Nottingham City Council

Building Control Service

Building Regulation Charges

Information and Guidance

1ST January 2011 with 20%VAT

LABC

Delivering high quality building control through local authorities

This leaflet can be provided in a variety of formats if required. Please do not hesitate to contact us on 0115 8764028 if you require interpretation of this form or need help reading it.

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Fee Schedules

SCHEDULE 1 TABLE A – Standard Charges for the creation or conversion to New Housing

NUMBER OF DWELLINGS	PLAN CHARGE			INSPECTION CHARGE			BUILDING NOTICE CHARGE			REGULARISATION CHARGE (NO VAT) £
	NET £	VAT £	TOTAL £	NET £	VAT £	TOTAL £	NET £	VAT £	TOTAL £	
1	127.66	25.53	**153.19**	391.56	78.31	**469.87**	519.22	103.84	**623.00**	778.82

SCHEDULE 2 TABLE B – Standard Charges for Domestic Extensions to a single building

DESCRIPTION OF WORKS	PLAN CHARGE			INSPECTION CHARGE			BUILDING NOTICE CHARGE			REGULARISATION CHARGE (NO VAT) £
	NET £	VAT £	TOTAL £	NET £	VAT £	TOTAL £	NET £	VAT £	TOTAL £	
Extension or loft conversion where floor does not exceed 20m^2	127.66	25.53	**153.19**	266.23	53.25	**319.48**	393.89	78.78	**472.67**	590.83
Extension or loft conversion where floor exceeds 20m^2 but does not exceed 60 m^2	127.66	25.53	**153.19**	331.88	66.38	**398.26**	459.54	91.91	**551.45**	689.30
Extension or loft conversion where floor area exceeds 60m^2	127.66	25.53	**153.19**	457.20	91.44	**548.64**	584.86	116.97	**701.83**	877.30
Erection or extension of a domestic garage or carport up to 36m^2	127.66	25.53	**153.19**	134.93	26.99	**161.92**	262.59	52.52	**315.11**	393.89
Erection or extension of a domestic garage or carport over 36m^2	127.66	25.53	**153.19**	200.58	40.12	**240.70**	328.24	65.65	**393.89**	492.36
Conversion of a domestic garage into a habitable room(s)	127.66	25.53	**153.19**	164.77	32.95	**197.72**	292.43	58.49	**350.92**	438.65

SCHEDULE 2 TABLE C – Standard Charges for Domestic Alterations to a single building

DESCRIPTION OF WORKS	PLAN/INSPECTION CHARGE			BUILDING NOTICE CHARGE			REDUCED CHARGE (if carried out at same time as work in Table B)			REGULARISA-TION CHARGE (NO VAT) £
	NET £	VAT £	TOTAL £	NET £	VAT £	TOTAL £	NET £	VAT £	TOTAL £	
Renovation of a thermal element to a single dwelling. (eg external insulation)	132.63	26.53	**159.16**	132.63	26.53	**159.16**	66.31	13.27	**79.58**	198.94
Replacement of up to 5 windows /doors (where all are replaced at the same time)	132.63	26.53	**159.16**	132.63	26.53	**159.16**	66.31	13.27	**79.58**	198.94
Replacement of 6 or more windows/doors (where all are replaced at the same time)	202.91	40.58	**243.49**	202.91	40.58	**243.49**	101.46	20.29	**121.75**	304.37
Any electrical work other than the complete rewiring of a dwelling.	238.72	47.74	**286.46**	238.72	47.74	**286.46**	119.36	N/A	**143.23**	358.08
Electrical work involving the complete re-wiring of an existing dwelling.	274.53	54.91	**329.44**	274.53	54.91	**329.44**	137.26	N/A	**N/A**	411.79
Removal of a single load bearing wall or chimney stack	132.63	26.53	**159.16**	132.63	26.53	**159.16**	66.31	13.27	**79.58**	198.94
Installation of insulation into an existing cavity wall	101.16	20.23	**121.39**	101.16	20.23	**121.39**	50.58	10.12	**60.70**	151.74
Installation of PV panels or a solar heating system	238.72	47.75	**286.46**	238.72	47.74	**286.46**	119.36	23.87	**143.23**	358.08

SCHEDULE 3 TABLE D – Standard Charges for All Other Work

ESTIMATED COST	PLAN CHARGE			INSPECTION CHARGE			BUILDING NOTICE CHARGE			REGULARISATION CHARGE (NO VAT) £
	NET £	VAT £	TOTAL £	NET £	VAT £	TOTAL £	NET £	VAT £	TOTAL £	
Work for which the estimated cost is £1000 or less	127.66	25.53	**153.19**	N/A	N/A	**N/A**	127.66	25.53	**153.19**	191.49
Work for which the estimated cost is over £1000 and up to £5000	127.66	25.53	**153.19**	146.87	25.70	**172.57**	274.53	54.91	**329.44**	411.79
Work for which the estimated cost is over £5000 and up to £20000	127.66	25.53	**153.19**	266.23	53.25	**312.82**	393.89	78.78	**472.67**	590.83

Explanatory Notes

Standard Charges – Building Regulations charges are determined on the amount of officer time spent on the project. The charges contained in the above Schedules are standard charges based on average times for plan checking, administration and site inspections. Should any of these standard times be exceeded a supplementary charge will apply. Should the project take less officer time than standard a refund will apply.

Plan Charge – The charge to be deposited with the Council at the time of submission of a Full Plans Application.

Inspection Charge – The charge to cover the cost of all inspections usually invoiced to the applicant after the first inspection. NB In a few cases this is included in the plan charge.

Building Notices Charge – This is the same as a Plan Charge + Inspection Charge and is payable when the notice is deposited.

Creation or conversion to New Housing - For 2 or more dwellings, or for a single dwelling where the floor area exceeds 300m^2 the charge is individually determined

Aggregating Extensions and Loft Conversions - Where it is proposed to erect more than one extension to a dwelling, the total floor area may be aggregated and the charge based on schedule 2.

Where an extension to a dwelling, the total floor area of which exceeds 60m^2, the charge is based on the estimated cost of the work in accordance with Schedule 3 subject to a minimum total charge of £701.84.

Where a loft conversion is carried out at the same time as an extension, the floor areas may be aggregated and the relevant charge will be that of the 40 – 60m^2 category unless the combined floor area is in excess of 60m^2. In this instance the charge would revert to schedule 3 with a minimum charge as referred to above.

Table D **ALL OTHER WORK –** Where the estimated cost exceeds £20000 an individual quotation will be provided.

Regularisation Applications - Regularisation charge is the Building Notice charge + 50% with no VAT.

Validity of Submissions - Submissions will not be treated as deposited until the cost of works (where applicable) have been accepted and the correct charge paid.

Withdrawing Applications - A non-returnable minimum charge of £50.00 will be made to recover administration costs where an application is withdrawn before the plans are checked. An application may not be withdrawn once plans have been checked.