

**Table A Standard Charges for New Built Dwellings**

<b>Code</b>	<b>Description</b>	<b>Full Plans Charge (£) (exc VAT)</b>	<b>Full Plans Charge (£) (inc VAT)</b>	<b>Building Notice Charge (£) (exc VAT)</b>	<b>Building Notice Charge (£) (inc VAT)</b>
<b>A01</b>	New dwelling, floor area not exceeding 150m <sup>2</sup>	750.00	900.00	750.00	900.00
<b>A02</b>	New dwelling, floor area between 150m <sup>2</sup> and 300m <sup>2</sup>	850.00	1,020.00	850.00	1,020.00
<b>A03</b>	New dwelling, floor area between 300m <sup>2</sup> and 500m <sup>2</sup>	950.00	1,140.00	950.00	1,140.00

**Notes:**

Dwellings includes flats

Dwellings greater than 500m<sup>2</sup> - *Seek individual charge*

Developments exceeding 2 units - *Seek individual charge*

Conversion of building to form more or fewer dwellings - *Seek individual charge*

Supplementary charge may be applied where assessment factors change and/or actual time spent is greater than original estimate

**Table B Standard Charges for extensions to a single dwelling**

Code	Description	Full Plans Charge (£) (exc VAT)	Full Plans Charge (£) (inc VAT)	Building Notice (£) Charge (exc VAT)	Building Notice (£) Charge (inc VAT)
<b>B01</b>	Erection or extension of a single storey detached or attached garage or carport, floor area not exceeding 60m <sup>2</sup>	200.00	240.00	200.00	240.00
<b>B1A</b>	Erection or extension of a single storey detached or attached garage or carport, floor area exceeding 60m <sup>2</sup> but not exceeding 100m <sup>2</sup>	300.00	360.00	300.00	360.00
<b>B02</b>	Single storey extension, floor area not exceeding 6m <sup>2</sup>	350.00	420.00	350.00	420.00
<b>B03</b>	Single storey extension, floor area exceeding 6m <sup>2</sup> but not exceeding 20m <sup>2</sup>	450.00	540.00	450.00	540.00
<b>B3A</b>	Single storey extension, floor area exceeding 20m <sup>2</sup> but not exceeding 40m <sup>2</sup>	500.00	600.00	500.00	600.00
<b>B04</b>	Single storey extension, floor area exceeding 40m <sup>2</sup> but not exceeding 60m <sup>2</sup>	600.00	720.00	600.00	720.00
<b>B05</b>	Other extension, floor area not exceeding 20m <sup>2</sup>	500.00	600.00	500.00	600.00
<b>B06</b>	Other extension, floor area exceeding 20m <sup>2</sup> but not exceeding 40m <sup>2</sup>	550.00	660.00	550.00	660.00
<b>B07</b>	Other extension, floor area exceeding 40m <sup>2</sup> but not exceeding 60m <sup>2</sup>	700.00	840.00	700.00	840.00
<b>B08</b>	Other extension, floor area exceeding 60m <sup>2</sup> but not exceeding 100m <sup>2</sup>	800.00	960.00	800.00	960.00
<b>B09</b>	Loft conversion, floor area not exceeding 40m <sup>2</sup>	500.00	600.00	500.00	600.00
	Loft conversion, floor area exceeding 40m <sup>2</sup>	Seek Individual Charge			
	Detached building that is ancillary to a dwellings	Seek individual Charge			

**Table C Alterations to a single dwelling**

Code	Description	Full Plans Charge (£) (exc VAT)	Full Plans Charge (£) (inc VAT)	Building Notice Charge (£) (exc VAT)	Building Notice Charge (£) (inc VAT)
<b>B51</b>	Formation of opening between two rooms (no foundations required)	150.00	180.00	150.00	180.00
<b>B52</b>	Conversion of a garage to habitable space, floor area not exceeding 40m <sup>2</sup>	250.00	300.00	250.00	300.00
<b>B55</b>	Alterations, estimated cost not exceeding £1,000	100.00	120.00	100.00	120.00
<b>B56</b>	Alterations, estimated cost exceeding £1,000 and not exceeding £5,000	200.00	240.00	200.00	240.00
<b>B57</b>	Alterations, estimated cost exceeding £5,000 but not exceeding £10,000	280.00	336.00	280.00	336.00
<b>B58</b>	Alterations, estimated cost exceeding £10,000 but not exceeding £20,000	360.00	432.00	360.00	432.00
<b>B5A</b>	Alterations, estimated cost exceeding £20,000 but not exceeding £30,000	420.00	504.00	420.00	504.00
<b>B5B</b>	Alterations, estimated cost exceeding £30,000 but not exceeding £40,000	440.00	528.00	440.00	528.00

