

Guidance Notes on Charges for Building Control Services



The Building (Local Authority Charges) Regulations 2010

Explanatory Notes

Effective from 1st April 2017

The Building Regulations charges are divided into Plan and Inspection Charges (Full Plans Submission), Building Notice Charges, Regularisation Charges and supplementary charges (further guidance is given below). They are different for each type of work.

The following tables are for guidance and are not a substitute for the Building (Local Authority Charges) Regulations 2010 which are the only statutory expression of the law.

Note: charges can now be STANDARD (attached) or INDIVIDUALLY CALCULATED.

HM Customs and Excise have determined that VAT is payable on charges for work where the Local Authority is not the only authorised provider of building control services.

Therefore, VAT is payable on all works except Regularisation Charges.

1. A. **Full Plans** - the plans charge must be paid on the deposit of the plans with the Council. Cheques made payable to **Wealden District Council**.
B. **Inspection Charge** - these will be payable after the first inspection has been undertaken. The inspection charge (if applicable) will be invoiced to the applicant, unless notification is received in writing to issue the charge to another relevant party.
2. **Building Notices** - the charge must be paid when the notice is submitted to the Council. Cheques made payable to **Wealden District Council**.
3. **Regularisation Charge** - the charge is equivalent to 125% of the Building Notice charge or the combined Plan and Inspection Charges excluding VAT. The charge must be paid when the application is submitted to the Council. Cheques payable to Wealden District Council.
4. **Advice Charge** - these may be payable for pre-submission advice and any charge levied will be discounted from any subsequent full plans charge (note the first hour is free).
5. **Re-Submission Charge** - a charge may be payable on the deposit of a re-submitted application.
6. **Exemption** - works solely to provide access and/or facilities for disabled people to existing dwellings and buildings to which the public have access are exempt from charges. In these regulations 'disabled person' means a person who is within any of the descriptions of persons to whom Section 29(1) of the National Assistance Act 1948 as extended applies.
7. **Total Estimated Cost** - this means a reasonable estimate that would be charged by a professional builder, but excluding professional charges and VAT.
8. **Individually Determined Charges** - where the scope of the work is not covered by the attached tables please contact Building Control for a quotation.
9. **Instalments** - in certain cases the inspection charges may be paid by instalments; contact Building Control for information.
10. **Completion of Work** - charges are based on work(s) being completed within 18 months of commencement of the work. If completion is more than 18 months from commencement there may be an additional charge for inspections undertaken beyond that time.
11. **Standard Charges** - are based on the principles that the building work does not consist of, or include, innovative or high risk construction techniques (details available from the authority). Standard charges have also been set on the basis that the design and building work is undertaken by a person or company that is competent to carry out the relevant design and building work. If they are not, the work may incur supplementary charges.

East Sussex Building Control, providing building control services on behalf of:



12. **Electrical Works** - where a suitable electrical certificate under BS7671 cannot be provided by a competent person there may be an additional charge.
 13. **Structural Calculations**- where structural calculations are not prepared by a competent person relative to the scheme submitted there may be an additional charge.
 14. **Complaints** - any formal complaint about the implementation of the scheme will be dealt with under our corporate complaints procedure.
- NB. Where multiple extensions are proposed, an aggregate of the area of the extensions may be used to fall into a single category.

Individual determination of charges

An individual assessment of our charges will be necessary for larger and/or more complex schemes.

This includes:-

- Work consisting of the erection or conversion of a dwelling where the floor area exceeds 250m²
- Work consisting of two or more dwellings where there is a repeat of house type designs - this may attract a reduction in our standard charge
- Where there is no standard charge shown in our tables of charges

If your building work requires an individual assessment of a charge (or standard charges cannot be applied to the proposed work), you should contact Building Control at [**building.control@wealden.gov.uk**](mailto:building.control@wealden.gov.uk) providing details of the proposed work/development together with a request for the Building Regulations charge. We will aim to contact you within 2 working days. If you wish to call us please telephone 01892 602005.

Table A

New Dwelling Houses and Flats

Standard Charges for New Dwelling-houses less than 250m² and no more than 3 storeys

Number of	Full Plans Submission			
	Plan Charge		Inspection Charge	
	Ex VAT	Inc VAT	Ex VAT	Inc VAT
1	£261.80	£314.16	£452.20	£542.64
2	£343.40	£412.08	£642.60	£771.12
3	£425.00	£510.00	£833.00	£999.60
4	£486.20	£583.44	£975.80	£1,170.96
5	£557.60	£669.12	£1,142.40	£1,370.88

Building Notice Charge	
Ex VAT	Inc VAT
£785.40	£942.48
£1,084.60	£1,301.52
£1,383.80	£1,660.56
£1,608.20	£1,929.84
£1,870.00	£2,244.00

Regularisation Charge
VAT exempt
£981.75
£1,355.75
£1,729.75
£2,010.25
£2,337.50

For all other dwellings, including: blocks of flats, conversions, etc.

Please contact us for an individual charge for your project.

