

BASILDON BUILDING CONTROL SERVICES

Standard Building Control Charges

APRIL 2019

Charges and Guidance Notes

The Building (Local Authority Charges) Regulations 2010

The above regulations require that charges shall be payable to the Local Authority in respect of submissions for approval under the Building Regulations and the subsequent inspection of works. The actual charges payable are shown in the following tables and are dependent on the type of work and/or its total estimated cost. In the unlikely event that the scheme results in extra work being undertaken by the authority above that anticipated then supplementary charges may be incurred.

All fees are subject to VAT at the appropriate rate, except the Regularisation charge.

Full Plan Applications: The plan charge and inspection charge are listed in the following tables.

Building Notice Applications: The Building Notice procedure is more complex to ensure compliance with the Building Regulations and the resultant additional cost is reflected in the tables.

Reversion Charge: These charges will be individually determined.

Regularisation Charge: Contact 01268 208026 to discuss appropriate fees

Reductions: The reductions indicated on tables A and B apply where controlled electrical installations form part of the works and these are to be carried out by a suitably qualified Part P registered electrician resulting in a satisfactory Design, Installation and Test Certificate. If these reductions are claimed and a self certifying electrician is not subsequently employed you will be invoiced for supplementary charges equivalent to the discount.

Multiple work reductions: Where the proposed works consist of more than one element then the appropriate fee is calculated by paying the full amount for the most expensive element and only **50% for the other applicable elements.**

Total Estimated cost: This means a reasonable estimate that would be charged by a professional builder, but excluding professional fees and vat.

Instalments: In some cases of large developments the charge may be paid by instalments: contact the number below.

Where work relates to more than one fee category, cost exceeds £100,000 or where standard fees are not applicable, please contact the number below to confirm appropriate fee.

Cheques: Please make cheques payable to Basildon Borough Council.

Receipts: Issued on request contact 01268 208026.

Help line:

If you require help or information, contact Building Control on 01268 208026.

Translations of this form into other languages or formats are available please enquire.

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TABLE A - NEW DWELLINGS

Dwelling-houses and Flats not exceeding 300m² (VAT rate 20%)

Code	Houses or Bungalows less than 4 storeys	Full Plans		or	Building Notice Fees *		
		Plan Fees	Inspection Fees *				
1 Plot		£	185.00	£	380.00	£	630.00
	VAT	£	37.00	£	76.00	£	126.00
	Total	£	222.00	£	456.00	£	756.00
2 Plots		£	265.00	£	480.00	£	825.00
	VAT	£	53.00	£	96.00	£	165.00
	Total	£	318.00	£	576.00	£	990.00
3 Plots		£	320.00	£	600.00	£	920.00
	VAT	£	64.00	£	120.00	£	184.00
	Total	£	384.00	£	720.00	£	1,104.00
4 Plots		£	350.00	£	700.00	£	1,070.00
	VAT	£	70.00	£	140.00	£	214.00
	Total	£	420.00	£	840.00	£	1,284.00
5 Plots		£	380.00	£	750.00	£	1,170.00
	VAT	£	76.00	£	150.00	£	234.00
	Total	£	456.00	£	900.00	£	1,404.00
Flats							
1		£	185.00	£	380.00	£	610.00
	VAT	£	37.00	£	76.00	£	122.00
	Total	£	222.00	£	456.00	£	732.00
2		£	265.00	£	480.00	£	825.00
	VAT	£	53.00	£	96.00	£	165.00
	Total	£	318.00	£	576.00	£	990.00
3		£	320.00	£	600.00	£	920.00
	VAT	£	64.00	£	120.00	£	184.00
	Total	£	384.00	£	720.00	£	1,104.00
4		£	350.00	£	700.00	£	1,070.00
	VAT	£	70.00	£	140.00	£	214.00
	Total	£	420.00	£	840.00	£	1,284.00
5		£	380.00	£	750.00	£	1,170.00
	VAT	£	76.00	£	150.00	£	234.00
	Total	£	456.00	£	900.00	£	1,404.00
Conversion to							
Single Dwelling-House		£	250.00	£	400.00	£	700.00
	VAT	£	50.00	£	80.00	£	140.00
	Total	£	300.00	£	480.00	£	840.00
Single Flat		£	250.00	£	400.00	£	700.00
	VAT	£	50.00	£	80.00	£	140.00
	Total	£	300.00	£	480.00	£	840.00
Notifiable electrical work		(where applicable, in addition to the above, per dwelling)					
(Where a satisfactory certificate will not be issued by a Part P registered electrician)		This fee relates to a first fix pre-plaster inspection and final testing on completion.				£	220.00
		For Regularisation application a full appraisal and testing will be carried out.				£	44.00
						£	264.00

Where the above costs are not applicable please contact Building Control on 01268 208026 to agree fees. Note: Discounts are available for developers who build "repeat or the same" type of dwelling.

