



BUILDING REGULATION SCALE OF CHARGES
THE BUILDING (LOCAL AUTHORITY CHARGES) REGULATIONS 1998

NOTES ON THE COMPLETION OF FORMS

These Regulations apply to all Building Regulation applications deposited on or after 1st January 2010. Under these Regulations each application **must** be accompanied by the appropriate charge.

DEPOSIT OF PLANS, ETC.

1. In addition to the plans etc., deposited in accordance with Regulations 12 and 13 of the Building Regulations 2000 (as amended) each application must be accompanied by the appropriate charge, and an estimate of the cost of the work when the charge is based thereon.
2. The charge payable on deposit of full plans is to be calculated in accordance with the prescribed scales shown in Schedules 1-3.
3. Any professional fees paid to an architect, quantity surveyor or other persons (including VAT) are disregarded when ascertaining the total estimated cost of works.
4. Any application for which an estimated cost is required and is considered to be unreasonable, or for which no estimate or an incomplete estimate is given, or which is not accompanied by the appropriate charge will be treated as not deposited, and returned.

INSPECTION

5. The inspection charge where applicable, is payable on demand by the persons by whom, or on whose behalf, the work is being carried out: it is payable for each building, or work, after the first inspection of the building or work.
6. An account for the appropriate charge will be sent to the applicant and is payable by return of post. Non-payment will result in recovery proceedings being taken through the appropriate court.
7. The charge payable on inspection will be calculated by the Local Authority in accordance with the prescribed scales.
8. Second and subsequent inspections of a building or work will not attract an additional charge.

GENERAL INFORMATION

9. **BUILDING NOTICE CHARGE.** The charge payable with regard to a building notice shall be calculated in accordance with the prescribed scales shown in Schedules 1-3. The charge is payable when the building notice is given to the Local Authority.
10. **REVERSION CHARGE.** The charge is calculated in accordance with prescribed scales shown in Schedules 1-3, and is payable when the work reverts to Local Authority control from Approved Inspectors, on the first occasion on which those plans are given.
11. **REGULARISATION CHARGE.** The charge is calculated in accordance with prescribed scales shown on Schedules 1-3, and payable at the time of the application to the Local Authority for works, in accordance with Regulation 21 of the Building Regulations 2000. Note: VAT is exempt on this charge.
12. **FLOOR AREA** of the buildings is the total floor area of the building bounded by the inner finished surface of the external walls.
13. **EXEMPTION.** Work which is solely for the purpose of adapting a building for the better access or convenience of a disabled person, or persons, will be exempted from charges. If the adaptation is for an extension then this must only be for purpose of treatment of the person, storage or medical equipment or a facility that is provided elsewhere in the property but due to the disability cannot be used such as providing a bathroom or bedroom at ground floor level on a two storey property. The application must be accompanied by evidence of the person's disability and demonstration there is a specific need for the particular facility. A "disabled person" means a person who is within any of the descriptions of persons to whom section 29(1) of the National Assistance Act 1948 applied, as that section was extended by virtue of section 8(2) by paragraph 11 of Schedule 13 to the Children Act 1989.
14. St Edmundsbury Borough Council's VAT Reg. Number is: 104/1695/96.
15. Cheques should be made payable to St Edmundsbury Borough Council.

SCHEDULE 1
CHARGES FOR SMALL DOMESTIC BUILDINGS

Charges are for dwellings, including flats which are under 300 sq.mts. floor area and are no more than 3 storeys.

Number of Dwellings	Plan Charge		Inspection Charge	
	Charge	Additional charge for each dwelling above the minimum number in the band in Column (1)	Charge	Additional charge for each dwelling above the minimum number in the band in Column (1)
(1)	(2)	(3)	(4)	(5)
1	£140		£450	
2	£270		£690	
3	£360		£810	
4	£420		£900	
5	£525		£1000	
6	£630		£1110	
7	£650		£1320	
8	£690		£1520	
9	£715		£1735	
10	£730		£1955	
11	£740		£2130	
12	£745		£2310	
13	£750		£2485	
14	£760		£2655	
15	£765		£2835	
16	£770		£3010	
17	£775		£3180	
18	£780		£3345	
19	£790		£3510	
20	£795		£3680	
21	£810		£3795	
22	£825		£3905	
23	£830		£4020	
24	£850		£4130	
25	£865		£4245	
26	£870		£4350	
27	£890		£4455	
28	£895		£4570	
29	£910		£4670	
30	£915		£4780	
31 & Over	£945	£10	£4855	£100

VAT must be added to all the above charges.

