

Braintree District Council

Charges for Building Regulation Applications



2020

*The Building Act 1984
The Building (Local Authority Charges) Regulations 2010
Operative 1st April 2020
VAT charges shown as 20%*



The following tables contain the standard charges for new dwellings, small non- domestic buildings and extensions or alterations to single buildings.

The charges have been established at a level to cover the cost of the Building Regulation related service in respect of commonly occurring categories of work.

The level of service allowed for is considered to meet the recommendations of the Building Control Performance Standard document and exceed that offered by other Building Control Bodies. You can therefore be confident that allowance has been made for an adequate number of inspections to enable us to ensure a reasonable level of compliance is achieved and provide you with a value for money service.

These standard charges have been set on the basis that the building work does not consist of, or include, innovative or high risk construction techniques and once commenced will be completed within 24 months. Furthermore, the assumption is made that the person or contractor carrying out the work is competent to do so.

If the above are found not to be the case, then supplementary charges may need to be applied to cover our additional input.

Where the proposed works fall outside the categories shown, generally for larger and/or more complex schemes, the charge will be individually determined.

Where the control of the works reverts back to the Local Authority due to the inability of an Approved Inspector to resolve a contravention individual assessment will again apply.

Where the above is applicable, you should contact the Building Control section on the number/addresses below to discuss the information required.

If the works are solely for people with disabilities or the provision of accommodation for a carer where 24 hour care is required they will be exempt from the charges. **A letter will be required from a Doctor or Social Services to justify such a claim.**

The inspection charge related to a full plans application will become due following the first inspection by our surveyor. This charge is the applicants responsibility unless stated otherwise. **The Building Notice Charge must be paid when the notice is submitted - please note that the charge is no longer the sum of the plan plus inspection charge.**

Further details of the formulation of charges are contained in the Building (Local Authority Charges) Regulations 2010.

If you have any problems when filling in any of the forms, require any further information, or wish to apply for an individually determined charge, please either telephone 01376 557781 or email buildingcontrol@braintree.gov.uk or write to us at Braintree District Council, Building Control Service, Causeway House, Braintree Essex CM7 9HB

TABLE A - NEW DWELLINGS

Dwelling-houses and Flats not exceeding 300m2

Please note that the Charges marked with an * have been reduced to reflect where controlled electrical installations are being carried out, tested and certified by a registered Part P electrician. If these reductions are claimed and a self certifying electrician is not subsequently employed, the applicant will be invoiced for supplementary charges equivalent to the discount (see E01 below).

Code	Houses or Bungalows less than 4 storeys		Plan Charge	Inspection Charge *	Building Notice Charge*	Regularisation Charge*	
HB1	1 Plot	Fee	£222.50	£415.83	£670.00		
		VAT	£44.50	£83.17	£134.00	£844.00	
		Total	£267.00	£499.00	£804.00		
HB2	2 Plots	Fee	£290.83	£678.33	£1,017.50		
		VAT	£58.17	£135.67	£203.50	£1,282.00	
		Total	£349.00	£814.00	£1,221.00		
HB3	3 Plots	Fee	£370.00	£868.33	£1,300.83		
		VAT	£74.00	£173.67	£260.17	£1,639.00	
		Total	£444.00	£1,042.00	£1,561.00		
HB4	4 Plots	Fee	£461.67	£1,057.50	£1,595.00		
		VAT	£92.33	£211.50	£319.00	£2,010.00	
		Total	£554.00	£1,269.00	£1,914.00		
HB5	5 Plots	Fee	£555.83	£1,206.67	£1,850.00		
		VAT	£111.17	£241.33	£370.00	£2,331.00	
		Total	£667.00	£1,448.00	£2,220.00		
Flats							
F01	1	Fee	£222.50	£408.33	£663.33		
		VAT	£44.50	£81.67	£132.67	£836.00	
		Total	£267.00	£490.00	£796.00		
F02	2	Fee	£295.83	£678.33	£1,023.33		
		VAT	£59.17	£135.67	£204.67	£1,289.00	
		Total	£355.00	£814.00	£1,228.00		
F03	3	Fee	£386.67	£838.33	£1,285.83		
		VAT	£77.33	£167.67	£257.17	£1,620.00	
		Total	£464.00	£1,006.00	£1,543.00		
F04	4	Fee	£461.67	£988.33	£1,522.50		
		VAT	£92.33	£197.67	£304.50	£1,918.00	
		Total	£554.00	£1,186.00	£1,827.00		
F05	5	Fee	£533.33	£1,120.83	£1,736.67		
		VAT	£106.67	£224.17	£347.33	£2,188.00	
		Total	£640.00	£1,345.00	£2,084.00		
Conversion to							
C01	Single Dwelling-House (max 100m2 floor area)	Fee	£180.00	£467.50	£680.00		
		VAT	£36.00	£93.50	£136.00	£857.00	
		Total	£216.00	£561.00	£816.00		
C02	Single Flat (max 100m2 floor area)	Fee	£205.83	£430.83	£668.33		
		VAT	£41.17	£86.17	£133.67	£842.00	
		Total	£247.00	£517.00	£802.00		
Notifiable electrical work (where applicable, in addition to the above, per dwelling)							
E01	(Where a satisfactory certificate will not be issued by a Part P registered electrician)	<i>This charge relates to a first fix pre-plaster inspection and final testing on completion. For Regularisation application a full appraisal and testing will be carried out.</i>				Fee	£222.50
						VAT	£44.50
						Total	£267.00