**Table C Alterations to a single dwelling (Continued)**

<b>B59</b>	Replacement windows and doors, up to 5 units	100.00	120.00	100.00	120.00
<b>B60</b>	Replacement windows and doors, up to 20 units	150.00	180.00	150.00	180.00
<b>B61</b>	Re-covering of a roof including upgrading thermal insulation	150.00	180.00	150.00	180.00
<b>B63</b>	Any electrical installation work installed and tested by qualified person (but not self certified)	100.00	120.00	100.00	120.00
	Any electrical installation work installed by an unqualified person e.g. DIY - see note below	Seek individual charge			

**Notes: To be read in conjunction with tables**

- The charge for electrical work carried out by an unqualified person will include a supplementary charge to cover the whole cost of employing a specialist contractor to inspect and test the work.
- Extension charge includes alteration to provide access into extension. A separate charge applies for any other alteration.
- Loft conversion charge includes alteration to provide access and additional support. A separate charge applies for any other alteration.
- All charges assume that services, including electrics, are self-certified under an appropriate competent person self-certification scheme.
- A supplementary charge will be applied for any notifiable electrical installation work that is not self certified.
- A supplementary charge may be applied for any specialist consultant advice or services.

**A 50% reduction will apply to the charge for the alteration where the work is carried out at the same time as an extension shown in table B.**

***Seek an individual charge for all other work***

A supplementary charge may be applied where assessment factors change and/or actual time spent is greater than original estimate

**Example Charge Calculation:** Floor area for extension includes the total internal area of ALL the storeys e.g. rear two storey extension 24m<sup>2</sup> + internal alteration estimated cost £5000 = Table B category 8 (other extension 24m<sup>2</sup>) + 50% Table C category 4

***WHERE THE PROPOSAL INVOLVES MORE THAN TWO CATEGORIES OF WORK SEEK AN INDIVIDUAL CHARGE***

**Table D Standard Charges for Non Domestic Work – Extensions and New Build**

Description	Code	Assembly, Recreation and Other Residential		Code	Office, Shop and Commercial		Code	Industrial and Storage	
		Full Plans Charge (£) (exc VAT)	Full Plans Charge (£) (inc VAT)		Full Plans Charge (£) (exc VAT)	Full Plans Charge (£) (inc VAT)		Full Plans Charge (£) (exc VAT)	Full Plans Charge (£) (inc VAT)
New building or extension, floor area not exceeding 40m <sup>2</sup>	<b>CA1</b>	700.00	840.00	<b>CC1</b>	550.00	660.00	<b>CS1</b>	450.00	540.00
New building or extension, floor area exceeding 40m <sup>2</sup> but not exceeding 100m <sup>2</sup>	<b>CA2</b>	900.00	1080.00	<b>CC2</b>	800.00	960.00	<b>CS2</b>	650.00	780.00

**Table E Standard Charges for Non Domestic Work – Alterations**

Description	Code	Assembly, Recreation and Other Residential		Code	Office, Shop and Commercial		Code	Industrial and Storage	
		Full Plans Charge (£) (exc VAT)	Full Plans Charge (£) (inc VAT)		Full Plans Charge (£) (exc VAT)	Full Plans Charge (£) (inc VAT)		Full Plans Charge (£) (exc VAT)	Full Plans Charge (£) (inc VAT)
Alterations, estimated cost not exceeding £2,000	<b>CA0</b>	200.00	240.00	<b>CC0</b>	200.00	240.00	<b>CS0</b>	200.00	240.00
Alterations, estimated cost exceeding £2,000 but not exceeding £10,000	<b>CA3</b>	300.00	360.00	<b>CC3</b>	300.00	360.00	<b>CS3</b>	300.00	360.00
Alterations, estimated cost exceeding £10,000 but not exceeding £20,000	<b>CA4</b>	400.00	480.00	<b>CC4</b>	400.00	480.00	<b>CS4</b>	400.00	480.00

**Note: Seek an individual charge for all other work**