

# NORTH WEST LEICESTERSHIRE DISTRICT COUNCIL

## BUILDING REGULATION CHARGES

(Including VAT as shown)

(With effect from the 1<sup>st</sup> October 2010)

### Key Changes

The following are the Councils new standard charges which apply to all relevant Building Regulation applications submitted or deposited on or after the 1<sup>st</sup> October 2010.

There are some important changes to the way we now charge for the Building Regulation Service. Key differences are:-

1. We are required to accurately cost projects to recover all of our expenditure. This means that low value work such as replacement windows must now pay the full cost of the service.
2. The Council can set standard charges (See Table B & C) or set 'individually determined' charges for more complex work (or work not described in the tables).
3. The standard charges are based on a prescribed number of inspections, and a standard plan check time which we think is reasonable for the project.
4. Standard Table B charges relate to one extension. Where more than one extension is to be built, or there is a mixture of extension and alteration work we recommend that you request an individually determined fee.
5. **The charges shown below assume that you have appointed, where relevant, an electrician who is registered on one of the governments "Part P" competent person schemes. Where you have not, you will need to pay the additional charge shown in Table B.**
6. Where we spend more time on your project (over and above the first hour) you may be liable for additional charges.
7. Changes to your proposal may incur additional charges (over and above the first hour). To eliminate or minimise these costs please ensure that your plan drawer or builder are able to provide any additional information with minimum support from ourselves.
8. Where we over estimate the amount of time required to approve your project (including inspection) we will refund the difference. However, please note that no refund will be offered where the necessary inspections have not been requested.
9. Where amended plans are not returned with insufficient time for the authority to deal them in the statutory time limit, the application charge will not be refunded.
10. Exemptions from paying fees still apply to certain works for the benefit of disabled people.

**PLEASE TAKE CARE WHEN DETERMINING YOUR CHARGES. THE TABLES CONTAIN CHARGES PAYABLE AT THE CURRENT, AND 2011 VAT RATES.**

TABLE A	STANDARD CHARGES FOR THE CREATION OF, OR CONVERSION TO A NEW DWELLING					
Description of Work	Full Plans Charges				Building Notice Charge	
	Plan Charge (£)		Inspection Charge (£)		Charge (£)	
	VAT at 17.5%	VAT at 20% (from 4 <sup>th</sup> Jan 2011)	VAT at 17.5%	VAT at 20% (from 4 <sup>th</sup> Jan 2011)	VAT at 17.5%	VAT at 20% (from 4 <sup>th</sup> Jan 2011)
1 or more dwellings	Individually Determined	Individually Determined	Individually Determined	Individually Determined	Individually Determined	Individually Determined
<p>Please contact Building Control on 01530 454692 or E-mail us on <a href="mailto:building.control@nwleicestershire.gov.uk">building.control@nwleicestershire.gov.uk</a> for a fee quote. In order for us to work out our fees we require the following information:-</p> <ul style="list-style-type: none"> <li>• Number of units</li> <li>• Number of dwelling types</li> <li>• Type of dwelling e.g. detached, semi, terrace, flat etc</li> <li>• Likely construction time</li> <li>• Whether your electrician is "Part P registered</li> <li>• Whether you will use Robust Standard Details (for party wall construction)</li> <li>• Indication of ground conditions e.g. made ground, contaminated land, trees etc</li> <li>• Whether you plan to have drawings approved prior to construction commencing</li> </ul>						

