

## **Building Regulation Charges**

*From 1 January 2010 (VAT 17.5%)*

### **GUIDANCE NOTES**

These notes and the tables overleaf are only a guide. This is not a statement of the law. If you want to check the law, a full statement can be found in the Building (Local Authority Charges) Regulations 1998, Statutory Instrument 1998 No. 3129.

Building control charges fall into different categories - plan charges, inspection charges, building notice charges and regularisation charges. With the exception of regularisation, the charges are subject to VAT at the appropriate rate. The three charge tables are shown overleaf. You should use table C if your proposal is not described in table A or table B.

These charges are set at levels which are anticipated to cover the appropriate service costs.

- **Full Plan Charge** - please send the charge when you deposit the plans.
- **Inspection Charge** - we will send you an invoice when you start your project.
- **Building Notice Charge** - the charge is calculated by adding together the plan charge and the inspection charge. Please send this amount with the application.
- **Regularisation Charge** - this is 120% of the building notice charge. Please send this amount with your application. VAT does not apply to this type of application.
- **Estimated cost** - in Table C means a reasonable estimate as would be provided by a professional builder to carry out the project.
- **Instalments** - for large developments it may be possible to pay by instalments. Please telephone if you need further information.
- **Exemption** - there is no charge where the application is solely for the benefit of someone with a disability. Please telephone for further information.
- **Multiple Works** – Where plans show more than one type of work (i.e. extension and alterations) there is a separate charge for each type.
- **Electrical Works** – There is no additional charge for electrical installations carried out in conjunction with other building regulation works. The charge in Table C (estimated cost of works) applies to unrelated electrical installations/alterations undertaken by people who are not members of a Competent Persons Scheme. For further information on electrical competent persons schemes, please refer to guidance leaflet 'Electrical Safety in the Home' which is available from Building Control.
- **Exempt Buildings** – A fee of £25 plus VAT (Total £29.38) should accompany an application for registration of an exempt building.
- Please make cheques payable to Harborough District Council.

If you have any doubt or difficulty in understanding the above guidance notes or tables on the following pages then please call the Building Control Helpline on 01858 821090.

