



Building Control Fees 2022/2023

NEW DWELLINGS e.g. flats, houses with total floor area of less than 300m²)

No. of dwellings	Full Plans Charge (excl. VAT)	Full Plans Charge (incl. VAT)	Building Notice Charge (excl. VAT)	Building Notice Charge (incl. VAT)
1	£606.00	£727.20	£660.00	£792.00
2+	Price on application			

Notes:

- a) Where more than 1 dwelling is proposed, charges will be calculated on an individual application basis; please contact Building Control for a competitive quotation.
- b) New dwellings over 300m² in floor area – charges to be negotiated.
- c) No additional fees are payable for different associated garages, built at the same time as the dwelling(s) concerned.
- d) Local Authority Building Control (LABC) can provide competitively priced 10 year Structural Warranties for new housing (including conversions, social housing, self-build and competed housing) and commercial buildings. For more details and prices contact 0845 0540505 or www.labcwarranty.co.uk.

DOMESTIC AND COMMERCIAL EXTENSIONS TO A SINGLE BUILDING

Description	Full Plans Charge	Full Plans Charge	Building Notice Charge	Building Notice Charge
	(excl. VAT)	(incl. VAT)	(excl. VAT)	(incl. VAT)
Erection / Extension of a garage (30m ² to 60m ²)	£296.00	£355.20	£325.00	£390.00
Garage conversion to habitable accommodation	£222.00	£266.40	£244.00	£292.80
Loft conversion up to 100m ²	£591.00	£709.20	£650.00	£780.00
Loft conversion over 100m ²	Price on application			
Extension up to 20m ²	£458.00	£549.60	£503.00	£603.60
Extension 20m ² up to 60m ²	£606.00	£727.20	£660.00	£792.00
Extension 60m ² up to 100m ²	£762.00	£914.40	£838.00	£1005.60
Extension over 100m ²	Price on application			

Notes:

- a) References to floor area relate to the total internal area of all storeys.
- b) Where more than one extension is proposed, the floor areas must be added together to determine the total charge.
- c) Some alterations to buildings to improve facilities for disabled persons are exempt from charges. For details and advice please contact us.

ALL OTHER WORK

Description	Full Plans Charge	Full Plans Charge	Building Notice Charge	Building Notice Charge
	(excl. VAT)	(incl. VAT)	(excl. VAT)	(incl. VAT)
Under £1,000	£111.00	£133.20	£122.00	£146.40
£1,001 to £5,000	£222.00	£266.40	£244.00	£292.80
£5,001 to £10,000	£296.00	£355.20	£326.00	£391.20
£10,001 to £20,000	£407.00	£488.40	£448.00	£537.60
£20,001 to £30,000	£577.00	£692.40	£635.00	£762.00
£30,001 to £40,000	£704.00	£844.80	£774.00	£928.80
£40,001 to £50,000	£813.00	£975.60	£894.00	£1072.80
£50,001 to £60,000	£998.00	£1,197.60	£1098.00	£1317.60
£60,001 to £70,000	£1,073.00	£1,287.60	£1180.00	£1416.00
£70,001 to £80,000	£1,183.00	£1,419.60	£1300.00	£1560.00
Over £80,000	Price on application			

For competitive quotations for projects over £80,000 please contact

Pamela Pipe on 01993 861651

Email: building.control@westoxon.gov.uk

ALL OTHER WORK *continued*

Description	Full Plans Charge	Full Plans Charge	Building Notice Charge	Building Notice Charge
	(excl. VAT)	(incl. VAT)	(excl. VAT)	(incl. VAT)

Electrical installations if not using a competent electrical engineer	£460.00	£552.00	£506.00	£607.20
New windows installed by non FENSA person – up to 8 windows	£120.00	£144.00	£132.00	£158.40
New windows installed by non FENSA person – over to 8 windows	Price on application			

Notes on additional services:

- a) Local Authority Building Control (LABC) can provide competitively priced 10 year Structural Warranties for new commercial buildings. For more details and prices contact 0845 0540505 or www.labcwarranty.co.uk.
- b) SAP/EPC and SBEM calculations can be provided – price on application.
- c) Air pressure testing can be provided – price on application.

For more information please contact:

Pamela Pipe on 01993 861651

Email: building.control@westoxon.gov.uk

ADDITIONAL SERVICES

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:

- Provision of Completion Certificates e.g. where requested more than six months after completion of the building work
- Advisory work in connection with i) demolition of buildings and ii) dangerous structures
- There is a minimum charge of £133 to administer an application which has not been visited for 10 years.

Services will be charged on an hourly rate of £66.50 per hour (including VAT).