

## The following fees are effective from 1<sup>st</sup> January 2011

### Schedule 1

### STANDARD CHARGES FOR THE CREATION OR CONVERSION TO NEW HOUSING INCLUDING FLATS AND APARTMENTS

Number of Dwellings (1)	Plan Charge £ (2)		Inspection Charge £ (3)		<b>Building Notice Charge</b> £ (4)	Regularisation charge £ (5)	Additional charge £ (6)
	Ex VAT	Inc VAT 20%	Ex VAT	Inc VAT 20%			
1	180.77	216.92	457.94	549.53	<b>See notes below</b>	See notes below	See notes below
2	241.02	289.22	610.58	732.70			
3	310.25	372.30	824.29	989.15			
4	384.47	461.36	1038.00	1245.60			
5	464.95	557.94	1221.17	1465.40			
6	545.42	654.50	1373.81	1648.57			
7	568.68	682.42	1606.80	1928.16			
8	590.99	709.19	1725.50	2070.60			
9	614.26	737.11	1910.00	2292.00			
10	619.54	743.45	2179.16	2614.99			
11	625.89	751.07	2290.75	2748.90			
12	632.25	758.70	2470.88	2965.06			
13	637.45	764.90	2690.70	3228.84			
14	642.90	771.48	2898.80	3478.56			
15	649.15	778.98	3150.50	3780.60			
16	654.54	785.45	3310.00	3972.00			
17	659.83	791.80	3502.00	4202.40			
18	666.16	799.39	3599.00	4318.80			
19	672.42	806.90	3713.00	4455.60			

**Notes**

1. For 20 or more dwellings or if the floor area of any dwelling exceeds 250m<sup>2</sup> the charge is individually determined
2. The Building Notice charge is the sum of the plan charge and inspection charge
3. The Regularisation charge is the sum of the plan charge and inspection charge + 20%. Regularisation charges are not subject to VAT.
4. An additional charge per plot of £ 250.00 plus VAT (£ ) is charged when the relevant building work, or part thereof, has not been carried out by a person referred to in Regulation 7(5) (g) or (h) of the Building (Local Authority Charges) Regulations 2010 (self certification schemes).

**Schedule 2 Domestic extensions to a single building  
STANDARD CHARGES FOR OTHER BUILDING WORK**

Category	Description	Plan Charge		Inspection Charge		<b>Building Notice Charge</b>		Regularisation charge	Additional charge*	
		Ex VAT	Inc VAT 20%	Ex VAT	Inc VAT 20%	<b>Ex VAT</b>	<b>Inc VAT 20%</b>		Ex VAT	Inc VAT 20%
1	Any extension of a dwelling the total floor area of which does not exceed 10m <sup>2</sup>	145.00	174.00	245.00	294.00	<b>390.00</b>	<b>468.00</b>	468.00	250.00	300.00
2	Any extension of a dwelling the total floor area of which exceeds 10 m <sup>2</sup> but does not exceed 40m <sup>2</sup>	150.00	180.00	330.00	396.00	<b>480.00</b>	<b>576.00</b>	576.00	250.00	300.00
3	Any extension of a dwelling the total floor area of which exceeds 40 m <sup>2</sup> but does not exceed 60m <sup>2</sup>	160.00	192.00	450.00	540.00	<b>610.00</b>	<b>732.00</b>	732.00	250.00	300.00
4	Any extension of a dwelling the total floor area of which exceeds 60m <sup>2</sup> by negotiation and subject to complexity	<b>by negotiation and subject to complexity</b>								
5	Alterations to provide one or more rooms in existing roof space up to 40m <sup>2</sup>	160.00	192.00	245.00	294.00	<b>405.00</b>	<b>486.00</b>	486.00	250.00	300.00
6	Alterations to provide one or more rooms in existing roof space exceeding 40m <sup>2</sup> by negotiation	<b>by negotiation and subject to complexity</b>								
7	Erection or extension of a garage or carport (attached or detached) up to 40m <sup>2</sup>	85.00	102.00	90.00	108.00	<b>175.00</b>	<b>210.00</b>	210.00	250.00	300.00
8	Conversion of a garage to a dwelling to a habitable room(s)	90.00	108.00	130.00	156.00	<b>220.00</b>	<b>264.00</b>	264.00	250.00	300.00

<sup>1</sup>An additional charge is for work when the relevant building work, or part thereof, has not been carried out by a person referred to in regulation 7(5) (g) or (h) of the Building (Local Authority Charges) Regulations 2010 (Self certification schemes). It is additional to the inspection charge, building notice charge or regularisation charge.

<sup>2</sup>Where it is intended to carry out additional building work on a dwelling at the same time that any of the work to which Schedule 2 relates then the charge for this additional work shall be reduced by 50% or alternatively, the charge may be individually determined, with the agreement of the applicant.

