

BUILDING CONTROL GUIDE TO FEES

REGULATORY SERVICES

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FROM April 2020

The charges quoted include VAT at 20%

THE BUILDING (LOCAL AUTHORITY CHARGES) REGULATIONS 2010

Local Authority Building Regulation charges are non-profit making and are set to recover the cost of the service being provided. There are two methods that are used to establish the charge for building work:

Standard charges have been set for certain dwellings, extensions and alterations may be determined using the following table.

Individually Determined Charges will be provided for work not listed on the standard charges table or for applications involving more complex work.

Please email details to building@maidstone.gov.uk or call **01622 602701** for a quotation.

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Depending upon the type and complexity of the proposed works there are three application routes available. The main charges that apply are shown below:

- When making a **Full Plans Application** the plan charge must accompany the plans to cover the technical checking of plans, calculations and specifications and the issuing of a formal decision notice. The inspection fee becomes due after our Building Surveyor's first inspection of the works on site. An invoice will be sent to the applicant for the relevant amount and this covers all site inspections and issuing the completion certificate.
- When making a **Building Notice Application** the Building Notice charge must accompany the application to cover an initial assessment of any plans or details submitted together with the necessary site visits to ensure the works conform to the Building Regulations. Additional information i.e. floor plans, structural and thermal calculations may be requested to ensure compliance.
- If you carried out unauthorised building work you can apply for a **Regularisation Certificate** if the works were carried out on or after 11th November 1985. The regularisation charge is required to cover the cost of assessing the application and all inspections. There is no VAT payable on this type of application.

FEES

Description of Work		(Inclusive of VAT)			
		Full Plans Submission Charge	Full Plans Inspection Charge	Building Notice Charge	Regularisation Charge
1	Erection of a single dwelling house up to 300m ²	£360.00	£635.00	£995.00	-
2	Erection of 2 dwelling houses	£405.00	£945.00	£1350.00	-
3	Garage; Single storey & up to 60m ²	£175.00	£325.00	£500.00	£625.00
4	Garage; Single storey & up to 100m ²	£205.00	£380.00	£585.00	£731.25
5	Extension up to 40m ²	£255.00	£480.00	£735.00	£918.75
6	Extension over 40m ² and up to 100m ²	£305.00	£575.00	£880.00	£1100.00
7	Loft Conversions up to 60m ²	£265.00	£495.00	£760.00	£950.00
8	Garage Conversion under 40m ²	£165.00	£305.00	£470.00	£587.50
9	Up to 10 replacement windows	£235.00	-	£235.00	£293.75
10	Alterations up to £4999	£320.00	-	£320.00	£400.00
11	Alterations £5000 - £9999	£470.00	-	£470.00	£587.50
12	Part P Electrical Work	£295.00	-	£295.00	£368.75

2 Multiple Work Reductions.

Where more than one extension is being carried out concurrently then the individual plan and inspection fees are to be combined and reduced by 30%.

If there is more than 1 type of works being carried out concurrently or if your project is not shown then please contact building@maidstone.gov.uk for an individually determined quotation.

3 Estimated Cost of Works.

The estimated cost of work used to determine the charge in the Alterations categories should be a reasonable estimate charged by a professional builder to carry out the works (excluding VAT).

4 Inactive Applications.

A fee may not be required where the whole work is being carried out solely for the benefit of a disabled person. Examples include work that improves access and facilities in an existing dwelling or is an extension or improves access and facilities to a public building. Evidence of the persons disability or special needs may be required i.e. letter from a medical practitioner.

5 Work Exempt from Fees.

A fee may not be required where the whole work is being carried out solely for the benefit of a disabled person. Examples include work that improves access and facilities in an existing dwelling or is an extension or improves access and facilities to a public building. Evidence of the persons disability or special needs may be required i.e. letter from a medical practitioner.

6 Standard Charges.

These charges have been set on the basis that the building work does not consists of, or include, innovative or high risk construction techniques and/ or the duration of the building work from commencement to completion does not exceed 12 months. In addition the charges have been set on the basis that the design and building work is undertaken by a person or company that is competent to carry out the relevant work. If they are not, the work may incur supplementary charges. Charges are based on the estimated hours of Building Surveyors time spent on the project from application receipt to satisfactory completion.

For further advice please contact the Building Control team on **01622 602701**, or e-mail, building@maidstone.gov.uk.

