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Charges for Building Regulation Applications With effect from 1 April 2021

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 40m².
- 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 500m².
- 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 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 ²	150	150	150	200
Floor area exceeding 10m ² but not exceeding 40m ²	150	250	150	350
Floor area exceeding 40m ²	Individual charge	Individual charge	Individual charge	Individual charge

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. ¹	Included in main charge		
2	Window Replacement	Fixed price based on numbers		
		Up to 20 Windows and / or doors	150	150
		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 ²	150	200
		200 - 500m ²	150	350
		Over 500m ²	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.

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%)
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 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



Certificate number 2865/01