

Building regulation prices – with effect from 1 January 2025 at East Hampshire District Council

All prices shown are in £ and include VAT where relevant.
Figures in brackets are not including VAT.

All prices are based on the councils published hourly rate.

Prices are given for a full plans application (plan and inspection fees in blue) and a building notice application (in green) .Where the project is not shown on these tables please contact the council for an individual quote.

Table 1 – Domestic extensions, loft conversions and garages

Description	Plan charge (£)	Inspection charge (£)	Building notice charge (£)
Single storey extension up to 40m ²	402.00 (335.50)	775.50 (646.25)	1230.00 (1025.00)
Single storey extension 40m ² – 100m ²	402.00 (335.50)	858.00 (715.00)	1308.00 (1090.00)
Two storey extension up to 40m ²	402.00 (335.50)	1110.00 (925.00)	1560.00 (1300.00)
Two storey extension up to 40m ² – 200m ²	402.00 (335.50)	1155.00 (962.50)	1605.00 (1337.50)
Erection or extension of a single storey attached or detached garage or carport up to 40m ²	402.00 (335.50)	495.00 (412.50)	945.00 (787.50)
Conversion of a garage to a habitable room(s)	402.00 (335.50)	495.00 (412.50)	945.00 (787.50)
Loft conversion of up to 3 rooms (excluding bathrooms, toilets or shower rooms)	402.00 (335.50)	855.00 (712.50)	1305.00 (1087.50)

Table 2 – Other domestic alterations

Basis of charge		Plan charge (£)	Inspection charge (£)	Building notice charge (£)
Window/glazed door replacement (non-competent persons scheme)	Up to 20 windows	285.00 (237.50)	0	285.00 (237.50)
Window/glazed door replacement (regularisation application)	Up to 20 windows	n/a	285.00 (No Vat)	n/a

Internal or external alterations, installation of fittings (not electrical) and/or structural alterations not categorized elsewhere	Estimated cost to the value of £5,000	420 (350.00)	Inc in plan charge	420 (350.00)
The removal of a single load bearing wall which isn't connected to the building of an extension		420 (350.00)	Inc in plan charge	420 (350.00)
Electrical works to a domestic property carried out by a person with a suitable and relevant electrical qualification and where a BS 7671:2008 certificate will be given who is not part of a competent persons scheme.		316.80 (264.00)	Inc in plan charge	316.80 (264.00)
Installation of a new log burner		480.00 (400.00)	Included in plan charge	480.00 (400.00)

Table 3 – New houses and flats on 1 site

Description	Plan charge (£)	Inspection charge (£)	Building notice charge (£)
1 new house / flat	585.00 (487.50)	1110.00 (925.00)	1920.00 (1600.00)
2 new houses / flats	675.00 (562.50)	1188.00 (990.00)	1980.00 (1650.00)
3 new houses / flats	810.00 (675.00)	1275.00 (1062.50)	2145.00 (1787.50)
4 new houses / flats	930.00 (775.00)	1410.00 (1175.00)	2376.00 (1980.00)
5 new houses / flats	1065.00 (887.50)	1422.00 (1185.00)	2655.00 (2212.50)

Additional notes to tables

Works not shown on the table

Where works fall outside of the categories shown in the tables, please contact building control for an individual quote. Individual quotes may require plans to be submitted before a quotation can be given. Quotes will be given based on the Council's published hourly rate.

Multiple works applications

Where more than one category of work is being carried out to a single domestic property a reduction in price is available.

Such reductions only apply where all works are submitted as one application and are carried out at the same time, otherwise standard individual charges apply to the respective elements (plan charge, inspection charge or building notice charge).

Reductions can be calculated by reducing the lower priced additional categories of work by 50% of the price, e.g, a loft conversion and a garage conversion – 50% discount on the total garage conversion charge.

Alternatively, the charge may be individually determined with the agreement of the applicant and the local authority – please contact building control if you wish a multiple works scheme to have an individual charge.

Where some houses on a site are identical a discount can given on the charge, please contact the council for a calculation of that discount.

Disabled persons

Work for the benefit of disabled persons does not incur a charge, where the work is in connection with their disability.

Regularisation applications

With the exception of window replacements regularisation applications are individually quoted and the charge is based on the staff hourly rate and time anticipated in dealing with the project. No VAT is charged on regularisation applications.

Additional charges

Additional charges may be applied 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.

Such works include where work in connection with a controlled electrical installation, gas installation, solid fuel burning appliance or oil-fired installation, is not carried out by a person registered under a competent persons scheme or is unable to demonstrate competence to carry out the relevant work through submission of appropriate qualifications and certification.

Additional charges may also be levied where additional inspections are required outside of the scope of the council's inspection service plan for any particular project, including where inspections are requested but are abortive due to work not being ready to inspect or access not being made available.

All prices are based on projects taking no longer than 2 years to complete.

Where the council are not notified of inspection within 2 years a further charge will be levied unless the project commenced before 2010. This is to cover the cost of additional work the council has to do.