

## The Building (local Authority Charges) Regulations 2010

### SCHEDULE OF CHARGES FOR BUILDING CONTROL DOMESTIC WORKS

*With effect from 1<sup>st</sup> January 2011*

- The amount of charge payable depends on the type and size of building work proposed and/or the estimated cost of the work, and is prescribed under one of the Tables A,B,C,D or E contained in the attached schedule.
- Charges in this leaflet are inclusive of VAT at 20%, except the Regularisation charges, as they are not subject to VAT. A VAT receipt will be provided.
- If FULL PLANS are deposited only the 'plan charge' will need to accompany the application. Once building work starts on site, an invoice for the 'inspection charge' will be sent to the applicant.
- If a BUILDING NOTICE is deposited the 'building notice charge' is payable when the application is made and is the sum of the plan charge and the inspection charge plus 20% (Note: the building notice procedure can only be used for work to a single private dwelling).
- Inspection charges are a one-off charge for the project, regardless of the number of inspections carried out.
- REGULARISATION CHARGE: An amount is payable equal to the total of the Plan charge and Inspection charge plus 50% (exclusive of VAT).
- REVERSION CHARGES: The charge for work reverting from an Approved Inspector to Local Authority Building Control is the aggregate of the plan charge and inspection charge plus 50%.
- Charges for a DETERMINATION BY SECRETARY OF STATE;
  1. Questions about conformity with Building Regulations (Section 16 (10) (a) Building Act 1984) Half plan charge – min. £100; max. £1,000
  2. Questions about rejection of certified plans: (Section 16 (9) Building Act 1984) - £100

Note: The above charges are payable direct to the Secretary of State.

- EXEMPTIONS FROM CHARGES (**Building Notice and/or Full Plans applications must still be submitted**):
  - (a) Insertion of insulation material into an existing cavity wall where the work is carried out by an Approved Installer.
  - (b) Work solely for the purpose of providing means of access for disabled persons to or within a building or of providing facilities to secure their greater health, safety, welfare or convenience, where the building is a dwelling occupied, or to be occupied by a disabled person, or a building where the public are admitted.
  - (c) The erection of a garage, carport or both in connection with the erection of a dwelling where plan and inspection charges have been paid in respect of the dwelling.
  - (d) The installation of works and fittings including drainage in connection with the erection of a dwelling where charges have been paid in respect of that dwelling.

- NOTE:
  - (a) Disabled person is defined by Section 29 of the National Assistance Act 1948.
  - (b) Applications and payments will be returned if estimated total cost appears unreasonable.
  - (c) Applications will be returned if the appropriate fee is not paid.
- **Cheques should be made payable to East Devon District Council.** Please contact Building Control on 01395 517482 if you wish to pay by debit or credit card.
- Tables A, B, and C are shown in the attached pages 3 and 4. Tables D and E relate to non domestic works are on a separate charges schedule.

Table A - Erection of small domestic buildings where the total floor area of the dwelling/house or flat does not exceed 300m<sup>2</sup>

Table B - Erection of certain small buildings and extensions.

Table C - Alterations to domestic buildings.

Table D - Non-domestic, new build work and extensions.

Table E - Other non-domestic work including alterations.

Note: The estimates referred to in the Tables below should not include VAT.

- East Devon District Council may charge an additional **supplementary fee** where appropriate in the event of:
  - a) Resubmission of rejected plans
  - b) Where structural calculations submitted are not prepared by a Chartered Structural Engineer.
  - c) Where due to the complexity of the project EDDC building control require specialist advice from an external consultant.
  - d) Abortive pre-arranged site visits or additional visits made for works which need to be re-inspected.
  - e) Significant changes in the scope and/or programme of work for example where the project duration exceeds 12 months.
  - f) Where building work includes the installation of controlled fitting or services and where they are not being fitted by a member of competent person scheme e.g. Part P, HETAS, OFTEC, Gas Safe Register etc.
- Where more than one extension is proposed the floor areas may be added together for the purposes of determining the correct fee.
- Where the floor area of a dwelling extension(s) exceeds 100m<sup>2</sup> or has 3 or more storeys (each basement level counts as a storey) please contact us for an individually determined charge which will be based on a risk assessment of your specific project.
- The Regularisation application (RG) is a procedure suitable in some situations in which a type of retrospective approval may be sought. The charge is based on a risk assessment in respect of the particular type of work. No VAT is payable on Regularisation applications.
- These notes have been produced for guidance only. For an authoritative interpretation please refer to the EDDC BC Scheme of Charges 1<sup>st</sup> October 2010 and the Building (Local Authority Charges) Regulations 2010 SI 404, available for inspection at: Building Control, East Devon District Council, Knowle, SIDMOUTH Devon, EX10 8HL.

