

# Building Regulation Charges 2017-18 (with effect from 1 April 2017)

## Table A – New dwellings (eg flats, houses with total floor area of less than 300m<sup>2</sup>)

Standard charges for the creation of new housing. Charges for conversion work to form dwellings will be based on the estimated cost and complexity of the project.

Number of dwelling	Charge (excl. VAT)	Charge (incl. VAT)
1	559.98	671.98
2	771.63	925.96
3	983.28	1179.94
4	1188.25	1425.90
5	1406.73	1688.08
6	1597.93	1917.52

Please note that projects where more than 6 dwellings are proposed will be calculated on an individual basis.

## Table B – Domestic and commercial extensions to a single building

Description	Total charge (excl. VAT)	Total charge (incl. VAT)	Regularisation (+50%)*
Garage: 30m <sup>2</sup> – 60m <sup>2</sup>	273.36	328.03	410.04
Garage conversion to habitable accommodation	205.02	246.02	307.53
Extension: 1m <sup>2</sup> - 20m <sup>2</sup>	423.30	507.96	634.95
Extension: 21m <sup>2</sup> - 60m <sup>2</sup>	559.98	671.98	839.97
Extension: 61m <sup>2</sup> - 100m <sup>2</sup>	703.29	843.95	1054.94
Extension: over 100m <sup>2</sup>	Calculated on individual basis		Based on cost of works +50%
Loft conversion: 1m <sup>2</sup> - 100m <sup>2</sup>	545.70	654.84	818.55
Loft conversion: over 100m <sup>2</sup>	Calculated on individual basis		Based on cost of works +50%
Electrical installations if not using a competent electrical engineer	420.24	504.29	630.36

## Table C – All other work

Description	Total charge (excl. VAT)	Total charge (incl. VAT)	Regularisation (+50%)*
£1 to £1,000	102.41	122.89	153.62
£1,001 to £5,000	204.87	245.84	307.30
£5,001 to £10,000	273.16	327.79	409.73
£10,001 to £20,000	375.62	450.74	563.43
£20,001 to £30,000	532.64	639.17	798.96
£30,001 to £40,000	649.79	779.75	974.69
£40,001 to £50,000	751.18	901.42	1126.77
£50,001 to £60,000	921.93	1106.31	1382.90
£60,001 to £70,000	990.22	1188.26	1485.33
£70,001 to £80,000	1092.62	1311.15	1638.93
Over £8,000	Calculated on individual basis		Based on cost of works +50%
Up to 8 new windows installed by non FENSA opp	102.00	122.44	153.00
Over 8 new windows installed by non FENSA opp	Negotiated		Negotiated

## Table D – Miscellaneous

Other relevant services not covered by the previous tables may be undertaken on a 'cost recovery' basis. The following are examples of additional services which the Council may provide:	Based on an hourly rate of £66 per hour (incl. VAT)
<ul style="list-style-type: none"> <li>Provision of Completion Certificates (eg. where requested more than six months after completion of building work)</li> <li>Advisory work in connection with i) demolition of buildings and ii) dangerous structures</li> </ul>	

\*VAT exempt