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Please feel free to contact us for an individual charge, even if you project does fall within one of the standard charges

Table B

Work to a Single Dwelling

Standard Charges

		Full Plans Submission				Building Notice		Regularisation Charge (Retrospective application)
		Plan Charge		Inspection Charge		One off charge		
		Payable on Application		Invoiced at commencement		Payable on Application		
	Extensions & New Build	Ex VAT	Inc VAT	Ex VAT	Inc VAT	Ex VAT	Inc VAT	No VAT
1	*Single storey extension with a floor area not exceeding 20m ²	£170.00	£204.00	£238.00	£285.60	£449.00	£538.80	£561.25
2	*Extension with floor area exceeding 20m ² but not exceeding 60m ²	£190.00	£228.00	£286.00	£343.20	£524.00	£628.80	£655.00
3	*Extension with floor area exceeding 60m ² but not exceeding 100m ²	£226.00	£271.20	£369.00	£442.80	£655.00	£786.00	£818.75
4	*Erection of a non exempt structure e.g. garage or carport up to 100m ²	£129.00	£154.80	£143.00	£171.60	£299.00	£358.80	£373.75
5	*A non exempt structure that includes habitable accommodation up to 100m ²	£180.00	£216.00	£262.00	£314.40	£486.00	£583.20	£607.50
	Conversions							
6	*Loft conversion with floor area under 40m ² (existing dwelling 1 or 2 storeys)	£190.00	£228.00	£286.00	£343.20	£524.00	£628.80	£655.00
7	*Loft conversion with floor area under 100m ² (existing dwelling 1 or 2 storeys)	£211.00	£253.20	£333.00	£399.60	£598.00	£717.60	£747.50
8	*Conversion of garage to habitable room(s)	£129.00	£154.80	£143.00	£171.60	£299.00	£358.80	£373.75

* see note on next page

Other works on next page

If your project doesn't appear in this table, please contact us for an individual charge.

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Standard Charges Table B Work to a Single Dwelling cont.

	Other Work	Full Plans Submission				Building Notice		Regularisation
		Plan charge	Inc VAT	Insp. Charge	Inc Vat	Building Notice	Inc VAT	
9	Re roofing	£99.00	£118.80	£71.00	£85.20	£187.00	£224.40	£233.75
10	Replacement of windows, rooflights, and external doors	£104.00	£124.80	£83.00	£99.60	£206.00	£247.20	£257.50
	Cost of other work (Including underpinning)							
11	*Cost of work not exceeding £5,000	£99.00	£118.80	£71.00	£85.20	£187.00	£224.40	£233.75
12	*Cost of work exceeding £5,000 but not exceeding £15,000	£129.00	£154.80	£143.00	£171.60	£299.00	£358.80	£373.75
13	*Cost of work exceeding £15,000 but not exceeding £25,000	£160.00	£192.00	£214.00	£256.80	£411.00	£493.20	£513.75
14	*Cost of work exceeding £25,000 but not exceeding £50,000	£190.00	£228.00	£286.00	£343.20	£524.00	£628.80	£655.00
15	*Cost of work exceeding £50,000 but not exceeding £100,000	£231.00	£277.20	£381.00	£457.20	£673.00	£807.60	£841.25

***Please Note : Electrical work to a dwelling** An additional charge may apply when any electrical work is not carried out by a qualified competent electrician who can provide a BS7671 electrical certificate. Please contact The Building Control Manager for details.

Multiple work reductions:

Where multiple work is covered by more than one of the above categories then the appropriate charge is calculated by paying the full amount for the most expensive category and only 50% for the other applicable category based upon the cost of additional work.

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Table C Non-Domestic Work

For each separate construction	Other Residential, Assembly, Shops, Recreational use			Industrial and Storage usage only		
	Plan Charge	Inspection Charge	Regularisation Charge	Plan Charge	Inspection Charge	Regularisation Charge
Single storey with floor area under 15m ²	£190.00	£286.00	£595.00	£170.00	£238.00	£510.00
	£228.00 inc. VAT	£343.20 inc. VAT	VAT exempt	£204.00 inc. VAT	£285.60 inc. VAT	VAT exempt
Single storey with floor area exceeding 15 m ² but not exceeding 60m ²	£221.00	£357.00	£722.50	£190.00	£286.00	£595.00
	£265.20 inc. VAT	£428.40 inc. VAT	VAT exempt	£228.00 inc. VAT	£343.20 inc. VAT	VAT exempt
New Build and other extensions with floor area not exceeding 50m ²	£221.00	£559.00	£975.00	£247.00	£417.00	£830.00
	£265.20 inc. VAT	£670.80 inc. VAT	VAT exempt	£296.40 inc. VAT	£500.40 inc. VAT	VAT exempt
New Build and other extensions with total floor area exceeding 50m ² but not exceeding 100m ²	£328.00	£607.00	£1,168.75	£262.00	£452.00	£892.50
	£393.60 inc. VAT	£728.40 inc. VAT	VAT exempt	£314.40 inc. VAT	£542.40 inc. VAT	VAT exempt
New Build and other extensions with total floor area exceeding 100m ² but not exceeding 500m ²	£364.00	£690.00	£1,317.50	£292.00	£524.00	£1,020.00
	£436.80 inc. VAT	£828.00 inc. VAT	VAT exempt	£350.40 inc. VAT	£628.80 inc. VAT	VAT exempt

Cost of Works

Other Work	Plan Charge ex VAT	Plan Charge inc. VAT	Inspection Charge ex VAT	Inspection Charge inc. VAT	Regularisation Charge (VAT exempt)
Cost of works not exceeding £5,000	£150.00	£180.00	£190.00	£228.00	£425.00
Cost of works exceeding £5,000 but not exceeding £25,000 including	£175.00	£210.00	£250.00	£300.00	£531.25
Cost of works exceeding £25,000 but not exceeding £50,000	£252.00	£302.40	£428.00	£513.60	£850.00
Cost of works exceeding £50,000 but not exceeding £100,000	£292.00	£350.40	£524.00	£628.80	£1,020.00
Cost of works exceeding £100,000 but not exceeding £250,000	£333.00	£399.60	£619.00	£742.80	£1,190.00

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Please feel free to contact us for an individual charge, even if your project does fall within one of the standard charges