Please note that the Fees marked with an * have been reduced to reflect where controlled electrical installations are being carried out, tested and certified by a registered Part P electrician. If these reductions are claimed and a self certifying electrician is not subsequently employed, the applicant will be invoiced for supplementary charges equivalent to the discount.

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TABLE B - WORK TO A SINGLE DWELLING

LIMITED TO WORK NOT MORE THAN 3 STOREYS ABOVE GROUND LEVEL

(VAT rate 20%)

Please note that the Fees marked with an * have been reduced to reflect where controlled electrical installations are being carried out, tested and certified by a registered Part P electrician. If these reductions are claimed and a self certifying electrician is not subsequently employed, the applicant will be invoiced for supplementary fees equivalent to the discount .

Code	Extension & New Build		Full Plans		or	Building Notice Fees *		
			Plan Fee	Inspection Fee *				
	Separate single storey extension with floor area not exceeding 10m ²		£	360.00		£	420.00	
		VAT	£	72.00		£	84.00	
		Total	£	432.00		£	504.00	
	Separate single storey extension with floor area not exceeding 10 to 40m ²		£	145.00	£	360.00	£	560.00
		VAT	£	29.00	£	72.00	£	112.00
		Total	£	174.00	£	432.00	£	672.00
	Separate single storey extension with floor area exceeding 40m ² but not exceeding 100m ²		£	165.00	£	440.00	£	710.00
		VAT	£	33.00	£	88.00	£	142.00
		Total	£	198.00	£	528.00	£	852.00
	Separate extension with some part 2 or 3 storeys in height and a total floor area not exceeding 40m ²		£	160.00	£	370.00	£	610.00
		VAT	£	32.00	£	74.00	£	122.00
		Total	£	192.00	£	444.00	£	732.00
	Separate extension with some part 2 or 3 storeys in height and a total floor area between 40m ² and 100m ²		£	180.00	£	460.00	£	720.00
		VAT	£	36.00	£	92.00	£	144.00
		Total	£	216.00	£	552.00	£	864.00
	A building or extension comprising SOLELY of a garage, carport or store floor area not exceeding 100m ²		£	115.00	£	255.00	£	410.00
		VAT	£	23.00	£	51.00	£	82.00
		Total	£	138.00	£	306.00	£	492.00
	Detached non-habitable domestic building with total floor area not exceeding 50m ²		£	130.00	£	350.00	£	490.00
		VAT	£	26.00	£	70.00	£	98.00
		Total	£	156.00	£	420.00	£	588.00
Conversions								
	First floor & second floor loft conversions under 40m ² in floor area.		£	180.00	£	350.00	£	550.00
		VAT	£	36.00	£	70.00	£	110.00
		Total	£	216.00	£	420.00	£	660.00
	Other work (e.g garage conversions)		£	120.00	£	180.00	£	335.00
		VAT	£	24.00	£	36.00	£	67.00
		Total	£	144.00	£	216.00	£	402.00
Alterations (including underpinning)								
	Renovation of a thermal element new or replacement roof, wall, floor.		£	100.00	£	110.00	£	230.00
		VAT	£	20.00	£	22.00	£	46.00
		Total	£	120.00	£	132.00	£	276.00
	Replacement of windows, roof lights, roof windows or external glazed doors		£	180.00			£	180.00
		VAT	£	36.00			£	36.00
		Total	£	211.50			£	216.00
	Cost of work not exceeding £5,000 (Including Renewable Energy systems)		£	110.00	£	125.00	£	235.00
		VAT	£	22.00	£	25.00	£	47.00
		Total	£	132.00	£	150.00	£	282.00
	Cost of work exceeding £5,000 & not exceeding £40,000 - Excluding room in the roof.		£	140.00	£	300.00	£	520.00
		VAT	£	28.00	£	60.00	£	104.00
		Total	£	168.00	£	360.00	£	624.00
	Cost of work exceeding £40,000 & not exceeding £60,000		£	155.00	£	455.00	£	710.00
		VAT	£	31.00	£	91.00	£	142.00
		Total	£	186.00	£	546.00	£	852.00
	Cost of work exceeding £60,000 & not exceeding £100,000		£	185.00	£	555.00	£	820.00
		VAT	£	37.00	£	111.00	£	164.00
		Total	£	222.00	£	666.00	£	984.00
Notifiable Electrical work (in addition to the above, where applicable)								
	(Where a satisfactory certificate will not be issued by a Part P registered electrician)	This fee relates to a first fix pre-plaster inspection and final testing on completion.				£	220.00	
		For Regularisation application a full appraisal and testing will be carried out.				£	44.00	
						£	264.00	

