

Building Control Services

Harborough District Council



Building Regulation Charges

From 18 April 2011

Non-Domestic Work 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 2010, Statutory Instrument 2010 No. 404.

The charges for Building Regulation work are intended to cover the cost of the service. There are two methods that the authority may use to establish the charge for building work. These are individually determined charges and the establishment of a standard charge.

Individually determined charges

Charges are individually determined for most non-domestic schemes and these include:

- Applications subject to a reversion charge (work reverting from an approved inspector to the local authority).
- Regularisation applications.
- Building work consisting of alterations to non-domestic property where the estimated cost exceeds £20,000.
- Building work consisting of the installation of over 50 windows in a non-domestic property.

Standard Charges

The following tables detail the standard charges for erecting, extending or altering non-domestic buildings.

These charges have been set by the authority on the basis that the building work does not consist of, or include, innovative or high risk construction techniques (details available from the authority) and/or the duration of the building work from commencement to completion does not exceed 12 months.

The charges have also been set on the basis that the design and building work is undertaken by a person or company that has sufficient capability, knowledge and experience to carry out the design and building work referred to in the standard charges tables that they are undertaking. If not, the work may incur supplementary charges.

Full Plans Application

A Full Plans application requires the payment of a **Plan Charge (+ VAT)** at the time the application is deposited with the Council. A Full Plans application is **not** legally deposited (and therefore not valid) until the correct payment is received. The applicant will be invoiced for the **Inspection Charge (+ VAT)** after the first inspection has been carried out.

Building Notice Application

For non-domestic work, the Building Notice route can only be used in respect of buildings where the Regulatory Reform (Fire Safety) Order 2005 does not apply.

If you choose to submit a Building Notice, the **Building Notice Charge (+ VAT)** is payable at the time the Notice is given to the Council. A Building Notice is **not** considered valid until payment is made. Work can commence two days after the Building Notice has been deposited. **The Building Notice Charges in the tables below are based on the assumption that the proposal has been designed and building work is undertaken by a person or company that has sufficient capability, knowledge and experience to carry out the design and building work. If this cannot be proven when the application is deposited the required charge will be increased by 20% plus VAT.**

Regularisation Certificate

Should you apply for a Regularisation Certificate in respect of un-authorised work, you will pay a Regularisation Charge to cover the cost of assessing your application and all the site inspections. An administration charge of £150.00 will be payable at deposit to allow for an inspection of the site to be made and scope of work to be determined. An individual quotation will then be provided and payment of this will be required before any further inspections are made or certificate issued. The total cost of the charge will be no less than the equivalent Building Notice Charge. VAT is not payable in relation to a Regularisation Charge.

Where standard charges are not applicable, please contact Building control on 01858 821090 for an individual quotation.

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 C

Standard Charges For All Non Domestic Building Work

Description of Work		Plan Charge		Inspection Charge		Building Notice Charge	
		Net Charge (Exc. VAT)	Total Charge (Inc. VAT)	Net Charge (Exc. VAT)	Total Charge (Inc. VAT)	Net Charge (Exc. VAT)	Total Charge (Inc.VAT)
1	Replacement windows and/or doors to a non domestic building up to a maximum of 20	£137.50	£165.00	£0.00	£0.00	£165.00	£198.00
2	Replacement windows and/or doors to a non domestic building more than 20 and up to a maximum of 50	£192.50	£231.00	£0.00	£0.00	£231.00	£277.20
3	Renovation of a thermal element (price is per element, if more than 1 is carried out at the same time, each subsequent element is reduced by 50%) Estimated cost of work Up to £50,000	£110.00	£132.00	£0.00	£0.00	£132.00	£158.40
	Estimated cost of work £50,001 - £100,000	£192.50	£231.00	£0.00	£0.00	£231.00	£277.20
	Estimated cost of work £100,001 - £500,000	£275.00	£330.00	£0.00	£0.00	£330.00	£396.00

Description of Work		Plan Charge		Inspection Charge		Building Notice Charge	
		Net Charge (Exc. VAT)	Total Charge (Inc. VAT)	Net Charge (Exc. VAT)	Total Charge (Inc. VAT)	Net Charge (Exc. VAT)	Total Charge (Inc. VAT)
4	Work not described elsewhere including structural alterations and installation of controlled fittings Estimated cost of work £0 - £5,000	£180.00	£216.00	£0.00	£0.00	£216.00	£259.20
	Estimated cost of work £5,001 - £10,000	£240.00	£288.00	£0.00	£0.00	£288.00	£345.60
	Estimated cost of work £10,001 - £20,000	£320.00	£384.00	£0.00	£0.00	£384.00	£460.80

Note: - For schemes where the estimated cost exceeds £20,000 the charge is individually determined

Unless agreed otherwise schemes exceeding one years duration may be subject to additional charge.

Additional charge for the change of use of a building

The charge is £220.00 + VAT and all associated building work will be subject to the additional charges detailed above. This additional charge does not apply in relation to a building used for residential purposes that is altered to create more or fewer dwellings.

Amended Plan Charge

Replacement Certificate Charge

Closed Case Charge

These charges will be individually determined.

£62 + VAT (£74.40 including VAT)

These charges will be individually determined.