

BUILDING REGULATIONS

GUIDANCE NOTES FOR CHARGES

CODE: Scheme of Charges – English, Issue 4, with effect from 1 March 2016

is the amount equal to **150 percent** of the total Building Notice Charge, but excludes VAT.

5.4 A Reversion Charge is payable on demand following receipt of the application.

- 1 This Scheme is derived from the Local Government Association's Model Charges Scheme, drawn up in accordance with The Building (Local Authority Charges) Regulations 2010, which should be referred to on any point of clarity, or legal interpretation.
- 2 Before you carry out building work, you must ensure that the necessary Application / Notices are submitted to the Authority.
- 3 If you submit a Full Plans Application, the local authority will examine it and normally advise you of any necessary changes required to meet the Building Regulations. Building Control Officers will then inspect the work at various stages during construction.
- 4 If you submit a satisfactory Building Notice, no accompanying plans will be checked for compliance. However, Building Control Officers will visit the site at additional intervals to determine compliance with the Building Regulations.
- 5 Charges (all of which, excluding the Regularisation charge, attract VAT) are payable as follows: -
 - 5.1 Full Plans Application -
 - a) A **Plan Charge**, which covers the passing or rejection of the plans and is payable on demand following receipt of the application.
 - b) An **Inspection Charge**, which covers the inspection of work to which the plans relate, and is payable on demand at any time after the first inspection.
 - 5.2 A **Building Notice Charge** is a once and for all payment irrespective of the number of inspections made by the Building Control Officer and is payable on demand following receipt of the Building Notice.
 - 5.3 A **Regularisation Charge** is to cover the cost of assessing your application for Regularisation Certificate including all necessary inspections and is payable on demand following receipt of the application. The charge payable
- 6 Where the proposed work is covered by Table C1, the relevant Application or Notice must be accompanied by a reasonable estimated cost of building work. Otherwise it will be deemed as not having been submitted and site work should not commence.
- 7 In certain cases the Local Authority may agree to charges being paid by further instalments. Please consult your building control office for details.
- 8 Where plans have been either approved or rejected, no further charge is payable on resubmission for substantially the same work.
- 9 The following submissions do not attract a charge.
 - 9.1 Insertion of insulating material into an existing cavity wall, providing the installation is certified to an approved standard and the work is carried out by an approved installer.
 - 9.2 Installation of an approved unvented hot water system where the work is carried out by an approved operative or is part of a larger project.
 - 9.3 Building work to provide access and facilities solely for disabled persons in dwellings and buildings to which the public have access.
- 10 **The amount of charges payable depends on the type of work shown in the following tables. Should you have any difficulties determining the charges, please contact the building control office on 01824 706717 or at building.control@denbighshire.gov.uk**

TABLE A – CHARGES FOR THE ERECTION OF ONE OR MORE SMALL DOMESTIC DWELLINGS

Charges for Table A are to include works of drainage in connection with the erection of a building or buildings, even where those works are commenced in advance of the plans for the building(s) being deposited.

Number of Dwellings	Plan Charge	Inspection Charge	Building Notice and Reversion Charge	VAT
	Net £	Net £	Net £	VAT
1	165.44	307.24	567.22	VAT to be added at standard rate to Net figure
2	236.98	440.10	812.50	
3	304.05	564.66	1042.45	
4	389.00	722.43	1333.72	
5	487.37	905.11	1670.98	
6	567.85	1054.58	1946.92	
7	581.26	1079.49	1992.90	
8	657.27	1220.65	2253.50	
9	728.81	1353.51	2498.78	
10	809.30	1502.98	2774.74	
11	854.01	1586.02	2928.04	
12	934.49	1735.48	3203.96	
13	970.26	1801.91	3326.60	
14	1050.74	1951.38	3626.54	
15	1099.93	2042.72	3771.18	
16	1158.05	2150.67	3970.46	
17	1211.71	2250.32	4154.44	
18	1274.31	2366.57	4369.06	
19	1341.38	2491.13	4599.01	
20	1399.50	2599.07	4798.28	

Note: For 21 or more dwellings or if the floor area of a dwelling exceeds 300m² the charge is individually determined.

Over 20 dwellings an additional Plan Charge for each dwelling of £10.00 Net and on the inspections an additional £90.00 Net per dwelling.

Building Notice Charge for each dwelling over 20 a charge of £100.00 Net.

TABLE B – CHARGES FOR CERTAIN SMALL DOMESTIC BUILDINGS, EXTENSIONS, CONVERSIONS AND ALTERATIONS

Interpretation of Table B

- (1) Where the work in question comprises or includes the erection of more than one extension to a building used or intended to be used for the purpose of a single private dwelling, the total floor areas of all such extensions will be aggregated in determining the charge payable in accordance with the Table below.
- (2) In the Table below:-
 - (a) A reference to an “extension” is a reference to an extension which has no more than three-storeys, each basement level counting as one storey and
 - (b) A reference to a dwelling is a reference also to a building consisting of a garage or carport or both which is occupied in common with a house or with a building consisting of flats or maisonettes or both.

