

Charges for Building Regulation Applications With effect from 1st April 2021

New Dwellings

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 table on the following page details the standard charges for new dwellings or conversions of any building to form dwellings.

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 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:

- Work consisting of the erection or conversion of 6 or more dwellings
- Work consisting of the erection or conversion of dwellings where the floor area of a single dwelling exceeds 300m²
- The regularisation of any work 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 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 A – Standard charges for the erection of new dwellings or conversion of a building to form Dwellings. All charges include VAT at the rate of 20%



New Dwellings - new build upto 300m² and 3 storeys

Number of dwellings	Submission Charge	Inspection Charge (IC)	Building Notice Charge (BN)	Part P * Additional
	£	£	£	£
1	250	400	715	120
2	250	650	990	120
3	350	750	1210	240
4	450	850	1430	240
5	550	950	1650	360

New Dwellings – formed by conversion

Number of dwellings	Submission Charge	Inspection Charge (IC)	Building Notice Charge (BN)	Part P * Additional
	£	£	£	£
1	200	350	600	120
2	250	550	880	120
3	350	650	1100	240
4	450	750	1320	240
5	450	945	1535	360

Individually determined charges

- Work consisting of the erection or conversion of 6 or more dwellings or flats.
- Work consisting of the erection of dwellings or flats where the total floor area of any dwelling or flat exceeds 300m² or 3 storeys.
- The regularisation of any work would normally be subject to an individual charge

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 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.

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%)
ARCHIVED APPLICATIONS	
Process request to re-open archived building control file, resolve case and issue completion certificate	£90.00 per hour or part thereof
Each visit to site in connection with resolving archived building control cases	£45.00 per site visit
WITHDRAWN APPLICATIONS	
Process request	£30.00 administration fee
With additional fees of.....	
Withdraw Building Notice application where no inspections have taken place	refund submitted fee less admin fee
Withdraw Building Notice application where inspections have taken place	refund submitted fee less admin fee less £45 per site visit made
Withdrawn Full Plans application without plans being checked or any site inspections take place	refund submitted fee less admin fee
Withdraw Full Plans application after plan assessment but before any site inspections take place	refund inspection fee (where paid up-front) less admin fee
Withdraw Full Plans application after plan assessment and after site visits take place	refund any paid inspection fee less admin fee, less £45 per site visit made
RE-DIRECT INSPECTION FEES / ISSUE COPY DOCUMENTS	
Process request to re-invoice inspection fee to new addressee	£30.00 administration fee
Issue copy of previously issued completion certificate or Approval / Acceptance document	£20.00

