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**TABLE A: STANDARD CHARGES FOR THE CREATION OR CONVERSION TO NEW HOUSING**

Number of Properties	Application charge from 1 April 2014 £	Regularisation charge from 1 April 2014 £	Additional charge from 1 April 2014 £
1	Please ring for quote	Please ring for quote	Please ring for quote
2	Please ring for quote	Please ring for quote	Please ring for quote
3 or more	Please ring for quote	Please ring for quote	Please ring for quote

**TABLE B: DOMESTIC EXTENSIONS TO A SINGLE BUILDING**

	Application Charge		Regularisation Charge		Additional Charge	
	Agreed charge 1st April 2013 (incl VAT)	Proposed charge from 1 April 2014 (Incl VAT)	Agreed charge 1st April 2013 (No VAT payable)	Proposed charge from 1 April 2014 No VAT Payable)	Agreed charge 1st April 2013 (incl VAT)	Proposed charge from 1 April 2014 (Incl VAT)
	£	£	£	£	£	£
Garage Conversion to habitable room	350.00	300.00	440.00	Please contact us	115.00	120.00
Extension project up to 10sq.m floor area	510.00	415.00	640.00	Please contact us	115.00	120.00
All other extensions	N/A	Please contact us	N/A	Please contact us	115.00	within provided quote
Loft Conversions	485.00	Please contact us	610.00	Please contact us	115.00	within provided quote
Detached garage over 30sq.m floor area	350.00	Please contact us	440.00	Please contact us	115.00	within provided quote
Electrical works by non-qualified electrician	245.00	295.00	300.00	Please contact us	N/A	N/A
Renovation of thermal element	145.00	165.00	180.00	Please contact us	N/A	N/A
Installing steel beam(s) within an existing house	N/A	165.00	N/A	Please contact us	N/A	N/A
Window replacment	185.00	165.00	230.00	Please contact us	N/A	N/A
installing a new boiler or wood burner etc.	N/A	230.00	N/A	Please contact us	N/A	N/A

**TABLE C: ALL OTHER WORKS - ALTERATIONS**

Estimated cost of work	Application Charge		Regularisation Charge	
	Agreed charge 1st April 2013 (incl VAT)	Proposed charge from 1 April 2014	Agreed charge 1st April 2013 (No VAT payable)	Proposed charge from 1 April 2014
	£	£	£	£
£0 to £5,000	250	please contact us	310	please contact us

£5,001 to £15,000	340	please contact us	480	please contact us			
£15,000 and above	please contact us	please contact us	Please contact us	please contact us			
<b>Building Control – Supplementary Charges</b>							
<p>If you are selling a property that has been extended or altered, you need to provide evidence to prospective purchasers that any relevant building work has been inspected and approved by a Building Control Body. That evidence is in the form of a Building Regulations Completion / Final Certificate and / or an Approval or Initial Notice (called the 'authorised documents' in the Home Information Pack Regulations).</p>							
<p>Legal entitlement to a Completion Certificate is subject to conditions. In cases where the Council is not told that building work is completed, or the building is occupied without addressing outstanding Building Regulation matters, a certificate is not issued. Despite the best efforts of the Council's Building Control Surveyors, many home owners who undertake building works fail to obtain a Completion Certificate and their application is archived. A fee is payable to re-open archived building regulations applications for the purposes of issuing a completion certificate.</p>							
<p>Other charges are payable where we are asked to withdraw a Building Regulations application and refund fees, or asked to re-direct inspection fee invoices. Fees are payable in cleared funds before the release of any authorised documents or other actions listed below.</p>							
<b>DESCRIPTION</b>							
<b>ARCHIVED APPLICATIONS</b>		<b>Agreed charge 1st April 2013</b>		<b>Proposed charge from 1 April 2014</b>			
Process request to re-open archived building control file, resolve case and issue completion certificate		£67 administration fee		£40 administration fee			
Each visit to site in connection		£67 per site visit		£62 per site visit			
<b>WITHDRAWN APPLICATIONS</b>							
Process request		£45 administration fee		£40 administration fee			
With additional fees of.....							
Withdraw Building Notice application where no inspections have taken place		refund submitted fee less admin fee		refund submitted fee less admin fee			
Withdraw Building Notice application where inspections have taken place		refund submitted fee less admin fee, less £67 per site visit made		refund submitted fee less admin fee, less £62 per site visit made			

Withdrawn Full Plans application without plans being checked or any site inspections being made	refund submitted fee less admin fee	refund submitted fee less admin fee		
Withdraw Full Plans application after plan check but before any inspections on site	refund inspection fee (where paid up-front) less admin fee	refund inspection fee (where paid up-front) less admin fee		
Withdraw Full Plans application after plan check and after site inspections made	refund any paid inspection fee less admin fee, less £67 per site inspection made	refund any paid inspection fee less admin fee, less £62 per site inspection made		
<b>RE-DIRECT INSPECTION FEES / ISSUE COPY DOCUMENTS</b>				
Process request to re-invoice inspection fee to new addressee	£45 administration fee	£40 administration fee		
Optional Services	Consultancy	£72.00 per hour	£60.00 per hour	
<b>Charges note</b>				
<p>Under the Building (Local Authority Charges) Regulations 2010 local authority building control is not permitted to make a profit or loss. The service is to ensure full cost recovery and no more. Any surplus or loss made against expenditure budgets is to be offset against the following years fees and charges setting. This draft set of fees and charges reflects the surplus income projected to have arisen by the end of 13/14 across the shared service. In addition, the level of competition from the private sector needs to continually defended against therefore it is proposed to curtail both the extent of fee categories published and to make extensive use of the fact that legislation now allows local authorities to offer site specific quotations for building regulations applications. In addition expenditure of the service has reduced since the creation of a shared service resulting in a reduction in the hourly rate charged by the service.</p>				