certification schemes or other defined non-notifiable work).

Any reduced charges that will be made in relation to individually assessed charges when a notification is made in accordance with regulation 41(4) of the Principal Regulations, (i.e. where, for the purpose of achieving compliance with Requirement E1 of the Principal Regulations, design details approved by Robust Details Limited have been used) will also be considered in calculating individually determined charges.

The Authority shall make a reduction in a standard or individually determined charge when chargeable advice has been given before receipt of an application or notice for proposed building work, which is likely to result in less time being taken by the Local Authority to perform the chargeable function for that work.

When it is intended to carry out additional building work on a dwelling at the same time that any of the work to which Table C relates, the charge for this additional work shall be reduced by up to 50%. Alternatively, the charge may be individually determined, with the agreement of the applicant.

Refunds and Supplementary Charges

If the basis on which the charge has been set or determined changes, the Local Authority will refund or request a supplementary charge and provide a written statement setting out the basis of the refund/supplementary charge, and state how this has been calculated. In the calculation of refunds/supplementary charges the Authority will disregard one hour of an officer's time in calculating the amount of the refund or supplementary charge. This is to allow for administrative costs incurred to be taken into account.

Non-Payment of a Charge

Your attention is drawn to Regulation 8(2) of the Building (Local Authority Charges) Regulations 2010, which explains that plans are not treated as being deposited for the purposes of Section 16 of the Building Act or building notices given unless the Authority has received the correct charge. In other words, relevant timescales do not start until the agreed payment has been made. The debt recovery team of the Authority will also pursue any non-payment of a charge.

Complaints about Charges

If you have a complaint about the level of charges you should initially raise your concern with the relevant officer. The Authority has a comprehensive complaint handling process. If your complaint is not satisfactorily responded to by the officer concerned, details of how to resolve your complaint is available on request and can be viewed [here](#).

Contact Details

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