

Table A Standard Charges for New Built Dwellings

Code	Description	Full Plans Charge (£) (exc VAT)	Full Plans Charge (£) (inc VAT)	Building Notice Charge (£) (exc VAT)	Building Notice Charge (£) (inc VAT)
A02	New dwelling, floor not exceeding 300m ²	892.50	1071.00	892.50	1071.00

Notes:

Dwellings include flats

Dwellings greater than 300m² seek individual charge.

Developments exceeding a single unit seek individual charge

Supplementary charge may be applied where assessment factors change and/or actual time spent is greater than original estimate. Supplementary charge based on an hourly rate of £65 including VAT.

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Table B Standard Charges for extensions to a single dwelling

	Description	Full Plans Charge (£)(exc VAT)	Full Plans Charge (£) (inc VAT)	Building Notice (£) Charge (exc VAT)	Building Notice (£) Charge (inc VAT)
B01	Erection or extension of a single storey detached or attached garage or carport, floor area not exceeding 40 m2	210.00	252.00	210.00	252.00
B1A	Erection or extension of a single storey detached or attached garage or carport, floor area over 40m2 but not exceeding 60m2.	315.00	378.00	315.00	378.00
B02	Single storey extension, floor area not exceeding 10m2	367.50	441.00	367.50	441.00
B3A	Single storey extension, floor area exceeding 10m2 but not exceeding 40m2	577.50	693.00	577.50	693.00
B04	Single storey extension, floor area exceeding 40m2 but not exceeding 60m2.	630.00	756.00	630.00	756.00
B06	Other extension, floor area up to 40m2	577.50	693.00	577.50	693.00
B07	Other extension, floor area exceeding 40m2 but not exceeding 60m2	735.00	882.00	735.00	882.00
B08	Other extension, floor area exceeding 60m2 but not exceeding 100m2	840.00	1008.00	840.00	1008.00
B09	Loft conversion, floor area not exceeding 40m2	525.00	630.00	525.00	630.00
B10	Loft conversion, floor area exceeding 40m2	735.00	882.00	735.00	882.00
	Detached building that is ancillary to a dwellings	As for similar sized/storey extension			

BUILDING REGULATIONS CHARGES

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)
B52	Conversion of a garage to habitable space, floor area not exceeding 40m ²	262.50	315.00	262.50	315.00
B56	Alterations, estimated cost up to £5,000	210.00	252.00	210.00	252.00
B57	Alterations, estimated cost exceeding £5,000 but not exceeding £10,000	294.00	352.80	294.00	352.80
B58	Alterations, estimated cost exceeding £10,000 but not exceeding £20,000	378.00	453.60	378.00	453.60
B5B	Alterations, estimated cost exceeding £20,000 but not exceeding £50,000	462.00	554.40	462.00	554.40
	Basements not exceeding 40m ²	577.50	693.00	577.50	693.00
	Basements exceeding 40m ² but not exceeding 60m ²	656.25	787.50	656.25	787.50
	Basements exceeding 60m ²	735.00	882.00	735.00	882.00

Table C Alterations to a single dwelling (Continued)

B60	Replacement windows and doors, up to 20 units	157.50	189.00	157.50	189.00
B61	Re-covering of a roof including upgrading thermal insulation	157.50	189.00	157.50	189.00
B63	Any electrical installation work installed and tested by qualified person (but not self certified)	Bespoke	Bespoke	Bespoke	Bespoke
	Wood burning stove	Bespoke	Bespoke	Bespoke	Bespoke
	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 supplementary charge may be applied where assessment factors change and/or actual time spent is greater than original estimate. Supplementary charge based on an hourly rate of £65 including VAT.

A 25% 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

Example Charge Calculation: Floor area for extension includes the total internal area of ALL the storeys e.g. rear two storey extension 24m² + internal alteration estimated cost £5000 = Table B category B06 (other extension 24m²) + 25% Table C category B56

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

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Effective from 1 January 2020

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 ²	CA1	735.00	882.00	CC1	577.50	693.00	CS1	472.50	567.00
New building or extension, floor area exceeding 40m ² but not exceeding 100m ²	CA2	945.00	1134.00	CC2	840.00	1008.00	CS2	682.50	819.00

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	CA0	210.00	252.00	CC0	210.00	252.00	CS0	210.00	252.00
Alterations, estimated cost exceeding £2,000 but not exceeding £10,000	CA3	315.00	378.00	CC3	315.00	378.00	CS3	315.00	378.00
Alterations, estimated cost exceeding £10,000 but not exceeding £20,000	CA4	420.00	504.00	CC4	420.00	504.00	CS4	420.00	504.00

Acceptance of initial notice letter	£24.00
Copy of Completion Certificate	£24.00