

EAST DEVON DISTRICT COUNCIL

The Building (Local Authority Charges) Regulations 1998

SCALE OF CHARGES FOR BUILDING CONTROL

With effect from May 18th 2008

- All charges in this leaflet are inclusive of VAT (see below * for exception).
- 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.
- Inspection charges are a one-off charge for the project, regardless of the number of inspections carried out.
- 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.
- Certain building work for disabled people may be exempt from charges. Please ring for guidance.
- The estimates referred to in the Table C shall not include VAT or work which is not subject to control under the Building Regulations.
- The Building Notice procedure cannot be used for any work other than to a single family dwelling

These notes are intended to provide guidance only and do not substitute for Statutory Instrument 1998 No. 3129 which contains the full text of the Regulations.

The amount of charge payable depends on the type of building work proposed, and is prescribed under one of the following headings:

- Table A - Erection of small domestic buildings where the total floor area of the dwelling/house or flat does not exceed 300m².
- Table B - Erection of certain small buildings, extensions and alterations.
- Table C - Any other type of building work.

* Where a Regularisation Application is to be submitted, the application should be accompanied by the relevant charge. This is based on 120% of the Building Notice charge. (Please note that no VAT is payable for Regularisations).

TABLE A			
CHARGES FOR ONE OR MORE SMALL DOMESTIC BUILDINGS AND CONNECTED WORK			
Number of Dwellings	Plan Charge (£)	Inspection Charge (£)	Building Notice Charge (£)
1	200	499.77	699.77
2	300	665.33	965.33
3	400	838.86	1238.86
4	500	962.22	1462.22
5	600	1063.76	1663.76
6	650	1246.15	1896.15
7	700	1309.14	2009.14
8	750	1509.96	2259.96
9	800	1762.17	2652.17
10	850	1913.21	2763.21
For projects in excess of 10 units please ring or email for a competitive bespoke quotation			

TABLE B			
CHARGES FOR CERTAIN SMALL DOMESTIC BUILDINGS & EXTENSIONS			
Type of work	Plan Charge (£)	Inspection Charge (£)	Building Notice Charge (£)
1 Garage or carport under 40m ²	150.00	-	150.00
2 Garage or carport between 40m ² and 60m ²	150.00	161.04	311.04
3 Extension(s) and/or loft conversion under 10m ²	150.00	161.04	311.04
4 Extension(s) and/or loft conversion over 10m ² and up to 40m ²	150.00	305.25	455.25
5 Extension(s) and/or loft conversion over 40m ² and up to 60m ²	150.00	459.16	609.16
Extension(s) and/or loft conversion over 60m ²	Refer to Table C We will require an estimate of cost of works for your project to support your application		

INTERPRETATION OF TABLE B

- Where the work in question comprises or includes the erection of more than one extension to a building used or intended to be used for the purposes of a single private dwelling, the total floor areas of all such extensions shall be aggregated in determining the charge payable in accordance with the Table above.
- In the Table above a reference to an "extension" is a reference to an extension which has no more than three storeys, each basement level counting as one storey.

The following minimum charges apply:

- If the floor area of your extension is bigger than 60m², the charge calculated under Table C must be a minimum of £609.16.

Please note that calculating the charge for replacement windows and electrical work now requires an estimate of cost. You should refer to Table C.

TABLE C			
WORK OTHER THAN WORK TO WHICH TABLES A AND B APPLY			
Estimated cost of work	Plan Charge	Inspection Charge	Building Notice Charge
(£)	(£)	(£)	(£)
1000 or less	75.00	Nil	75.00
1,001 – 2,000	130.00	Nil	130.00
2,001 – 5,000	150.00	69.10	219.10
5,001 – 6,000	150.00	81.04	231.04
6,001 – 7,000	150.00	93.00	243.00
7,001 – 8,000	150.00	104.94	254.94
8,001 – 9,000	150.00	116.90	266.90
9,001 – 10,000	150.00	128.84	278.84
10,001 – 11,000	150.00	140.80	290.80
11,001 – 12,000	150.00	152.74	302.74
12,001 – 13,000	150.00	164.70	314.70
13,001 – 14,000	150.00	176.64	326.64
14,001 – 15,000	150.00	188.60	338.60
15,001 – 16,000	150.00	200.55	350.55
16,001 – 17,000	150.00	212.50	362.50
17,001 – 18,000	150.00	224.45	374.45
18,001 – 19,000	150.00	236.40	386.40
19,001 – 20,000	150.00	248.35	398.35
20,001 – 21,000	200.00	208.97	408.97
21,001 – 22,000	200.00	219.59	419.59
22,001 – 23,000	200.00	230.21	430.21
23,001 – 24,000	200.00	240.84	440.84
24,001 – 25,000	200.00	251.46	451.46
25,001 – 26,000	200.00	262.08	462.08
26,001 – 27,000	200.00	272.71	472.71
27,001 – 28,000	200.00	283.33	483.33
28,001 – 29,000	200.00	283.95	493.95
29,001 – 30,000	200.00	304.57	504.57
30,001 – 31,000	200.00	315.20	515.20
31,001 – 32,000	200.00	325.82	525.82
32,001 – 33,000	200.00	336.44	536.44
33,001 – 34,000	200.00	347.06	547.06
34,001 – 35,000	200.00	357.69	557.69
35,001 – 36,000	200.00	368.31	568.31
36,001 – 37,000	200.00	378.93	578.93
37,001 – 38,000	200.00	389.55	589.55
38,001 – 39,000	200.00	400.18	600.18
39,001 – 40,000	200.00	410.80	610.80
40,001 – 41,000	250.00	371.42	621.42
41,001 – 42,000	250.00	382.04	632.04
42,001 – 43,000	250.00	392.67	642.67
43,001 – 44,000	250.00	403.29	653.29
44,001 – 45,000	250.00	413.91	663.91
45,001 – 46,000	250.00	424.53	674.53
46,001 – 47,000	250.00	435.16	685.16
47,001 – 48,000	250.00	445.78	695.78
48,001 – 49,000	250.00	456.40	706.40
49,001 – 50,000	250.00	467.02	717.02

For projects with a value in excess of £50,000 please phone or email for a bespoke quotation.

FAQ's

- 1 I am building two extensions under 60m². Do I have to pay two fees?**
NO, you should calculate the sum of the floor area, but note that if this exceeds 60m², you should refer to Table C.
- 2 I am building an extension and increasing the size of the opening from the existing house. Do I have to pay two fees?**
NO, providing the works are associated directly with the new extension, they are included in the application.
- 3 I am building an extension and inserting a new rooflight elsewhere in the property. Do I need to pay two fees?**
YES, this constitutes two applications, but you may submit them on the same form.
- 4 Under Table C, does my estimate of cost have to be the total quotation?**
NO, you do not need to pay a fee for works not covered by the Building Regulations e.g. floor coverings, decorative finishes, professional fees and landscaping.
- 5 I am carrying out the work myself. How do I estimate the cost of work for Table C?**
You must provide a viable commercial estimate based on contractors prices in the open market. We cannot take into account reductions for DIY labour.
- 6 How do I calculate the charge for electrical work?**
Assuming the work is not being carried out by a person registered under the Competent Persons Scheme, you should provide an estimate of cost of work and refer to Table C.

IF IN DOUBT - PLEASE ASK !

Address: Building Control
East Devon District Council
Knowle
SIDMOUTH
Devon
EX10 8HL

Direct Dial: 01395 517482
Fax: 01395 517551
Email: buildingcontrol@eastdevon.gov.uk
Website: www.eastdevon.gov.uk