**TABLE A****CHARGES FOR SMALL DOMESTIC DWELLINGS****HOUSES & FLATS UP TO 3 STOREYS & 300m<sup>2</sup> floor area**

Number of dwellings	Plan Charge		Inspection Charge		Building Notice Charge	
	£	Total inc. VAT	£	Total inc. VAT	£	Total inc. VAT
<b>1</b>	165.38	<b>194.32</b>	415.64	<b>488.38</b>	581.02	<b>682.70</b>
<b>2</b>	226.01	<b>265.56</b>	575.51	<b>676.22</b>	801.52	<b>941.79</b>
<b>3</b>	297.68	<b>349.77</b>	730.96	<b>858.88</b>	1,028.64	<b>1,208.65</b>
<b>4</b>	369.34	<b>433.97</b>	844.52	<b>992.31</b>	1,213.86	<b>1,426.29</b>
<b>5</b>	446.51	<b>524.65</b>	934.92	<b>1,098.53</b>	1,381.43	<b>1,623.18</b>
<b>6</b>	523.69	<b>615.34</b>	1,050.68	<b>1,234.55</b>	1,574.37	<b>1,849.88</b>
<b>7</b>	545.74	<b>641.24</b>	1,122.35	<b>1,318.76</b>	1,668.09	<b>1,960.01</b>
<b>8</b>	567.79	<b>667.15</b>	1,308.67	<b>1,537.69</b>	1,876.46	<b>2,204.84</b>
<b>9</b>	589.84	<b>693.06</b>	1,494.99	<b>1,756.61</b>	2,084.83	<b>2,449.68</b>
<b>10</b>	595.35	<b>699.54</b>	1,698.95	<b>1,996.27</b>	2,294.30	<b>2,695.80</b>
<b>11</b>	600.86	<b>706.01</b>	1,861.02	<b>2,186.70</b>	2,461.88	<b>2,892.71</b>
<b>12</b>	606.38	<b>712.50</b>	2,021.99	<b>2,375.84</b>	2,628.37	<b>3,088.33</b>
<b>13</b>	611.89	<b>718.97</b>	2,185.16	<b>2,567.56</b>	2,797.05	<b>3,286.53</b>
<b>14</b>	617.40	<b>725.45</b>	2,318.93	<b>2,724.74</b>	2,936.33	<b>3,450.19</b>
<b>15</b>	622.91	<b>731.92</b>	2,479.52	<b>2,913.44</b>	3,102.43	<b>3,645.36</b>
<b>16</b>	628.43	<b>738.41</b>	2,640.49	<b>3,102.58</b>	3,268.92	<b>3,840.98</b>
<b>17</b>	633.94	<b>744.88</b>	2,801.45	<b>3,291.70</b>	3,435.39	<b>4,036.58</b>
<b>18</b>	639.45	<b>751.35</b>	2,962.42	<b>3,480.84</b>	3,601.87	<b>4,232.20</b>
<b>19</b>	644.96	<b>757.83</b>	3,087.00	<b>3,627.23</b>	3,731.96	<b>4,385.05</b>
<b>20</b>	650.48	<b>764.31</b>	3,245.76	<b>3,813.77</b>	3,896.24	<b>4,578.08</b>
<b>21</b>	661.50	<b>777.26</b>	3,319.63	<b>3,900.57</b>	3,981.13	<b>4,677.83</b>
<b>22</b>	672.53	<b>790.22</b>	3,432.08	<b>4,032.69</b>	4,104.61	<b>4,822.92</b>
<b>23</b>	683.55	<b>803.17</b>	3,544.54	<b>4,164.83</b>	4,228.09	<b>4,968.01</b>
<b>24</b>	694.58	<b>816.13</b>	3,656.99	<b>4,296.96</b>	4,351.57	<b>5,113.09</b>
<b>25</b>	705.60	<b>829.08</b>	3,770.55	<b>4,430.40</b>	4,476.15	<b>5,259.48</b>
<b>26</b>	716.63	<b>842.04</b>	3,883.01	<b>4,562.54</b>	4,599.64	<b>5,404.58</b>
<b>27</b>	727.65	<b>854.99</b>	3,995.46	<b>4,694.67</b>	4,723.11	<b>5,549.65</b>
<b>28</b>	738.68	<b>867.95</b>	4,107.92	<b>4,826.81</b>	4,846.60	<b>5,694.76</b>
<b>29</b>	749.70	<b>880.90</b>	4,220.37	<b>4,958.93</b>	4,970.07	<b>5,839.83</b>
<b>30</b>	760.73	<b>893.86</b>	4,283.21	<b>5,032.77</b>	5,043.94	<b>5,926.63</b>
<b>31 &amp; over</b>	771.75 + <b>5.51</b> per extra dwelling	<b>plus 17.5%</b>	4,343.85 + <b>82.69</b> per extra dwelling	<b>plus 17.5%</b>	5,115.60 + <b>88.20</b> per extra dwelling	<b>plus 17.5%</b>

**NOTE: This Table only applies to buildings up to 3 storeys, and for dwellings of no more than 300m<sup>2</sup> floor area (excluding garages & carports). In other cases you must use Table C1 based on the estimated cost of the work.**

**TABLE B****CHARGES FOR EXTENSIONS TO CERTAIN SMALL BUILDINGS**

Type of Work  (1)	Plan Charge £ (2)		Inspection Charge £ (3)		Building Notice Charge £ (4)	
		Total inc. VAT		Total inc. VAT		Total inc. VAT
1. Detached or attached garage or carport or both, having a floor area not exceeding 40m <sup>2</sup>	134.04	<b>157.50</b>	0.00	<b>0.00</b>	134.04	<b>157.50</b>
2. Detached or attached garage or carport or both, having a floor area exceeding 40m <sup>2</sup> but does not exceed 60m <sup>2</sup>	134.04	<b>157.50</b>	139.00	<b>163.33</b>	273.04	<b>320.82</b>
3. Extension of a dwelling the total floor area of which does not exceed 10m <sup>2</sup>	134.04	<b>157.50</b>	139.00	<b>163.33</b>	273.04	<b>320.82</b>
4. Extension of a dwelling the total floor area of which exceeds 10m <sup>2</sup> , but does not exceed 40m <sup>2</sup>	134.04	<b>157.50</b>	265.96	<b>312.50</b>	400.00	<b>470.00</b>
5. Extension of a dwelling, the total floor area of which exceeds 40m <sup>2</sup> but does not exceed 60m <sup>2</sup>	134.04	<b>157.50</b>	399.88	<b>469.86</b>	533.92	<b>627.36</b>

NOTE: Where the total or the aggregation of the floor area of one or more extensions referred to above exceeds 60m<sup>2</sup> the charge should be calculated by reference to Table C. Floor area is the total of the floor areas in all storeys of an extension measuring to the internal faces of external walls.

Charges for applications relating to any extension or alteration of a dwelling consisting of the provision of one or more rooms in a roof space, including means of access – Please refer to Table C.

