Planning and Regeneration							
Building Control							
Explanatory Notes							
1. Before you build, extend or convert a building to which the building re	egulations apply, you c	or your agent must submit a Building regula	ions application.				
The charge you have to pay depends on the type of work, the number of							
2 The charges are as follows:							
Category A : New domestic homes, flats or conversions etc							
Category B : Extending or altering existing homes							
Category C : Any other project including commercial or industrial proje	ects etc						
Individually determined fees are available for most projects. We would	be happy to discuss th	nese with you if yourequire					
In certain cases, we may agree that you can pay charges in installment	ts. Please contact us f	or further discussions.					
3 Exemptions and reductions in charges.							
A If your plans have been approved or rejected, you wont have to pay a	again if you resubmit n	lans for the same work which has not starte					
resubmit with 3 years of the original application date.	again ii you resubinii p						
B You dont have to pay charges if the work will provide access to a bi	uilding or is an exten	sion to store modical equipment or provid					
treatment facilities for a desabled person. In order to claim exemption,							
disabled persons disability. In these regulations, 'a disabled person' is a person who is described under section 29(1) of the National Assistance Act 1948							
(as extended by section 8(2) Mental Health Act 1959).							
		· · · ·					
4 You have to pay VAT for all local authority Building Regulation charge	es, except for the regu	larisation charge. VAT is included in the a	ttached fees.				
		Ŭ					
5 Regularisation applications are available for cases where unauthoris							
regularised where the work was undertaken after Ocdtober 1985 and n			Regularisation				
applications. Regularisation application fees are individually determined	d. Please contact us to	discuss regularisation application fees.					
6 Reversion application. Where the control of a building project passes	s from a third party to t	the council a reversion application will be re	quired. Reversion				
application fees are individually determined.							

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					1	1		
ТАВLE A: STANГ	JARD CHAR	GES FOR THE CF	REATION OR CONVEL	.R <u>SION TO NEW HOU</u>	J <u>SING</u>			
Number of Properties			Regularisation charge from 1 April 2014 \pounds		Additional charge from 1 April 2014 £			
1	Please r [;]	ring for quote	Please rin	ng for quote	for quote Please ring		í <u> </u>	
2		ring for quote				Please ring for quote		
3 or more		ring for quote	Please ring for quote		Please ring for quote		í <u> </u>	
TABLE B: DOME	STIC EXTEN	ISIONS TO A SINC	GLE BUILDING				· ·	
			Application	on Charge	Regularisa	tion 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)
1			£	£	£	£	£	£
Garage Conversio	on to habitably	e room	350.00	300.00	440.00	Please contact us	115.00	120.00
Extension project u			510.00	415.00	640.00	Please contact us	115.00	120.00
All other extension	<u> </u>		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 of			350.00	Please contact us	440.00	Please contact us	115.00	within provided quote
Electrical works by			245.00	295.00	300.00	Please contact us	N/A	N/A
Renovation of ther			145.00	165.00	180.00	Please contact us	N/A	N/A
Installing steel bea		an existing house	N/A	165.00	N/A	Please contact us	N/A	N/A
Window replacmer			185.00	165.00	230.00	Please contact us	N/A	N/A
installing a new bo	<u>ا اiler or wood</u>	ourner etc.	N/A	230.00	N/A	Please contact us	N/A	N/A
TABLE C: ALL OT	HER WORK	S - ALTERATIONS	1]			
		<u> </u>		I		ا ــــــــــــــــــــــــــــــــــــ	ļ	
	/		tion Charge Regularisat		on Charge	<u>ا</u>		
Estimated cost	st of work	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	2	310	·	•+	· · · · · · · · · · · · · · · · · · ·	

£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				
Building Control – Suppleme	entary Charges							
If you are calling a property the	t haa haan aytanda	d ar altared you page	te previde evidence	to proceeding purcha	a are that any relayant	building work boo		
If you are selling a property that been inspected and approved I								
Approval or Initial Notice (called						neate and / or an		
Legal entitlement to a Complet	ion Certificate is su	biect to conditions. In	cases where the Cou	ncil is not told that bu	ilding work is complet	ed or the building		
is occupied without addressing								
Surveyors, many home owners								
open archived building regulation	ons applications for	the purposes of issui	ing a completion certif	icate.				
Other charges are payable whe						pection fee		
invoices. Fees are payable in c	leared funds before	e the release of any a	uthorised documents	or other actions listed	below.			
DESCRIPTION								
ARCHIVED APPLICATIONS		Agreed charge	e 1st April 2013	Proposed charge	from 1 April 2014			
control file, resolve case and is		$\pounds 67$ administration fee		£40 administration fee				
contionine, resolve case and issue completion			•					
		007						
Each visit to site in connection		£67 per site visit		£62 per site visit				
WITHDRAWN APPLICATIONS	S							
Process request	£45 administration fee £40 ad		£40 administration fe	£40 administration fee				
With additional fees of								
Withdrow Ruilding Nation and	option where no							
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 appli	cation where	refund submitted fee	less admin fee, less	refund submitted fee	less admin fee, less			
inspections have taken place		£67 per site visit mad	le	£62 per site visit ma	de			

Withdrawn Full Plans application without plan 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 ch but before any inspections on site	ck refund inspection fee less admin fee	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 ch and after site inspections made				refund any paid inspection fee less admin fee, less £62 per site inspection made			
RE-DIRECT INSPECTION FEES / ISSUE C	PY DOCUMENTS						
Process request to re-invoice inspection fee new addressee	2 £45 administration fe	£45 administration fee		£40 administration fee			
new addressee							
Optional Consultancy	£72.00 per hour	£72.00 per hour		£60.00 per hour			
Charges note							
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.							