

Building Regulation Charges - Introduced 1st April 2020

Standard charges with 20% VAT

These standard charges have been set by Walsall Metropolitan Borough Council on the basis that the building work does not consist of, or include, innovative or high risk construction techniques and 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 to be carried out by a person or company who is competent to carry out the design and building work that they are undertaking. If they are not, the work may incur supplementary charges.

If you have paid for chargeable advice in the form of pre-application consultations for the project a reduction will be made in the standard charge that is now payable.

Building Notice Charge

The use of the "Building Notice" procedure does involve the Building Control Officer spending more time on site visits. It is for this reason that a project using the Building Notice procedure will incur a 20% increase in fees applicable, above those that are required for a project using the "Full Plans" procedure.

Reversion Charges

These charges will be individually determined.

Individually Determined Charges

If the work you intend on carrying out is not listed as a standard charge, the charge will be individually determined. This method of determining the charge mainly relates to larger schemes and includes the following types of work;

- Work consisting of the erection of, or conversion to a new dwelling(s) or 'flat(s)' where the floor area exceeds 300m²
- An application relating to 11 or more dwellings or 'flats'.
- Applications subject to a reversion charge.

If you are proposing to construct more than 10 dwellings on a site please contact Building Control for an individual quote.

Any reference to the term 'flat' is inclusive of multi-storey flats or apartments.

Regularisation charges

For none domestic work the regularisation charge is derived based upon the normal "Building Notice" charge + 20%. This additional percentage is to take account of the referencing of old documentation and legislation and the additional expsoing of works

Electrical Safety

The below charges assume that any fixed electrical installation is carried out by a person who is competent to do so and has accreditation with a relevant "Competent Person Scheme", they do not include for the cost of inspection and testing of fixed electrical installations.

If your electrical installer has not got the necessary accreditation, a supplementary charge will be made for the inspection and test of the electrical installation.

Charges do not include for the inspection and testing of electrical installations to assess compliance with "Part P" of the Building Regulations, it is assumed that you will employ a person who has suitable accreditation with a relevant "competent persons scheme".

Note;

For the creation or conversion to new housing, an additional inspection charge of £275.00 + VAT will be payable if the notifiable electrical work is not carried out by a Part P registered electrician or by a person who is qualified to complete BS7671 installation certificates.

VAT

Value added tax at the current standard rate must be added to the fees with the exception of the "Regularisation charge" when VAT is not applicable.

SCHEDULE 1

STANDARD CHARGES FOR THE CREATION OR CONVERSION TO NEW HOUSING – TABLE A

| Number of dwellings | Plan Charge | Inspection Charge | Building Notice Charge +20% | Regularisation Charge (does not include electrical inspection & test) |
|---------------------|-------------|-------------------|-----------------------------|---|
| Column 1 | Column 2 | Column 3 | Column 4 | Column 5 |
| 1 | £210.00 | £ 367.50 | £ 693.00 | £831.60 |
| vat | £ 42.00 | £ 73.50 | £ 138.60 | |
| | £252.00 | £ 441.00 | £ 831.60 | |
| 2 | £262.50 | £ 551.25 | £ 976.50 | £1,171.80 |
| vat | £ 52.50 | £ 110.25 | £ 195.30 | |
| | £315.00 | £ 661.50 | £1,171.80 | |
| 3 | £315.00 | £ 757.00 | £1,286.40 | £1,543.68 |
| vat | £ 63.00 | £ 151.40 | £ 257.28 | |
| | £378.00 | £ 908.40 | £1,543.68 | |
| 4 | £367.50 | £ 946.00 | £1,576.20 | £1,891.44 |
| vat | £ 73.50 | £ 189.20 | £ 315.24 | |
| | £441.00 | £1,135.20 | £1,891.44 | |
| 5 | £420.00 | £1,080.00 | £1,800.00 | £2,160.00 |
| vat | £ 84.00 | £ 216.00 | £ 360.00 | |
| | £504.00 | £1,296.00 | £2,160.00 | |
| 6 | £472.50 | £1,215.00 | £2,025.00 | £2,430.00 |
| vat | £ 94.50 | £ 243.00 | £ 405.00 | |
| | £567.00 | £1,458.00 | £2,430.00 | |
| 7 | £525.00 | £1,350.00 | £2,250.00 | £2,700.00 |
| vat | £105.00 | £ 270.00 | £ 450.00 | |
| | £630.00 | £1,620.00 | £2,700.00 | |
| 8 | £577.50 | £1,485.00 | £2,475.00 | £2,970.00 |
| vat | £115.50 | £ 297.00 | £ 495.00 | |
| | £693.00 | £1,782.00 | £2,970.00 | |
| 9 | £630.00 | £1,620.00 | £2,700.00 | £3,240.00 |
| vat | £126.00 | £ 324.00 | £ 540.00 | |
| | £756.00 | £1,944.00 | £3,240.00 | |
| 10 | £682.50 | £1,755.00 | £2,925.00 | £3,510.00 |
| vat | £136.50 | £ 351.00 | £ 585.00 | |
| | £819.00 | £2,106.00 | £3,510.00 | |

