



Building Control Services Charges for Domestic Extensions & Alterations 1st January 2016

The charges for Building Regulations work are intended to cover the cost of the service. There are two methods that the partnership may use to establish the charge for building work:-

1. Standard Charges

The following table details the standard charges for certain extensions and alterations. If the work you are undertaking does not fall into any category please contact Administration on 01634 331133 for assistance.

Where electrical or gas installation are not to be certified by an installer registered with one of the Government's Competent Persons Schemes, an additional charge of £200 plus VAT will be required in respect of either installation for each unit. This is to enable checks and tests on the work to be made by our nominated contractor to establish that the work meets the requirements of Approved Documents J and P. (Heat producing appliances and Electrical work)

2. Regularisation Charges

Regularisation Charges are charged at 150% of the Building Notice Charge but are exempt from VAT.

3. Individually Determined Charge

An individual charge may be determined for applications involving more complex work involving multiple extensions or a combination of the work categories below.

Note: Subject to request an individually determined charge can be provided for all works and we aim to provide a quotation either the same day or within 2 working day. If your building work is defined as requiring an individual assessment charge please contact Administration on 01634 331133 or email building@stgbc.org.uk

		Full Plans Submission Charge	Full Plans Inspection Charge	Building Notice Charge	Regularisation Charge
1	Single storey extension	£240.00	£377.01	£617.01	£771.26
2	Two storey extension	£300.00	£506.61	£806.61	£1,008.27
3	Loft conversion	£240.00	£303.10	£678.87	£848.59
4	Conversion of garage to habitable room(s)	£120.00	£185.29	£305.29	£381.62
5	Single storey garage up to 60m ²	£120.00	£185.29	£305.29	£381.62

		Full Plans Submission Charge	Full Plans Inspection Charge	Building Notice Charge	Regularisation Charge
6	Single storey garage up to 60m2 with room over	£180.00	£151.00	£331.00	£413.75
7	Renovation of thermal elements to a single dwelling (eg re-roof, external cladding)	£192.00	-	£192.00	£240.00
8	Electrical installation to single dwelling	£216.00	-	£216.00	£270.00
9	Installation of controlled gas appliance (a safety certificate to be provided by Gas Safe registered installer in conjunction with the application)	£216.00	-	£216.00	£270.00
10	Replacement windows of value up to £20,000	£120.00	-	£120.00	£150.00
11	Installation of Solar Panels	£240.00	-	£240.00	£300.00
12	Installation of wood-burning appliance	£240.00	-	£240.00	£300.00
13	Drainage / treatment plan / non-mains	£216.00	-	£240.00	£300.00

VAT at 20% is included to all charges (where applicable)

Standard Charges for Alterations to a Domestic Building

	Estimated Cost	Full Plans Submission Charge	Full Plans Inspection Charge	Building Notice Charge	Regularisation Charge
13	Up to £2,500	£162.00	-	£162.00	£202.50
14	£2,501 to £4,999	£294.00	-	£294.00	£367.50
15	£5,000 to £9,999	£120.00	£233.50	£441.87	£552.34
16	£10,000 to £14,999	£180.00	£237.77	£522.21	£652.76
17	£15,000 to £19,999	£216.00	£323.88	£674.86	£843.57
18	£20,000 to £29,000	£240.00	£338.45	£723.06	£903.83
19	£30,000 to £39,999	£240.00	£338.45	£723.06	£903.83
20	£40,000 to £49,999	£300.00	£503.40	£1,004.25	£1,225.31
21	OVER £50,000 - contact Administration for Individual Fee				

VAT at 20% is included to all charges (where applicable)

Please note as from 1st January 2016 an admin charge of £50 (inclusive of VAT) will apply to re-open an inactive application that is 2 years and older from date of the last inspection.

All charges include VAT at 20%

These standard charges have been set by the partnership on the basis that the building work does not consist of, or include, innovative or high risk construction techniques (details available from the partnership) and/or the duration of the building work from commencement to completion does not exceed 12 months.

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 design and building work referred to in the standard charges tables. If they are not, the work may incur supplementary charges.

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