- NOTE: (A) The regularisation charge will be 120% of the above-mentioned charges. VAT is exempt on this charge
 (B) The Building Notice or Reversion charge will be the sum of the plan and inspection charges.

SCHEDULE 2
CHARGES FOR CERTAIN SMALL BUILDINGS,
EXTENSIONS AND ALTERATIONS

Type of Work (1)	Amount of Plan Charge (2)	Amount of Inspection Charge (3)	Amount of Building Notice or Reversion Charge (4)	Amount of Regularisation Charge (5)
1. Erection or extension of a detached or attached building which consists of a garage or carport or both having a floor area not exceeding 40m ² in total and intended to be used in common with an existing building and which is not an exempt building.	£170 (£199.75)	-	£170 (£199.75)	£204
2. Erection or extension of a detached or attached building which consists of a garage or carport or both having a floor area exceeding 40m ² but does not exceed 60m ² in total and intended to be used in common with an existing building and which is not an exempt building.	£285 (£334.88)	-	£285 (£334.88)	£342
3. Any extension of a dwelling the total floor area of which does not exceed 10m ² , including means of access and work in connection with that extension.	£285 (£334.88)	-	£285 (£334.88)	£342
4. Any extension of a dwelling the total floor area of which exceeds 10m ² but does not exceed 40m ² , including means of access and work in connection with that extension.	£140 (£164.50)	£260 (£305.50)	£400 (£470.00)	£480
5. Any extension of a dwelling the total floor area of which exceeds 40m ² but does not exceed 60m ² , including means of access and work in connection with that extension.	£140 (£164.50)	£375 (£440.63)	£515 (£605.13)	£618
6. Provision of any one of the following; replacement windows, boiler, re-roofing in connection with a dwelling, where the estimated cost of the work does not exceed £20,000.	£80 (£94)	-	£80 (£94)	£96

Please note that charges are subject to VAT at the standard rate except for Regularisation Charges. The figure in brackets is the total charge inclusive of VAT at 17.5%.

Where other minor building work is to be carried out at the same time as an extension to a dwelling the additional charge will be payable under Schedule 3.

SCHEDULE 3
CALCULATION OF CHARGES FOR WORK OTHER THAN FOR WORK
TO WHICH SCHEDULES 1 AND 2 APPLY

Where the estimated cost does not exceed £1000 the sum of	£70.00
Where the estimated cost exceeds £1,000 but does not exceed £2,000 the sum of	£100.00
Where the estimated cost exceeds £2,000 but does not exceed £5,000 the sum of	£165.00
Where the estimated cost exceeds £5,000 but does not exceed £20,000:- (a) the sum of together with (b) for every £5,000 (or part thereof) by which the cost exceeds £5,000	£165.00 £45.00
Where the estimated cost exceeds £20,000 but does not exceeds £100,000 (a) the sum of together with (b) for every £5,000 (or part thereof) by which the cost exceeds £20,000	£300.00 £40.00
Where the estimated cost exceeds £100,000 but does not exceed £1,000,000 (a) the sum of together with (b) for every £5,000 (or part thereof) by which the cost exceeds £100,000	£940.00 £17.50
Where the estimated cost exceeds £1,000,000 but does not exceed £10,000,000 (a) the sum of together with (b) for every £5,000 (or part thereof) by which the cost exceeds £1,000,000	£4,090.00 £13.75
Where the estimated cost exceeds £10,000,000 (a) the sum of together with (b) for every £5,000 (or part thereof) by which the cost exceeds £10,000,000	£28,840.00 £3.50

The above charges are subject to VAT at the standard rate of 17.5% except for Regularisation Certificate applications which are exempt from VAT.

Note: The Building Notice charge is as above but when making a Full Plans application for work where the estimated cost is excess of £5,000 the plan charge is 25% of the above and the inspection charge is 75% of the above. The Regularisation Certificate charge is 120% of the above.

Where an extension to a dwelling, the floor area of which exceeds 60m² including means of access and work in connection with that extension, the sum of the plan charge and the inspection charge or the building notice charge must be not less than £515. Where an extension or alteration to a dwelling consists of the provision of one or more rooms in a roof space, the sum of the plan charge and the inspection charge or the building notice charge must not be less than £300.