TABLE B	STANDARD CHARGES FOR EXTENSIONS AND OTHER WORK TO A SINGLE DOMESTIC BUILDING					
Description of Work	Full Plans Charges				Building Notice Charge	
	Plan Charge (£)		Inspection Charge (£)		Charge (£)	
	VAT at 17.5%	VAT at 20% (from 4 <sup>th</sup> Jan 2011)	VAT at 17.5%	VAT at 20% (from 4 <sup>th</sup> Jan 2011)	VAT at 17.5%	VAT at 20% (from 4 <sup>th</sup> Jan 2011)
<b>Garages and Carports</b>						
Erection or extension of a single storey non-exempt detached garage or carport up to 70m <sup>2</sup>	167.56	171.02	268.23	273.94	435.69	444.96
Erection or extension of a single storey non-exempt attached garage or carport up to 70m <sup>2</sup>	167.46	171.02	314.88	321.58	482.34	492.60
Erection or extension of a detached garage up to 100m <sup>2</sup> which includes room/s for use at first floor level	179.13	182.94	314.88	321.58	494.01	504.52
Garage and or outbuilding converted into habitable use with a maximum floor area of 36m <sup>2</sup>	167.46	171.02	221.58	226.30	389.04	397.32
<b>Extensions</b>						
Extension of a dwelling, the total internal floor area of which does not exceed 10m <sup>2</sup>	167.56	171.02	314.88	321.58	482.34	492.60
Extension of a dwelling, the total internal floor area of which exceeds 10m <sup>2</sup> , but does not exceed 50m <sup>2</sup>	190.78	194.84	431.50	440.68	622.28	635.52
Extension of a dwelling, the total internal floor area of which exceeds 50m <sup>2</sup> , but does not exceed 100m <sup>2</sup>	214.11	218.66	524.79	535.96	738.90	754.62
<b>Loft Conversions</b>						
Loft conversion with a floor area not exceeding 50m <sup>2</sup> that does <b>not</b> include the construction of dormers	190.78	194.84	291.55	297.76	482.34	492.60
Loft conversion with a floor area not exceeding 50m <sup>2</sup> that does include the construction of dormers	190.78	194.84	338.20	345.40	528.99	540.24
<b>Replacement Windows and Doors</b>						
Replacement of windows and/or doors inspected at the same time.	54.11	55.26	62.71	64.04	116.82	119.30
Replacement of windows and/or doors inspected in phases	54.11	55.26	Individually determined	Individually determined	Individually determined	Individually determined
<b>Underpinning</b>						
Traditional underpinning. Charge will be per metre run.	100.76	102.90	Individually determined	Individually determined	Individually determined	Individually determined
Piling and Needles	100.76	102.90	Individually determined	Individually determined	Individually determined	Individually determined
Charges for underpinning will be discounted by the percentage indicated if carried out at the same time as constructing an extension	100%	100%	Individually determined	Individually determined	Individually determined	Individually determined

<b>Other Alterations</b>						
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 additional application charge) <i>e.g. plastering, rendering, replacing roof covering/s etc</i>	100.76	102.90	174.93	178.66	275.69	281.56
Installation of an ancillary appliance carried out by a person registered with an appropriate competent person's scheme <i>e.g. Solid fuel appliance, replacement flue liner, unvented hot water system</i>	No additional charge	No additional charge	No additional charge	No additional charge	No additional charge	No additional charge
Installation of an ancillary appliance, <b>not by</b> a person registered with an appropriate competent person's scheme <i>e.g. Solid fuel appliance, replacement flue liner, unvented hot water system</i>	100.76	102.90	116.62	119.10	217.38	222.00
<b>Alterations not described elsewhere including structural alterations and installation of controlled fittings</b>						
Estimated cost of work - £0 - £2,000	112.88	115.28	128.29	131.02	241.17	246.30
Estimated cost of work - £2,001 - £5,000	167.46	171.02	174.93	178.66	342.40	349.68
Estimated cost of work - £5,001 - £10,000	159.53	162.92	221.58	226.30	381.11	389.22
Estimated cost of work - £10,001 - £20,000	202.45	206.76	268.23	273.94	470.68	480.70
Estimated cost of work - £20,000 +	Individually determined	Individually determined	Individually determined	Individually determined	Individually determined	Individually determined
<b>Electrical Work</b>						
Electrical works carried out by Part P installer registered with a Part P competent person self certification scheme in relation to a new dwelling, extension or alterations	No additional charge	No additional charge	No additional charge	No additional charge	No additional charge	No additional charge
Installer not registered with a Part P competent person self certification scheme but qualified to complete a BS7671 installation certificate and carry out test, (1 <sup>st</sup> fix inspection notification required)	100.76	102.90	139.94	142.92	240.70	245.82
Installer not registered with a Part P competent person self certification scheme and not qualified to complete a BS7671 installation and test certificate, NWLDC will appoint an electrical contractor to inspect and test as deemed necessary by Building Control Officer.	100.76	102.90	139.94 plus the cost of electrician	142.92 plus the cost of electrician	240.70 plus the cost of electrician	245.82 plus the cost of electrician

Where extensions and alterations to a dwelling are to be undertaken at the same time, the Table B and charge for the alterations may be reduced by multiplying the charge by **0.3** for estimated cost of works up to £5000.