Type of Work	Plan Charge	Inspection Charge	Building Notice and Reversion Charge	VAT	
	Net £	Net £	Net £	VAT	
New Garages and carports					
1. The erection of a detached or attached garage with a floor area not exceeding 40m ² .	89.43	166.07	306.60	VAT to be added at standard rate to Net figure	
Extensions / Loft Conversions / Alterations & Other Building works to Dwelling					
2. Conversion of existing garage to form additional accommodation with a floor area not exceeding 40m ²	80.48	149.47	275.94		
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.	89.43	166.07	306.60		
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.	134.14	249.11	459.90		
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.	156.50	290.63	536.56		
6. Any extension of a dwelling the total floor area of which exceeds 60m ² , but does not exceed 80m ² , including means of access and work in connection with that extension.	187.79	348.76	643.86		
7. Conversion of loft space to form additional residential accommodation with a floor area not exceeding 50m ² .	156.50	290.63	536.56		
8. Conversion of loft space to forms additional residential accommodation with a floor area exceeding 50m ² .	187.79	348.76	643.86		
9. Replacement windows and doors.	89.43	Included in Plan Charge	107.32		
10. Renovation of a single thermal element e.g. Replacement roof covering.	76.65	Included in Plan Charge	91.98		
Please note: When it is intended to carry out additional building works (which is of a type covered by Table C1) on a dwelling at the same time as an extension referred to in 3 and 8 above, the charge for the additional work will be reduced by 50% of that we would normally charge.					
11. Cost of works less than £1000	51.10	Included in Plan Charge	61.32		
12. Cost of works between £1001 - £5000	76.65	Included in Plan Charge	91.98		

Electrical Installations / Work				VAT to be added at standard rate to Net figure	
13.	Electrical wiring in connection with a new extension to a dwelling still under construction with a floor area not exceeding 60m ² .	204.40	Included in Plan Charge		204.40
14.	New electrical installation to a dwelling under construction or a re-wire of an existing dwelling (up to max of 5 bedrooms).	255.50	Included in Plan Charge		255.50

Note: The electrical charges shown above will have to be paid in addition to the standard charge when the electrical work is not carried out by a qualified Part P registered electrician.

FOOTNOTE

“**the Act**” means the building Act 1984

“**the Approved Inspectors Regulations**” means the Building (Approved Inspectors etc) Regulation 2010

“**building**” has the meaning it has in the Principal Regulations

“**building notice**” has the meaning it has in the Principal Regulations

“**building work**” has the meaning it has in the Principal Regulations

“**carport**” means a building forming a shelter for a vehicle, open on at least two sides

“**cost**” does not include any professional fees paid to an architect, quantity surveyors or any other person

“**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) of the Mental Health Act 1959, but not taking into account amendments made to section 29(1) by paragraph 11 of Schedule 13 to the Childrens Act 1989

“**dwelling**” has the meaning it has in the Principal Regulations

“**estimate**” in relation to the cost of varying out building work, means an estimate, accepted by the local authority, of such reasonable amount as would be charged for carrying out of that building work by a person in business to carry out such building work (excluding the amount of any value added tax chargeable) and references to “estimated cost” shall be construed accordingly

“**extension**” means an extension which has no more than three storeys, each basement level (if any) counting as one storey.

“**the Principal Regulations**” means the Building Regulations 2010

“**small domestic building**” means a building (including connected drainage work within the curtilage of that building) –

- a) Which is used or intended to be used wholly for the purposes of one of more dwellings, none of which has a floor area exceeding 300m², excluding any garage or carport
- b) Which has no more than three storeys, each basement level being counted as one storey, including such a building which incorporates an integral garage or to which is attached a garage or carport or both which shares one or more walls with that building.

In the Regulations

- a) The floor area of –
 - i) Any storey of a dwelling or extension or
 - ii) A garage or carport
 Is the total floor area calculated by reference to the finished internal faces of the walls enclosing the area, or, if at any point there is no enclosing wall, by reference to the outermost edge of the floor
- b) The total floor area of any dwelling or extension is the total of the floor area of the storeys which comprise that dwelling or extension.

The standard charges have been based on the basis that electrical work will be carried out using a qualified Part P registered electrician. The charges for electrical work shown in table B will have to be paid in cases where the electrical work is not carried out by a qualified Part P registered electrician.

A Part P registered electrician is a qualified electrician who also has the necessary building regulations knowledge to enable his accreditation body to certify his work.

These standard 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 the authority) 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 undertaken by a person or company that is competent to carry out the design and building work referred to in the standard charges tables that they are undertaking. If not, the work may incur supplementary charges.

TABLE C1 – WORK OTHER THAN WORK TO WHICH TABLES A AND B APPLY, INCLUDING ALL NON DOMESTIC

Estimated Cost of Work £	Plan Charge		Inspection Charge		Building Notice	
	Net £	VAT	Net £	VAT	Net £	VAT
0 – 1000	102.20	Add VAT at standard rate to Net figure	Included in Plan Charge	Add VAT at standard rate to Net figure	122.64	Add VAT at standard rate to Net figure
1001 – 5000	153.30		Included in Plan Charge		183.96	
5001 – 10 000	80.48		149.47		275.94	
10 001 – 15 000	98.37		182.68		337.26	
15 001 – 20 000	116.25		215.90		398.58	
20 001 – 25 000	134.14		249.11		459.90	
25 001 – 30 000	152.02		282.33		521.22	
30 001 – 35 000	169.91		315.54		582.54	
35 001 – 40 000	187.79		348.76		643.86	
40 001 – 45 000	196.91		365.36		674.52	
45 001 – 50 000	214.62		398.58		735.84	
50 001 – 55 000	232.51		431.80		797.17	
55 001 – 60 000	250.39		465.01		858.48	
60 001 – 65 000	268.28		498.23		919.81	
65 001 – 70 000	286.16		531.44		981.12	
70 001 – 75 000	304.05		564.66		1042.45	
75 001 – 80 000	321.93		597.87		1103.76	
80 001 – 85 000	339.82		631.09		1165.09	
85 001 – 90 000	357.70		664.30		1226.40	
90 001 – 95 000	375.59	697.52	1287.73			
95 001 – 100 000	393.47	730.73	1349.04			

For contracts over £100,000 please contact the Building Control Service on 01824 706717 who will discuss the project and agree the services and charge.