Where work relates to more than one fee category, cost exceeds £100,000 or where standard fees are not applicable please contact Building Control on 01268 208026 to conform appropriate fee.

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TABLE C - ALL OTHER NON-DOMESTIC WORK

(VAT rate 20%)

Limited to work not more than 3 storeys above ground level

Code	Extensions and New Build	Full Plans			
			Plan Fees		Inspection Fees
	Single storey with floor area not exceeding 40m ²	VAT	£ 180.00	£	360.00
		VAT	£ 36.00	£	72.00
		Total	£ 216.00	£	432.00
	Single storey with floor area not exceeding 40m ² but not exceeding 100m ²	VAT	£ 210.00	£	500.00
		VAT	£ 42.00	£	100.00
		Total	£ 252.00	£	600.00
	With some part 2 or 3 storey in height and a total floor area not exceeding 40m ²	VAT	£ 190.00	£	450.00
		VAT	£ 38.00	£	90.00
		Total	£ 228.00	£	540.00
	With some part 2 or 3 storey in height and a total floor area exceeding 40m ² but not exceeding 100m ²	VAT	£ 220.00	£	550.00
		VAT	£ 44.00	£	110.00
		Total	£ 264.00	£	660.00
Alterations					
	Cost of work not exceeding £5,000	VAT	£ 300.00		
		VAT	£ 60.00		
		Total	£ 360.00		
	Replacement of windows, rooflights, roof windows or external glazed doors (not exceeding 20 units)	VAT	£ 120.00	£	230.00
		VAT	£ 24.00	£	46.00
		Total	£ 144.00	£	276.00
	Renewable Energy systems (not covered by an appropriate competent persons scheme)	VAT	£ 120.00	£	160.00
		VAT	£ 24.00	£	32.00
		Total	£ 144.00	£	192.00
	Installation of new shop front	VAT	£ 260.00		
		VAT	£ 52.00		
		Total	£ 312.00		
	Cost of work exceeding £5,000 & not exceeding £25,000	VAT	£ 150.00	£	280.00
		VAT	£ 30.00	£	56.00
		Total	£ 180.00	£	336.00
	Replacement of windows, rooflights, roof windows or external glazed doors (exceeding 20 units)	VAT	£ 140.00	£	340.00
		VAT	£ 28.00	£	68.00
		Total	£ 168.00	£	408.00
	Renovation of thermal elements, new or replacement roof, wall, floor.	VAT	£ 130.00	£	180.00
		VAT	£ 26.00	£	36.00
		Total	£ 156.00	£	216.00
	Installation of a Raised Storage Platform within an existing building up to 100m ²	VAT	£ 150.00	£	300.00
		VAT	£ 30.00	£	60.00
		Total	£ 180.00	£	360.00
	Cost of works exceeding £25,000 & not exceeding £100,000	VAT	£ 200.00	£	550.00
		VAT	£ 40.00	£	110.00
		Total	£ 240.00	£	660.00
	Fit out of building up to 100m ²	VAT	£ 170.00	£	300.00
		VAT	£ 34.00	£	60.00
		Total	£ 204.00	£	360.00

Where the above fees are not applicable please contact Building Control on 01268 208026.

Note: for work of a repetitive nature discounts may be available.