SCHEDULE 2

STANDARD CHARGES FOR OTHER BUILDING WORK - TABLE B Domestic Extensions to a Single Building

| Category | Description | Plan charge | Inspection charge | Building Notice | Regularisation |
|----------|---|--------------------------------------|--------------------------------------|--------------------------------------|----------------|
| 1 vat | Extension less than 10m ² | £141.75 £ 28.35 £170.10 | £173.25 £ 34.65 £207.90 | £378.00 £ 75.60 £453.60 | £453.60 |
| 2 vat | Extension 10m ² >40m ² | £236.25 £ 47.25 £283.50 | £245.00 £ 49.00 £294.00 | £577.50 £115.50 £693.00 | £693.00 |
| 3 vat | Extension 40m ² >100m ² | £283.50 £ 56.70 £340.70 | £355.00 £ 71.00 £426.00 | £766.20 £153.24 £919.44 | £919.44 |
| 4 vat | Loft conversion | £210.00 £ 42.00 £252.00 | £245.00 £ 49.00 £294.00 | £546.00 £109.20 £655.20 | £655.20 |

Domestic Garages and Carports – Table C

| Category | Description | Plan charge | Inspection Charge | Building Notice | Regularisation |
|----------|--|--------------------------------------|--------------------------------------|--------------------------------------|----------------|
| 5 vat | Erection or extension of non-exempt detached garage or carport up to 100m ² | £131.25 £ 26.25 £157.50 | £131.25 £ 26.25 £157.50 | £315.00 £ 63.00 £378.00 | £378.00 |
| 6 vat | Erection or extension of non-exempt attached garage or carport up to 100m ² | £157.50 £ 31.50 £189.00 | £157.50 £ 31.50 £189.00 | £378.00 £ 75.60 £453.60 | £453.60 |

TABLE D

Alterations to a Single Domestic Building

| Category of work | Basis of charge | Plan charge | Inspection charge | Building notice charge | Regularisation charge |
|--|---|--------------------------------------|--------------------------------------|--------------------------------------|-----------------------|
| 1. Garage conversion | Fixed fee vat | £131.25 £ 26.25 £157.50 | £183.75 £ 36.75 £220.50 | £378.00 £ 75.60 £453.60 | £453.60 |
| 2. Solid Conservatory Roof | Fixed fee | £120.00 £ 24.00 £144.00 | £180.00 £ 36.00 £216.00 | £360.00 £ 72.00 £432.00 | £432.00 |
| 3. Alterations not included above * | Fixed price estimate <£2000 vat | £78.75 £ 15.75 £ 94.50 | £105.00 £ 21.00 £126.00 | £220.50 £ 44.10 £264.60 | £264.60 |
| | Fixed price estimate between £2001 & £5,000 vat | £105.00 £ 21.00 £126.00 | £105.00 £ 21.00 £126.00 | £252.00 £ 50.40 £302.40 | £302.40 |
| | Fixed price estimate between £5,001 & £25,000 vat | £157.50 £ 31.50 £189.00 | £215.00 £ 43.00 £258.00 | £447.00 £ 89.40 £536.40 | £536.40 |
| | Fixed price estimate between £25,001 & £50,000 vat | £210.00 £ 42.00 £252.00 | £270.00 £ 54.00 £324.00 | £576.00 £115.20 £691.20 | £691.20 |
| | Fixed price estimate between £50,001 & £100,000 vat | £315.00 £ 63.00 £378.00 | £325.00 £ 65.00 £390.00 | £768.00 £153.60 £921.60 | £921.60 |
| | | | | | |
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Domestic Electrical Installations – Table E