Where the renovation of thermal elements to a dwelling (as required by Approved Document L1B) is carried out separately from other work, the charge shall be £52.50 plus VAT (Total £61.69).

Exempt building work can be registered subject to a charge of £25 plus VAT (Total £29.38) payable at deposit.

When other building work is carried out at the same time that any of the work to which categories 3, 4 and 5 in Table B relates the following discounted fees will be charged for the estimated cost element of the work:-

Work up to £2,000	£33.08 + VAT (Total £38.87)
Work between £2,001 and £5,000	£43.66 + VAT (Total £51.30)

**TABLE C**

**CALCULATION OF CHARGES FOR ALL OTHER BUILDING WORK**

Estimated Cost of Work £	Plan Charge		Inspection Charge		Building Notice Charge	
	£	Total inc. VAT	£	Total inc. VAT	£	Total inc. VAT
<b>0 – 2,000</b>	110.25	<b>129.54</b>	0.00	<b>0.00</b>	110.25	<b>129.54</b>
<b>2,001 – 5,000</b>	181.91	<b>213.74</b>	0.00	<b>0.00</b>	181.91	<b>213.74</b>
<b>5,001 – 10,000</b>	57.88	<b>68.01</b>	173.64	<b>204.03</b>	231.52	<b>272.04</b>
<b>10,001 – 15,000</b>	70.28	<b>82.58</b>	210.84	<b>247.74</b>	281.12	<b>330.32</b>
<b>15,001 – 20,000</b>	82.68	<b>97.15</b>	248.04	<b>291.45</b>	330.72	<b>388.60</b>
<b>20,001 – 25,000</b>	93.74	<b>110.14</b>	281.16	<b>330.36</b>	374.90	<b>440.51</b>
<b>25,001 – 30,000</b>	104.79	<b>123.13</b>	314.26	<b>369.26</b>	419.05	<b>492.38</b>
<b>30,001 – 35,000</b>	115.84	<b>136.11</b>	347.36	<b>408.15</b>	463.20	<b>544.26</b>
<b>35,001 – 40,000</b>	126.89	<b>149.10</b>	380.46	<b>447.04</b>	507.35	<b>596.14</b>
<b>40,001 – 45,000</b>	137.94	<b>162.08</b>	413.56	<b>485.93</b>	551.50	<b>648.01</b>
<b>45,001 – 50,000</b>	148.99	<b>175.06</b>	446.66	<b>524.83</b>	595.65	<b>699.89</b>
<b>50,001 – 55,000</b>	160.04	<b>188.05</b>	479.76	<b>563.72</b>	639.80	<b>751.77</b>
<b>55,001 – 60,000</b>	171.09	<b>201.03</b>	512.86	<b>602.61</b>	683.95	<b>803.64</b>
<b>60,001 – 65,000</b>	182.14	<b>214.01</b>	545.96	<b>641.50</b>	728.10	<b>855.52</b>
<b>65,001 – 70,000</b>	193.19	<b>227.00</b>	579.06	<b>680.40</b>	772.25	<b>907.39</b>
<b>70,001 – 75,000</b>	204.24	<b>239.98</b>	612.16	<b>719.29</b>	816.40	<b>959.27</b>
<b>75,000 – 80,000</b>	215.29	<b>252.97</b>	645.26	<b>758.18</b>	860.55	<b>1,011.15</b>
<b>For costs between 80,001 – 100,000</b>	£215.29 plus £2.21 for every £1,000 (or part thereof) over £80,000 plus VAT		£645.26 plus £6.62 for every £1,000 (or part thereof) over £80,000 plus VAT		£860.55 plus £8.83 for every £1,000 (or part thereof) over £80,000 plus VAT	

**For charges over £100,000 please contact the Building Control Helpline on 01858 821090 or email [building.control@harborough.gov.uk](mailto:building.control@harborough.gov.uk)**

NOTE: The following minimum charges apply:

Where an extension to a dwelling has a floor area exceeding 60m<sup>2</sup>, the sum of the plan charge and the inspection charge or the building notice charge **shall not be less than £551.50 plus VAT (Total £648.01)**.

Where an extension or alteration to a dwelling consists of the provision of one or more rooms in a roof space, the sum of the plan charge and the inspection charge or the building notice charge **shall not be less than £374.90 plus VAT (Total £440.51)**.

Where a garage is converted to a habitable room, the sum of the plan charge and the inspection charge or the building notice charge **shall not be less than £201.76 plus VAT (Total £237.07)**.

Where replacement of domestic windows, rooflights or doors is carried out, the charge shall be £110.25 plus VAT (Total £129.54).