Where Standard Charges are **not applicable** please contact Building Control on 01376 557781

TABLE B - WORK TO A SINGLE DWELLING

Limited to work not more than 3 storeys above ground level

Please note that the Charges marked with an * have been reduced to reflect where controlled electrical installations are being carried out, tested and certified by a registered Part P electrician. If these reductions are claimed and a self certifying electrician is not subsequently employed, the applicant will be invoiced for supplementary charges equivalent to the discount (see F01 below).

Code	Extension & New Build		Full Plans		Building Notice Charge *	Regularisation Charge *	
			Plan Charge	Inspection Charge *			
ENB1	Separate single storey extension with floor area not exceeding 40m ²	Fee	£160.83	£310.83	£495.00		
		VAT	£32.17	£62.17	£99.00	£624.00	
		Total	£193.00	£373.00	£594.00		
ENB2	Separate single storey extension with floor area exceeding 40m ² but not exceeding 100m ²	Fee	£160.83	£461.67	£653.33		
		VAT	£32.17	£92.33	£130.67	£823.00	
		Total	£193.00	£554.00	£784.00		
ENB3	Separate extension with some part 2 or 3 storeys in height and a total floor area not exceeding 40m ²	Fee	£177.50	£352.50	£556.67		
		VAT	£35.50	£70.50	£111.33	£701.00	
		Total	£213.00	£423.00	£668.00		
ENB4	Separate extension with some part 2 or 3 storeys in height and a total floor area exceeding 40m ² but not ex 100m ²	Fee	£177.50	£522.50	£735.00		
		VAT	£35.50	£104.50	£147.00	£926.00	
		Total	£213.00	£627.00	£882.00		
ENB5	A building or extension comprising SOLELY of a garage, carport or store - total floor area not exceeding 100m ²	Fee	£123.33	£247.50	£390.00		
		VAT	£24.67	£49.50	£78.00	£491.00	
		Total	£148.00	£297.00	£468.00		
ENB6	Detached non-habitable domestic building with total floor area not exceeding 50m ²	Fee	£125.00	£289.17	£434.17		
		VAT	£25.00	£57.83	£86.83	£547.00	
		Total	£150.00	£347.00	£521.00		
Conversions							
C03	First floor & second floor loft conversions	Fee	£155.00	£355.00	£535.83		
		VAT	£31.00	£71.00	£107.17	£675.00	
		Total	£186.00	£426.00	£643.00		
C04	Other work (e.g. garage conversions)	Fee	£81.67	£190.83	£286.67		
		VAT	£16.33	£38.17	£57.33	£361.00	
		Total	£98.00	£229.00	£344.00		
Alterations (including underpinning)							
A01	Renovation of a thermal element	Fee	£97.50	£83.33	£190.00		
		VAT	£19.50	£16.67	£38.00	£239.00	
		Total	£117.00	£100.00	£228.00		
A02a	Replacement of between 1 to 3 windows, roof lights, roof windows or external glazed doors.	Fee	£58.33	£83.33	£148.33		
		VAT	£11.67	£16.67	£29.67	£187.00	
		Total	£70.00	£100.00	£178.00		
A02b	Replacement of 4 or more windows, roof lights, roof windows or external glazed doors	Fee	£97.50	£83.33	£190.00		
		VAT	£19.50	£16.67	£38.00	£239.00	
		Total	£117.00	£100.00	£228.00		
A03	Cost of works between £0 to £2,000	Fee	£162.50		£170.00		
		VAT	£32.50	No Charge	£34.00	£214.00	
		Total	£195.00		£204.00		
A04	Cost of work exceeding £2,000 & not exceeding £5,000 (<i>Renewable Energy systems - 50% discount applies</i>)	Fee	£97.50	£121.67	£230.00		
		VAT	£19.50	£24.33	£46.00	£290.00	
		Total	£117.00	£146.00	£276.00		
A05	Cost of work exceeding £5,000 & not exceeding £25,000	Fee	£117.50	£277.50	£415.00		
		VAT	£23.50	£55.50	£83.00	£523.00	
		Total	£141.00	£333.00	£498.00		
A06	Cost of work exceeding £25,000 & not exceeding £100,000	Fee	£205.83	£363.33	£597.50		
		VAT	£41.17	£72.67	£119.50	£753.00	
		Total	£247.00	£436.00	£717.00		
Notifiable Electrical work (in addition to the above, where applicable)							
E01	(Where a satisfactory certificate will not be issued by a Part P registered electrician)	<i>This charge relates to a first fix pre-plaster inspection and final testing on completion. For Regularisation application a full appraisal and testing will be carried out.</i>				Fee	£222.50
						VAT	£44.50
						Total	£267.00