TABLE C	STANDARD CHARGES FOR ALL NON-DOMESTIC BUILDING WORK					
Description of Work	Full Plans Charges				Building Notice Charge	
	Plan Charge (£)		Inspection Charge (£)		Charge (£)	
	VAT at 17.5%	VAT at 20% (from 4 <sup>th</sup> Jan 2011)	VAT at 17.5%	VAT at 20% (from 4 <sup>th</sup> Jan 2011)	VAT at 17.5%	VAT at 20% (from 4 <sup>th</sup> Jan 2011)
<b>Replacement Windows and Doors</b>						
Replacement of windows and/or doors up to a maximum of 5	54.11	55.26	62.71	64.04	116.82	119.30
Replacement of windows and/or doors up to a maximum of 20	54.11	55.26	Individually determined	Individually determined	Individually determined	Individually determined
<b>Renovation of Thermal Elements</b>						
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 additional application charge) <i>e.g. plastering, rendering, replacing roof covering/s where there is no significant increase in weight, replacement floor etc see Approved Document L1B Appendix A</i>						
Estimated cost of work up to £50,000	100.76	102.90	Individually determined	Individually determined	N/A	N/A
Estimated cost of work £50,001-£100,000	100.76	102.90	Individually determined	Individually determined	N/A	N/A
Estimated cost of work £100,001 - £500,000	100.76	102.90	Individually determined	Individually determined	N/A	N/A
<b>Work not described elsewhere including new build, extensions, structural alterations and installation of controlled fitting</b>						
Estimated cost of work £0 - £5,000	182.85	186.74	Individually determined	Individually determined	N/A	N/A
Estimated cost of work £5,001 - £10,000	182.85	186.74	Individually determined	Individually determined	N/A	N/A
Estimated cost of work £10,001 - £20,000	225.78	230.58	Individually determined	Individually determined	N/A	N/A
Estimated cost of work £20,001 - £30,000	225.78	230.58	Individually determined	Individually determined	N/A	N/A
Estimated cost of work £30,001 - £40,000	260.76	266.30	Individually determined	Individually determined	N/A	N/A
Estimated cost of work £40,001 - £50,000	260.76	266.30	Individually determined	Individually determined	N/A	N/A
Estimated cost off work £50,001 +	Individually determined	Individually determined	Individually determined	Individually determined	Individually determined	Individually determined

## **Guidance Notes**

1. Your attention is also drawn to The Building (Local Authority Charges) Regulations 2010 and North West Leicestershire District Councils Scheme of Charges for Building Regulation fee earning work.
2. If you are submitting a '**Full Plans**' application you need to only pay the 'application charge' at this stage. An invoice for the inspection charge taking into account any under or over payment will be sent following the first inspection unless Table C indicates that there is no inspection charge to pay
3. If you are submitting a '**Building Notice**' a one-off payment is required

### **Table A**

4. Table A is for use if you are building a new house or flat or converting an existing building into a dwelling. Please contact Building Control for an individual fee estimate.

### **Table B**

5. Only use table B if you are working on a dwelling (i.e. house or flat). Where a standard fee does not reflect the work you are doing please contact Building Control for an individual charge.

### **Table C**

6. Only use table C if you are working on a building that is not a dwelling. Where a standard fee does not reflect the work you are doing please contact Building Control for an individual charge.

### **General**

7. If you are undertaking an **extension and alterations** to your house (or flat) do not forget that the application form should describe both elements of work, and fees for both elements should be paid accordingly. A discount may apply for minor alteration work submitted at the same time as that of an extension. You can ignore alterations needed to form access to an extension, e.g. creating an access door, or removal of a previously external wall to access an extension.
8. Any building work that replaces demolished elements will be treated as an extension or new build, not an alteration.
9. **The estimated cost of work is the total charge payable to a builder (or similar) for the proposed work.** It therefore excludes DIY and labour or materials only estimates. The estimate should include for all aspects of the work (e.g. structure, heating, lighting, fire alarm system, plastering). If you don't know how much the work will cost, estimates based on £800-1000/m<sup>2</sup> for dwellings/, £400/m<sup>2</sup> for domestic garages and £1000/m<sup>2</sup> for commercial work will be accepted.

## **Disabled Person Exemptions**

10. Where work involves the alteration of a building for the benefit of a disabled person then there will be no charge for the application subject to Regulation 4 of the Building (Local Authority Charges) Regulations 2010.
11. Where the work involves an extension for a disabled person please contact Building Control for advice as few extensions are exempt fees. Regulation 4 of the Building (Local Authority Charges) Regulations 1998 gives a full explanation.

## **Rejected Applications**

12. Where it is necessary to resubmit an application that has been rejected, there will be no charge for the first re-submission. If the application is rejected again, a full application charge for successive resubmissions will be required.

## **Amendments to scheme**

13. There is no charge for plans submitted with minor changes to the work, however where the plans require re-checking there may be additional charges. Please contact Building Control to determine whether the amendments are minor or will be subject to a fresh application or additional charges.

## **Cheques/Payment**

14. Please make all cheques out to **NWLDC**, or **North West Leicestershire District Council**.
15. Alternatively we can take credit or debit card payments over the telephone; **Please note that credit cards are subject to an additional 2% surcharge.**
16. **Sorry, we no longer have facilities to take cash payments.**

Should you have any difficulty establishing the correct Building Regulation charge, please contact Building Control on 01530 454692 or 693 or [building.control@nwleicestershire.gov.uk](mailto:building.control@nwleicestershire.gov.uk)