# Domestic Buildings

<b>Table A New Dwellings</b>	<b>FP Plan fee (£)</b>	<b>FP Inspection fee (£)</b>	<b>Building Notice (£) (FP+20%)</b>	<b>Regularisation Fee (£)</b>
No. New Dwellings				
1	357.44	382.98	888.50	925.53
2	408.50	612.77	1,225.52	1276.59
3	408.50	880.85	1,547.23	1611.69
4	459.58	1,148.93	1,930.20	2010.63
5	459.58	1,340.42	2,159.99	2249.99
6	510.64	1,531.91	2,451.05	2553.18
7	510.64	1,723.39	2,680.84	2792.54
8	561.70	1,914.89	2,971.90	3095.73
9	561.70	2,106.37	3,201.68	3335.09
10	612.77	2,297.87	3,492.76	3636.28
The fee for more than 10 dwellings should be an individually determined charge ( <b>please contact us for a quotation</b> ).				

<b>Table B Domestic Extension Category</b>	<b>Plan fee (£)</b>	<b>Inspection fee (£)</b>	<b>Building Notice (£) (FP+20%)</b>	<b>Regularisation Fee (£)</b>
Extn max 10m <sup>2</sup>	153.19	191.48	413.62	430.85
Extn >10m <sup>2</sup> - 40m <sup>2</sup>	306.38	229.79	643.40	670.21
Extn >40m <sup>2</sup> - 60m <sup>2</sup>	357.44	306.38	796.60	829.78
Extn >60m <sup>2</sup> - 100m <sup>2</sup>	459.58	382.98	1,011.06	1053.19
Loft conv up to 40m <sup>2</sup>	306.38	191.48	597.44	622.34
Loft conv >40m <sup>2</sup> - 60m <sup>2</sup>	357.44	229.79	704.68	734.04
New or extn to garage or carport max 40m <sup>2</sup>	51.06	153.19	245.10	255.32
New or extn to garage or carport >40m <sup>2</sup> - 60m <sup>2</sup>	153.19	191.48	413.62	430.85
Garage conversion	153.19	153.19	367.66	382.98
Alts to create a basement up to 100m <sup>2</sup>	255.32	229.79	582.12	606.38

<b>TABLE C Domestic Alterations</b>	<b>Plan fee (£)</b>	<b>Inspection fee (£)</b>	<b>Building Notice (£) (FP+20%)</b>	<b>Regularisation Fee (£)</b>
Underpinning	102.13	306.38	490.21	510.64
Renovation of a thermal element (per dwelling)	102.13	76.60	214.47	223.40
Alterations, change of use, installation of fittings or services, structural alterations, other works etc:				
Estimated cost of work up to £2000	51.06	76.60	153.19	159.57
>£2000 up to £5000	178.73	76.60	306.38	319.15
>£5000 up to £25,000	204.25	153.19	428.93	445.81
>£25,000 up to £50,000	306.38	229.79	643.40	670.21
>£50,000 up to £75,000	408.50	306.38	857.87	893.61
>£75,000 up to £100,000	510.64	382.09	1072.34	1093.78
<b>Add 10% to fee where work involves a material change of use</b>				
<b>NB. Where the estimated cost of works is greater than £100,000 please contact us for a quotation.</b>				
Replacement windows/doors (Non FENSA)				
Single unit	51.06	38.29	107.23	111.70
Multiple units	102.13	38.29	168.50	175.53
Electrical work (Non Part: P)				
Re-wiring or new installation in a dwelling	51.06	114.89	199.15	207.45
Other minor works	51.06	38.29	107.23	111.70

**Note:** For works not described, floor areas and estimates not shown above, a quotation will be provided upon request.

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