

## **Charges for Building Regulation Applications With effect from 1<sup>st</sup> April 2019**

### **Domestic extensions and alterations**

The charges for Building Regulation work are intended to cover the cost of the service we provide.

There are two methods we may use to establish the charge for building work:

- Standard charges
- Individually determined charges.

#### **Standard Charges**

The standard charges listed overleaf 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 that the project 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.

#### **Individual determination of a charge**

Charges are individually determined for the larger and/or more complex schemes and these include:

- Any extensions or loft conversions to a dwelling where the floor area is greater than 40m<sup>2</sup>.
- Building work comprising of an attached or detached domestic garage or car port where the floor area exceeds 80m<sup>2</sup>.
- Building work consisting of the installation of replacement windows exceeding 20 windows or in a building containing flats where more than one flat is involved.
- Renovation of a thermal element affecting more than one dwelling or flat.
- Building work consisting of domestic alterations (other than extensions) where the estimated cost Exceeds £20000.
- Building work in relation to more than one building.
- The Regularisation of any work which would normally be subject to an individual charge

If your building work is defined as requiring an individual assessment of a charge you should e-mail Building Control at: [building.control@blackpool.gov.uk](mailto:building.control@blackpool.gov.uk) preferably with 'request for building regulation charge' in the title of the e-mail and provide a full description of the intended work. We will contact you within 24 hours or alternatively telephone 01253 476219.

**Table B – extensions to an existing dwelling. All charges include VAT at the rate of 20%**

**Domestic extensions**

Category	Description	Plan Charge £	Inspection Charge (IC) £	Building Notice Charge (BN) £	Part P * Additional IC, BN, RG Charge £
1	Extension with floor area not exceeding 10m <sup>2</sup>	150	200	385	120
2	Extension with floor area exceeding 10m <sup>2</sup> but not exceeding 40m <sup>2</sup>	150	300	495	120
3	Loft conversion upto 40m <sup>2</sup> that does not include a dormer window <sup>1</sup>	150	200	385	120
4	Loft conversion upto 40m <sup>2</sup> that includes a dormer window <sup>1</sup>	150	300	495	120
5	Erection or extension of a detached or attached domestic garage or carport with floor area not exceeding 40m <sup>2</sup>	150	100	275	120
6	Erection or extension of a detached or attached domestic garage or carport with floor area exceeding 40m <sup>2</sup> but not exceeding 80m <sup>2</sup>	150	200	385	120
7	Conversion of a domestic garage to a habitable room(s)	150	150	330	120

\* The Part P additional charge should be added when a person who **is not** a Part P registered electrician carries out notifiable electrical work.

**Part P**

Any notifiable fixed electrical installations which form part of your proposal should be carried out by a registered Part P electrician. If not, your application fee will be subject to an additional £100 fee as indicated in the schedule above. For further information please contact Building Control.

A Part P registered electrician is a qualified electrician who is registered under a **Government Approved Competent Persons Scheme**. In order to recover the Local Authority costs the additional charge is payable if anyone other than a Part P registered electrician undertakes the electrical work.

**Notes**

1. The erection of a dormer window includes any works to raise the height of any part of the roof as part of the proposal. This includes changing a hipped roof to a gable or any works to increase the head height available by lifting the roof.



Certificate number 2865/01

**Table C – other works to existing dwellings. All charges include VAT at the rate of 20%**

**Alterations and Other Works**

Category	Description	Basis	Plan Charge £	Inspection Charge	Building Notice Charge	Reduction for work carried out at same time as work in Table B <sup>1</sup>
				(IC) £	(BN) £	
1	Any installation of a controlled fitting or other building work or alteration in connection with an extension <sup>2</sup>	Included in charge for extension				
2	Renovation of a thermal element to a single dwelling or flat	Fixed price	150	0	150	50%
3	Replacement Windows (Installation in multi flat buildings or a single dwelling over 20 windows subject to individual charge).	Fixed price per dwelling/flat up to 20 windows	120	0	120	50%
4	Internal alterations (inc structural) and installation of fittings other than electrical work  (Work costing in excess of £20K subject to individual charge)	Fixed price based on cost of work banding				
		Up to £5K	200	0	220	50%
		£5 - £10K	250	0	275	50%
		£10 - £20K	150	150	330	50%
5	Electrical work	Fixed price based on type of work				
		Electrical work other than rewire	150	0	150	50%
		The rewire of a dwelling including new consumer unit	250	0	250	50%

**Notes:**

1. The reduction indicated applies to the charge for any work in categories 2-5 above which is carried out at the same time as chargeable works undertaken from table B. For example, if you intend to extend a dwelling with an extension between 10-40m<sup>2</sup> and at the same time you install replacement windows to the existing dwelling, the charge for the extension would be as per table B, but the charge for the replacement windows will be reduced by 50% from £120 to £60.
2. Work in connection with an extension (see table B) for which a fee is payable does not also require a fee. For example any structural alterations to form an opening into a new extension are included in the fee payable for the extension.

If you are carrying out multiple extensions and/or alterations on more than one dwelling there may be scope for the authority to reduce the standard charge.

Should your proposed building work be subject to an individual charge, please contact building control.

## **Charges for Building Regulation Applications With effect from 1 April 2019**

### **Non-domestic new build, extensions and alterations**

The charges for Building Regulation work are intended to cover the cost of the service we provide.

There are two methods we may use to establish the charge for building work:

- Standard charges
- Individually determined charges.

#### **Standard Charges**

The standard charges listed overleaf 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 that the project 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.

