

# East Staffordshire Borough Council

## Building Consultancy

### Fees and Charges from 1<sup>ST</sup> October 2010

#### Explanatory Notes

Before you build, extend, alter, convert, install fittings (e.g. combustion appliances) or new windows, you or your agent (i.e. Architect, Builder, Developer etc.) must notify the Council either by submitting a Full Plans application or a Building Notice together with the correct charge.

The charge payable depends on the type of work, the number of dwellings; the floor area of extensions and in other instances the estimated cost of building work. The attached tables give examples of the charges under the Council's scheme.

All work carried out by East Staffordshire Building Consultancy is based upon cost recovery only.

If you have any difficulties calculating the charges please consult the Building Consultancy Office  
Tel 01283 508723 or 508609.

Certain work that is carried out for the benefit of a disabled person is exempt from Building Regulation charges (see application form for details)

#### Standard Charges

There are two methods of establishing the charge for building work:

- **Individually determined charges**
- **Standard charges**

The following guidance is intended to cover the majority of Building Regulation application situations that are covered by the **standard charges** schedule. However inevitably there will be instances where the guidance does not clarify the fees required. In such cases applicants are strongly advised to contact Building Consultancy prior to submitting the application.

The schedule of standard charges covers the majority of non-complex domestic and smaller commercial projects.

If you are carrying out multiple extensions and/or multiple types of alterations at the same time the authority may be able to reduce the standard charges, applications of this type should be discussed with Building Consultancy prior to submission.

Any project not covered by the standard charge schedule will be determined on an individual basis.

#### Important Notes

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

The charges have also been set on the basis that the design and building work is to be undertaken by a person or company competent to carry out the relevant design and building works. If they are not, the work may incur supplementary charges.

#### Individually determined charges

If the work you are carrying out is not listed as a standard charge, the charge will be individually determined.

## **Charges for the following categories of work are to be calculated on an individual basis:**

Any reversion charge

Any regularisation charge

Building work consisting of alterations to any use of building where the estimated cost exceeds £100,000 or

The work consists of an extension and the floor area exceeds 60m<sup>2</sup> or

The work consists of a domestic garage with a floor area over 100m<sup>2</sup> or

The work consists of the erection or conversion of 6 or more dwellings or

The work consists of the erection or conversion of dwellings where the floor area of each dwelling exceeds 300m<sup>2</sup> or

Any other work when the estimated cost of work exceeds £100,000 or

Any other case where the charge applicable is not detailed in the list of standard charges

Where more than one standard charge applies to the building work, with the agreement of the relevant person, the authority will establish the charge by individual determination.

### **Electrical work:**

#### **The use of Part P registered electricians**

To reflect the local authorities costs, if relevant electrical work is carried out using an electrician or electrical contracting company not registered on a Part P Competent Person Scheme there will be a supplementary charge. NOTE: certain electrical work is classed as non-notifiable (your electrician should be aware of the definition of non-notifiable work).

A Part P registered electrician is a properly qualified electrician who is qualified to carry out electrical work to BS 7671, and will give you a certificate to confirm their work meets the requirements of both the building regulations and codes of practice for electrical work

In order to recover the Local Authority costs if anyone other than a Part P registered electrician undertakes the electrical work a supplementary charge will apply.

### **Quotations**

If you believe that your building work is defined as requiring an individual assessment of a charge you should e-mail Building Consultancy at: [building.consultancy@eaststaffsbc.gov.uk](mailto:building.consultancy@eaststaffsbc.gov.uk). Please include **'request for building regulation quotation'** in the title of the e-mail and provide a description of the intended work. We will contact you, normally the same day but otherwise, within 24 hours.

Alternatively please telephone our direct office line – telephone 01283 508723 or 508609 to discuss your project.

**Building Notices and full Plans submissions** - please note that the total Building Notice Charges and total Full Plans Charges are, in some cases set at different levels.

**TABLE A**

<b>STANDARD CHARGES FOR THE CREATION OF, OR CONVERSION TO, NEW HOUSING</b>					
<b>Charges are per Plot ALL CHARGES PLUS VAT</b>					
<b>Number of Dwellings (plots)</b>	<b>Plan Charge</b>	<b>Inspection Charge</b>	<b>Total Full Plans Charge</b>	<b>Building Notice Charge</b>	<b>*Additional charge</b>
	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>	<b>£</b>
(1)	(2)	(3)	(4)	(5)	(6)
1	180	330	510	740	Discuss with Building Consultancy charges applicable where competent persons are not to be used
2	125	270	395	560	
3	100	230	330	477	
4	85	230	315	420	
5	84	230	314	390	

Note - for 6 or more dwellings or if the floor area of a dwelling exceeds 300m<sup>2</sup> charges will be individually determined.

\* An additional charge will be required in cases where 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. (i.e. a specialist installation carried out by a person not registered on a Competent Person Scheme - e.g. electrical installation). It is additional to the inspection charge, building notice charge or regularisation charge.

