



Building Control Services Charges for

New Dwellings or Conversions

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 new dwellings or conversions to form dwellings.

Where electrical installation is **not** to be certified by an installer registered with one of the Government's Competent Persons Schemes, an additional charge of £216.00 (inc 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 P.

2. Individually Determined Charge

Charges are individually determined for the larger and/or more complex schemes. This includes:-

- Work consisting of the erection or conversion of 6 or more dwellings; or
- Work consisting of the erection or conversion of dwellings where the floor area of a dwelling exceeds 300m² or exceeds three storeys in height.

Note: Subject to request an individually determined charge can be provided for all works. If your building work is defined as requiring an individual assessment charge please contact Administration on 01634 331133 or email building@stgbc.org.uk

Number of Dwellings	Full Plans Submission Charge	Full Plans Inspection Charge	Building Notice Charge	Regularisation Charge
1	£264.00	£680.80	£1,181.00	£1,476.25
2	£312.00	£944.27	£1,570.34	£1,962.92
3	£348.00	£1,180.19	£1,910.24	£2,387.80
4	£414.00	£1,447.91	£2,327.39	£2,909.24
5	£492.00	£1,703.63	£2,744.54	£3,430.67
Over 5	Individual charge system applies contact administration on 01634 331133			

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.

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.

Additional Discretionary services associated with new dwellings

Alongside the Building Regulation function the Partnership's Consultancy is able to offer additional services to help deliver your overall project.

These are:

- SAP and EPC
 - Design stage assessment to determine TER/DER and TFEE/DFEE
 - As built SAP to verify DER and DFEE
 - EPC creation and lodgement with Landmark
 - Trade off calculations
- SBEM (Simplified Building Energy Modelling)
 - Used to assess common areas of flats
 - Mixed used developments

Fees for these are based on individual project details where the complexity of the design and construction are considered.

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