Multiple work reductions. Where the proposed works consist of more than one of the above elements then the appropriate charge is calculated by paying the full amount for the most expensive element and only 50% for the other applicable elements **with the exception of E01 Electrical work and applications for a Regularisation Certificate.**

Where Standard Charges are **not applicable** please contact Building Control on 01376 557781

Standard Charges



TABLE C - ALL OTHER NON-DOMESTIC WORK

Limited to work not more than 3 storeys above ground level

Code	Extensions and New Build		Plan Charge	Inspection Charge	Regularisation Charge	
N01	Single storey with floor area not exceeding 40m2	Fee	£178.33	£347.50		
		VAT	£35.67	£69.50	£696.00	
		Total	£214.00	£417.00		
N02	Single storey with floor area exceeding 40m2 but not exceeding 100m2	Fee	£196.67	£474.17		
		VAT	£39.33	£94.83	£890.00	
		Total	£236.00	£569.00		
N03	With some part 2 or 3 storey in height and a total floor area not exceeding 40m2	Fee	£185.83	£414.17		
		VAT	£37.17	£82.83	£797.00	
		Total	£223.00	£497.00		
N04	With some part 2 or 3 storey in height and a total floor area exceeding 40m2 but not exceeding 100m2	Fee	£217.50	£553.33		
		VAT	£43.50	£110.67	£1,023.00	
		Total	£261.00	£664.00		
Alterations						
A06	Cost of work not exceeding £5,000	Fee	£111.67	£120.83		
		VAT	£22.33	£24.17	£310.00	
		Total	£134.00	£145.00		
		Replacement of windows, rooflights, roof windows or external glazed doors (not exceeding 20 units)	Fee	£111.67	£120.83	
A07	Cost of work exceeding £5,000 & not exceeding £25,000	VAT	£22.33	£24.17	£310.00	
		Total	£134.00	£145.00		
		Renewable Energy systems (not covered by an appropriate competent persons scheme)	Fee	£111.67	£120.83	
		VAT	£22.33	£24.17	£310.00	
A08	Installation of new shop front	Total	£134.00	£145.00		
		Cost of work exceeding £5,000 & not exceeding £25,000	Fee	£146.67	£210.83	
		VAT	£29.33	£42.17	£474.00	
		Total	£176.00	£253.00		
A09	Replacement of windows, rooflights, roof windows or external glazed doors (exceeding 20 units)	Fee	£146.67	£210.83		
		VAT	£29.33	£42.17	£474.00	
		Total	£176.00	£253.00		
		Renovation of thermal elements	Fee	£146.67	£210.83	
A10	Installation of a Raised Storage Platform within an existing building	VAT	£29.33	£42.17	£474.00	
		Total	£176.00	£253.00		
		Cost of works exceeding £25,000 & not exceeding £100,000	Fee	£211.67	£389.17	
		VAT	£42.33	£77.83	£796.00	
A11	Fit out of building up to 100m2	Total	£254.00	£467.00		
		Fee	£211.67	£389.17		
		VAT	£42.33	£77.83	£796.00	
Total	£254.00	£467.00				

Multiple work reductions. Where the proposed works consist of more than one of the above elements then the appropriate charge is calculated by paying the full amount for the most expensive element and only 50% for the other applicable elements with the exception of applications for a Regularisation Certificate.

Where Standard Charges are **not applicable** please contact Building Control on 01376 557781