**TABLE B**

<b>STANDARD CHARGES FOR BUILDING WORK ALL CHARGES PLUS VAT</b>						
<b>Category</b>	<b>Description</b>	<b>Plan Charge</b>	<b>Inspection Charge*</b>	<b>Total Full Plans Charge*</b>	<b>Building Notice Charge*</b>	<b>Notes</b>
1	Window Replacement – up to 5 windows	110	Included	110	90	
2	Window replacement – exceeding 5 not exceeding 20 windows	160	Included	160	130	Where more than 20 windows are to be replaced individually determined charges apply.
3	Solar/Photo-Voltaic Panels	170	Included	170	150	Installations to dwelling houses only.
4	Renovation of a thermal element . e.g. wall, roof or floor.	110	Included	110	90	Work related to Dwellings only
5	Installation of cavity wall Insulation (Non Competent Person Scheme)	N/A	N/A	N/A	45	Charge not applicable to installations under a Competent Person Scheme.
6	Conversion of domestic garage to dwelling use	240	Included	240	240	
7	Loft Conversion without Dormer	140	220	360	430	
8	Loft Conversion with Dormer	160	300	460	560	
9	Installation of Wood Burning stove, inc. associated flue.	165	Included	165	165	
10	Electrical Work – (Minor) Not Part P registered	260	Included	260	260	Note: Part P applies to Dwellings only.
11	Electrical Work – (Major) Not Part P registered	360	Included	360	360	Note: Part P applies to Dwellings only.
12	Ground floor or two storey extension with a floor area not exceeding 10m <sup>2</sup>	300	Included	300	300	
13	Ground floor or two storey extension with a floor area exceeding 10m <sup>2</sup> but not exceeding 40 m <sup>2</sup>	110	310	420	420	
14	Ground floor or two storey extension with a floor area exceeding 40m <sup>2</sup> but not exceeding 60m <sup>2</sup>	140	370	510	600	
15	Erection or extension of a non exempt attached or detached single storey domestic garage or carport up to 60m <sup>2</sup>	110	250	360	360	
16	Erection or extension of a non exempt attached or detached single storey domestic garage or carport exceeding 60m <sup>2</sup> but not exceeding 100 m <sup>2</sup>	110	310	420	420	
17	Change of Use of a Building where no other work is to be undertaken.	110	Included	110	110	<i>Note that any associated building work will be subject to the various additional charges detailed in the charges scheme.</i>

\* An additional charge will be required in cases where 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. (i.e. a specialist installation carried out by a person not registered on a Competent Person Scheme - e.g. electrical installation). It is additional to the inspection charge, building notice charge or regularisation charge.

**TABLE C**

<b>Standard Charges for work not listed in Table A or B ALL CHARGES PLUS VAT</b>				
Value of work £	Plan Charge	Inspection Charge*	Total Full Plans Charge*	Building Notice Charge*
0 – 2,000	190	Included	190	160
2,001 – 5,000	270	Included	270	250
5,001 – 10,000	96	234	330	310
10,001 – 15,000	120	250	370	350
15,001 – 20,000	130	300	430	430
20,001 – 25,000	140	300	440	440
25,001 – 30,000	150	380	530	540
30,001 – 35,000	160	400	560	660
35,001 – 40,000	170	410	580	690
40,001 – 45,000	200	430	630	730
45,001 – 50,000	200	480	680	800
50,001 – 55,000	220	520	740	870
55,001 – 60,000	230	560	790	980
60,001 – 65,000	240	600	840	990
65,001 – 70,000	250	660	910	1070
70,001 – 75,000	260	710	970	1160
75,001 – 80,000	270	760	1030	1240
80,001 – 85,000	280	820	1100	1330
85,001 – 90,000	290	870	1160	1430
90,001 – 95,000	300	930	1230	1520
95,001 – 100,000	320	980	1300	1610

All work that does not fall under the standard fee tables above will be calculated on an individual basis.

\* An additional charge will be required in cases where 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. (i.e. a specialist installation carried out by a person not registered on a Competent Person Scheme - e.g. electrical installation). It is additional to the inspection charge, building notice charge or regularisation charge.

**TABLE D**

<b>Supplementary and Additional charges</b>	
Supplementary Charges for inspections where work continues beyond 12 months from commencement.	£62.00 (plus VAT) per inspection. <i>(Unless forming part of a pre-agreed individually calculated charge)</i>
<b>Charges for Discretionary Services</b>	
Re-naming of Properties	£62.00 <b>(No VAT)</b>
Intermediate completion certificate,	£62.00 (plus VAT) <i>(N.B. this includes a single visit only. Where multiple visits are necessary further inspection charges of £62.00 (plus VAT) per inspection will apply).</i>
Determination of exemption from Building Regulations of work currently in progress or already completed - not requiring a site inspection, including the issue of a letter of confirmation.	£62.00 (plus VAT)
Determination of exemption from Building Regulations for work currently in progress or already completed - where a site inspection is required, including the issue of a letter of confirmation.	£120.00 (plus VAT)
Inspections of work associated with Building Regulations applications where an inspection has not been carried out in the previous 12 months.	£62.00 (plus VAT) per inspection