

Building Control Charges

The Building (Local Authority Charges)

Regulations 2010

Valid from 1 April 2018 (VAT 20%)



General Notes:

Building regulation charge – this is due when the building regulation application is made; either a Full Plans application or a Building Notice application. There is no separate fee for site inspections.

Table A	New Dwellings (up to 300m ²)		
Number of new dwellings (where each is less than 300m ²)	Building Regulation Charge		
	Charge	VAT	Total
1	£658.34	£131.66	£790
2	£916.67	£183.33	£1,100
3	£1175	£235	£1,410
4	£1383.33	£276.67	£1,660
5	£1583.33	£316.67	£1,900
6	£1808.33	£361.67	£2,170
7	£1916.67	£383.33	£2,300
8	£2166.67	£433.33	£2,600
9	£2400	£480	£2,880
10	£2625	£525	£3,150

Notes: For new dwellings with a floor area over 300m² please contact us for advice.

Table B	Works to domestic buildings		
Type of work	Building Regulation Charge		
	Charge	VAT	Total
Garage & car ports up to 40m ²	£178.33	£35.67	£214
Garage & carports 40m ² up to 60m ²	£312.5	£62.5	£375
Extensions up to 10m ²	£354.17	£70.83	£425
Extensions over 10m ² up to 40m ²	£441.67	£88.33	£530
Extensions over 40m ² up to 60m ²	£533.33	£106.67	£640
Extensions over 60m ² up to 80m ²	£616.67	£123.33	£740
Extensions over 80m ² up to 300m ²	£666.67	£133.33	£800
Extensions over 300m ² please contact us for advice			
Loft conversions up to 40m ²	£354.17	£70.83	£425
Loft conversions 40m ² up to 80m ²	£445.83	£89.17	£535
Combined loft conversions and extension – fees for each part combined – please contact us for advice			
Conversion of garage into living accommodation	£212.5	£42.5	£255
Underpinning	£258.33	£51.67	£310
Renovation of thermal element	£106.67	£21.33	£128
Replacement windows	£106.67	£21.33	£128
Electrical work (non Competent Persons Scheme)	£354.17	£70.83	£425

For all other work to dwellings see table C

Notes:

1. Floor area: This relates to the total internal floor area of all the storeys added together.
2. Where more than one extension is proposed the floor area should be added together to determine the charge.
3. Alterations to existing buildings to improve facilities for people with disabilities may be exempt from the charge. For more details please contact us.

Table C	All other building work		
Total estimated cost of works (£)	Building Regulation Charge		
	Charge	VAT	Total
0 - 1000	£106.67	£21.33	£128
1001 - 2000	£160.83	£32.17	£193
2001 - 5000	£214.17	£42.83	£257
5001 – 10,000	£250	£50	£300
10,001 – 15,000	£283.33	£56.67	£340
15,001 – 20,000	£320.83	£64.17	£385
20,001 – 30,000	£408.33	£81.67	£490
30,001 – 40,000	£500	£100	£600
40,001 – 50,000	£587.5	£117.5	£705
50,001 – 70,000	£625	£125	£750
70,001 – 90,000	£666.67	£133.33	£800
90,001 – 110,000	£708.33	£141.67	£850
> 110,000	PLEASE CONTACT US FOR ADVICE		
<p>Notes:</p> <ol style="list-style-type: none"> 1. The total estimated cost of the work relates to professional building rates excluding design fees (architects, engineers' etc) and VAT. Estimates based on DIY projects (with no professional labour fee) will not be accepted. 2. Please enclose a written estimate of the cost of the proposed work. We reserve the right to challenge any estimate which is considered to be unrealistic. 3. Adaptations, extensions and alterations required to assist with the needs of people with disabilities may be exempt from the charges. For details please contact us. 4. For charges relating to replacement windows please refer to table C. 			

IMPORTANT: PLANS OR NOTICES MUST BE SUBMITTED TO THE COUNCIL UNDER THE BUILDING REGULATIONS AND ANY NECESSARY PLANNING PERMISSION OBTAINED BEFORE ANY WORK ON SITE IS COMMENCED.

Regularisation Charges



The Building (Local Authority Charges)
Regulations 2010

Valid from 1 April 2018 (No VAT is payable on Regularisation applications)

Table A: New dwellings up to 300m²

No. of dwellings (where each is less than 300m ²)	Charge
1	£918
2	£1283
3	£1645
4	£1936
5	£2216
6	£2531
7	£2683
8	£3033
9	£3360
10	£3675

Notes: For new dwellings with a floor area more than 300m² please contact us for advice.

Table B: Works to domestic buildings

Type of work	Charge
Garage & car ports up to 40m ²	£249
Garage & carports 40m ² up to 60m ²	£437
Extensions up to 10m ²	£495
Extensions over 10m ² up to 40m ²	£618
Extensions over 40m ² up to 60m ²	£746
Extensions over 60m ² up to 80m ²	£863
Extensions over 80m ² up to 300m ²	£933
Extensions over 300m ² please contact us for advice	
Loft conversions up to 40m ²	£495
Loft conversions 40m ² up to 80m ²	£624
Combined loft conversions and extension – fees for each part combined – please contact us for advice	
Conversion of garage into living accommodation	£297
Underpinning	£361
Renovation of thermal element	£149
Replacement windows	£149
Electrical work (non Competent Persons Scheme)	£495

For all other work to dwellings see table C

Notes:

1. Floor area relates to the total internal floor area of all storeys.
2. Where more than one extension was built, the floor area of each extension must be added together to determine the appropriate charge.
3. Alterations to existing building to improve facilities for the sole use of disabled persons are exempt from the charges. For details and advice please contact North Somerset Building Control.
4. For replacement windows in non-domestic buildings please refer to table C

Table C: Charges for all other types of building work

Total cost of work £	Charge
0-1,000	£149
1,001-2,000	£225
2,001-5,000	£299
5,001-10,000	£350
1,0001-15,000	£396
15,001-20,000	£449
20,001-30,000	£571
30,001-40,000	£700
40,001-50,000	£822
50,001-70,000	£875
70,001-90,000	£933
90,001-110,000	£991
> 110,000	PLEASE CONTACT US FOR ADVICE

Notes:

1. For projects with an estimated cost over £110,000 please contact us for advice
2. The total cost of the work relates to professional building rates excluding design fees (architects and engineers etc) and VAT. Estimates based on DIY projects will not be accepted
3. Please enclose a written estimate of the cost of the proposed work. We reserve the right to challenge that which is considered to be unrealistic
4. Adaptations, extensions and alterations to domestic buildings and non-profit making public buildings to assist the needs of disabled persons are generally exempt from charges. For details and advice please contact North Somerset Building Control. Evidence to support a request to exempt fees may be required