#### **Individual determination of a charge**

Charges are individually determined for the larger and/or more complex schemes and these include:

- Building work consisting of new buildings or extensions to buildings other than dwellings where the floor area exceeds 40m<sup>2</sup>.
- Building work consisting of alterations to any property (other than work in those categories indicated) where the estimated cost of work exceeds £50000.
- Building work consisting of the installation of replacement windows exceeding 20 windows.
- Renovation of a thermal element where the cost of work exceeds £20000
- An office or a shop fit out where the floor area exceeds 500m<sup>2</sup>.
- Regularisation of any non-domestic work.
- Building work in relation to more than 1 building

If your building work is defined as requiring an individual assessment of a charge you should e-mail Building Control at: [building.control@blackpool.gov.uk](mailto:building.control@blackpool.gov.uk) preferably with 'request for building regulation charge' in the title of the e-mail and provide a full description of the intended work. We will contact you within 24 hours or alternatively telephone 01253 476219.

**Table D - New non domestic buildings and extensions. All charges include VAT at the rate of 20%**

Floor space banding	Industrial and Storage		Other use classes including other residential, shop, office assembly, creation	
	Plan Charge	Inspection Charge	Plan Charge	Inspection Charge
Not exceeding 10m <sup>2</sup>	150	150	150	200
Floor area exceeding 10m <sup>2</sup> but not exceeding 40m <sup>2</sup>	150	250	150	350
Floor area exceeding 40m <sup>2</sup>	Individual charge	Individual charge	Individual charge	Individual charge

DRAFT



Certificate number 2865/01

**Table E – all other work and alterations to non-domestic buildings.**  
**All charges include VAT at the rate of 20%**

Category	Description	Basis	Plan Charge	Inspection Charge
			£	£
1	Any work or installation of fittings in connection with a new building or extension. <sup>1</sup>	Included in main charge		
2	Window Replacement	Fixed price based on numbers		
		Up to 20 Windows and / or doors	150	0
		Over 20 windows	Individual charge	Individual charge
3	Renovation of a thermal element	Fixed price		
		Cost up to £20k	150	0
		Cost over £20k	Individual charge	Individual charge
4	Alterations and works not described elsewhere including structural alterations and installation of controlled fittings	Estimated Cost		
		Up to £5K	200	0
		£5 - £10K	250	0
		£10 - £20K	150	200
		£20 - £30K	150	300
		£30 - £50K	150	450
		Over £50K	Individual charge	Individual charge
6	Shop and office fit out works	Fixed price based on floor space bands		
		Up to 200m <sup>2</sup>	150	200
		200 - 500m <sup>2</sup>	150	350
		Over 500m <sup>2</sup>	Individual charge	Individual charge

**Notes**

1. Work in connection with an extension or new building (see table D) for which a fee is payable does not also require a fee. For example any structural alterations to form an opening into a new extension are included in the fee payable for the extension.



Certificate number 2865/01

## Blackpool Council Building Control – Supplementary Charges

If you are selling a property that has been extended or altered, you need to provide evidence to prospective purchasers that any relevant building work has been inspected and approved by a Building Control Body. That evidence is in the form of a Building Regulations Completion / Final Certificate and / or an Approval or Initial Notice.

Legal entitlement to a Completion Certificate is subject to conditions. In cases where the Council is not told that building work is completed, or the building is occupied without addressing outstanding Building Regulation matters, a certificate is not issued. Despite the best efforts of the Council's Building Control Surveyors, many applicants who undertake building works fail to obtain a Completion Certificate and their application is archived. In cases such as these, charges are payable for reopening archived files and carrying out site visits to verify compliance. We will, however, discount the first hour of an officers time in dealing with these instances. This hour would normally cover the length of time to review an archived file and determine what information we require prior to the issue of a completion certificate. Should we be required to spend additional time requesting information or making site visits, the charges indicated below will be payable.

Other charges are payable where we are asked to withdraw a Building Regulations application and refund fees, or asked to re-direct inspection fee invoices. Fees are payable in cleared funds before the release of any authorised documents or other actions listed below.

DESCRIPTION	CHARGE (inc VAT at 20%)
<b>ARCHIVED APPLICATIONS</b>	
Process request to re-open archived building control file, resolve case and issue completion certificate	<b>£60.00 per hour or part thereof</b>
Each visit to site in connection with resolving archived building control cases	<b>£30.00 per site visit</b>
<b>WITHDRAWN APPLICATIONS</b>	
Process request	<b>£30.00 administration fee</b>
With additional fees of.....	
Withdraw Building Notice application where no inspections have taken place	<b>refund submitted fee less admin fee</b>
Withdraw Building Notice application where inspections have taken place	<b>refund submitted fee less admin fee less £45 per site visit made</b>
Withdrawn Full Plans application without plans being checked or any site inspections take place	<b>refund submitted fee less admin fee</b>
Withdraw Full Plans application after plan assessment but before any site inspections take place	<b>refund inspection fee (where paid up-front) less admin fee</b>
Withdraw Full Plans application after plan assessment and after site visits take place	<b>refund any paid inspection fee less admin fee, less £45 per site visit made</b>
<b>RE-DIRECT INSPECTION FEES / ISSUE COPY DOCUMENTS</b>	
Process request to re-invoice inspection fee to new addressee	<b>£30.00 administration fee</b>
Issue copy of previously issued completion certificate or Approval / Acceptance document	<b>£20.00</b>



Certificate number 2865/01