## Schedule 3 Domestic alterations to a single building

Category of Work		Basis of Charge	Plan Charge		Inspection Charge		<b>Building Notice Charge</b>		Details of any reduction for work carried out at the same time as work referred to in Schedule 2	Regularisation charge
			Ex VAT	Inc VAT 20%	Ex VAT	Inc VAT 20%	<b>Ex VAT</b>	<b>Inc VAT 20%</b>		
1.	Underpinning	Work to the value of £25,000	80.00	96.00	300.00	360.00	<b>380.00</b>	<b>456.00</b>	50%	456.00
2.	Renovation of a thermal element to a single dwelling such as a wall, floor or roof.	Work to the value of £25,000 or less	80.00	96.00	120.00	144.00	<b>200.00</b>	<b>240.00</b>	50%	240.00
3.	Up to three dormers or roof lights	The addition of up to three dormers or roof lights extending an existing room in the roof space.	80.00	96.00	120.00	144.00	<b>200.00</b>	<b>240.00</b>	50%	240.00
4.	Internal alterations, installation of fittings (not electrical) and/or, structural alterations  (If ancillary to the building of the extension no additional charge)	Estimated cost to the value of £999 or less	120.00	144.00	Inc in Plan Charge		<b>120.00</b>	<b>144.00</b>	50%	144.00
		Estimated cost exceeding £999 up to £5,000	180.00	216.00			Inc in plan Charge		<b>180.00</b>	<b>216.00</b>
		Estimated cost exceeding £5,000 up to £25,000	100.00	120.00	281.00	337.20	<b>381.00</b>	<b>457.20</b>	50%	457.20
		Estimated cost exceeding £25,001 and up to £50,000	150.00	180.00	361.00	433.20	<b>511.00</b>	<b>613.20</b>	50%	613.20
		Estimated cost exceeding £50,001 and up to £75,000	180.00	216.00	445.00	534.00	<b>625.00</b>	<b>750.00</b>	50%	750.00
5.	Window and glazed replacement (non competent persons scheme).	Per installation 1-4 windows or doors	70.00	84.00	Inc in plan Charge		<b>70.00</b>	<b>84.00</b>	50%	84.00
		Per installation over 4 windows or doors	80.00	96.00			<b>80.00</b>	<b>96.00</b>	50%	96.00
6.	Electrical work (not competent persons scheme).	Pt.P Electrical installations carried out by a person with or without a suitable and relevant electrical qualification and / or a BS 7671:2008 and will not be issuing a CPS certificate.	250.00	300.00	Inc in plan Charge		<b>250.00</b>	<b>300.00</b>	50%	300.00

**Schedule 4**  
**OTHER, NON DOMESTIC WORK - EXTENSIONS AND NEW BUILD**

		<b>Building Usage</b>														
Category of Work	Category	Assembly / Recreational or Other Residential Use (Institutional) use					Industrial and Storage usage					All Other use Classes				
		Plan Charge		Inspection Charge		Regularisation charge	Plan Charge		Inspection Charge		Regularisation charge	Plan Charge		Inspection Charge		Regularisation charge
		Ex VAT	Inc VAT 20%	Ex VAT	Inc VAT 20%		Ex VAT	Inc VAT 20%	Ex VAT	Inc VAT 20%		Ex VAT	Inc VAT 20%	Ex VAT	Inc VAT 20%	
1	Floor area not exceeding 10m <sup>2</sup>	100.00	120.00	300.00	360.00	480.00	100.00	120.00	150.00	180.00	300.00	100.00	120.00	300.00	360.00	480.00
2	Floor area exceeding 10m <sup>2</sup> but not exceeding 40m <sup>2</sup>	220.00	264.00	550.00	660.00	924.00	150.00	180.00	300.00	360.00	540.00	220.00	264.00	550.00	660.00	924.00
3	Floor area exceeding 40m <sup>2</sup> but not exceeding 100m <sup>2</sup>	320.00	384.00	620.00	744.00	1128.00	200.00	240.00	450.00	540.00	780.00	320.00	384.00	620.00	744.00	1128.00

**Schedule 5**  
**ALL OTHER NON DOMESTIC WORK - ALTERATIONS**

Category of Work		Basis of Charge	Plan Charge		Inspection Charge	
			Ex VAT	Inc VAT 20%	Ex VAT	Inc VAT 20%
1.	Underpinning.	Estimated cost up to £25,000	80.00	96.00	300.00	360.00
2.	Window replacement (non competent persons scheme).	Per installation up to 20 windows	80.00	96.00	80.00	96.00
		Per installation over 20 windows up to 50 windows.	90.00	108.00	125.00	150.00
3.	Renovation of a thermal element	Estimated cost up to £25,000	80.00	96.00	200.00	240.00
4.	Alterations not described elsewhere including structural alterations and installation of controlled fittings	Estimated cost up to £5,000	60.00	72.00	60.00	72.00
		Estimated cost exceeding £5,000 and up to £25,000	120.00	144.00	280.00	336.00
		Estimated cost exceeding £25,000 and up to £50,000	130.00	156.00	361.53	433.84
		Estimated cost exceeding £50,000 and up to £100,000	140.60	168.72	441.87	530.24
		Estimated cost exceeding £100,000 and up to £150,000	160.68	192.82	522.21	626.65
5.	Installation of Storage use Mezzanine floor up to 100m <sup>2</sup>		80.00	96.00	120.00	144.00
6.	Office fit out (Where fit out includes no structural alterations)	Floor up to 500m <sup>2</sup>	160.00	192.00	450.00	540.00
7.	Shop fit out (Where fit out does not include any structural alterations and the shop unit is not part of an enclosed shopping centre or mall)	Floor up to 500m <sup>2</sup>	160.00	192.00	450.00	540.00

Notes to Schedule 5.

1. For this Schedule, regularisation charges are individually determined in accordance with the principles and relevant factors contained within The Building (Local Authority Charges) Regulation 2010.
2. Additional charge of £68.60 (£82.32 Inc VAT 20%) may apply in connection with the change of use of a building in addition to the above, where building work does not relate to a building used for residential purposes that is altered to create more or fewer dwellings.