The electrical installation in domestic properties must comply with part P of the Building Regulations. In a situation where the installer is not “Part P” accredited by a “competent persons scheme”, the installation must be inspected and tested by the Councils’ specialist Building Control Officer.

| Category | Charge basis | Plan charge | Inspection charge | Building Notice | Regularisation charge |
|---|--------------|-------------|-------------------|-----------------|-----------------------|
| New house or rewire of existing * | Fixed price | £78.75 | £210.00 | £346.50 | £415.80 |
| | vat | £15.75 | £ 42.00 | £ 69.30 | |
| | | £94.50 | £252.00 | £415.80 | |
| Extension, new consumer unit or other notifiable work * | Fixed price | £78.75 | £157.50 | £283.50 | £340.20 |
| | vat | £15.75 | £ 31.50 | £ 56.70 | |
| | | £94.50 | £189.00 | £340.20 | |

Window and Door Replacement – Table F

Replacement doors and windows are controlled by the Building Regulations. In a situation where the window installer is not accredited by a “competent persons scheme” FENSA, CERTAS or BSI, the installation must be inspected by the Councils’ Building Control Officer.

| Category | Charge basis. | Plan charge | Inspection charge | Building Notice charge | Regularisation charge |
|------------------|---------------|----------------|-------------------|------------------------|-----------------------|
| Upto 20 frames * | Fixed price | Not applicable | Not applicable | £110.00 | £ 132.00 |
| | | | | £ 22.00 | |
| | | | | £132.00 | |
| Over 20 frames * | Fixed price | Not applicable | Not applicable | £140.00 | £168.00 |
| | | | | £ 28.00 | |
| | | | | £168.00 | |

SCHEDULE 3

ALL OTHER NON-DOMESTIC WORK & NEW BUILD

All of the below charges are the subject of VAT at the current standard rate, with the exception of the “Regularisation charges” which do not attract VAT.

Individually Determined Charges

If the work you intend on carrying out is not listed as a standard charge, the charge will be individually determined. This method of determining the charge mainly relates to larger schemes and includes the following types of work;

- Building work that is in relation to more than one building.
- Building work consisting of alterations to a non-domestic property (other than extensions) where the work exceeds £100,000
- Building work consisting of a non-domestic extension where the internal floor area exceeds 200m²
- Building work consisting of the installation of over 20 windows in a non-domestic property.
- Applications subject to a reversion charge.

Regularisation charges

For none domestic work the regularisation charge is derived based upon the normal “full plans” charge + 40%. This additional percentage is to take account of the referencing of old documentation and legislation and the additional expsoing of works on site.

Important Note

The charges specifed by the authority have been set on the basis that the building work does not consist of, or include, innovative or high risk construction techniques and/or the duration of the 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 relevant design and building work**. Guidance is available from the authority on choosing competent builders. If the authority is required to carry out additional work the application may incur supplementary charges.

ALL OTHER NON-DOMESTIC WORK & NEW BUILD – TABLE G

Non-domestic extensions and new build up to 200m2 inclusive of Industrial and Storage buildings

| | Category | Plan charge | Inspection charge | Regularisation Charge |
|---|---|---------------------------------------|---------------------------------------|-----------------------|
| 1 | Floor area not exceeding 10m2 vat | £183.75 £ 36.75 £220.50 | £236.25 £ 47.25 £283.50 | £588.00 |
| 2 | Floor area greater than 10m2 but less than 40m2 vat | £262.50 £ 52.50 £315.00 | £288.75 £ 57.75 £346.50 | £771.75 |
| 3 | Floor area greater than 40m2 but less than 100m2 vat | £393.75 £ 78.75 £472.50 | £495.00 £ 99.00 £594.00 | £1,244.25 |
| 4 | Floor area greater than 100m2 but less than 200m2 | £551.25 £110.25 £661.50 | £605.00 £121.00 £726.00 | £1618.75 |

TABLE H

ALL OTHER NON-DOMESTIC WORK

| | Category of work | Basis of charge | Plan charge | Inspection charge | Regularisation charge |
|----|---------------------|--|--|-------------------|-----------------------|
| 1. | Window replacements | Fixed price- Installation of up to 10 frames vat | £131.25 £ 26.25 £157.50 | Inc in plan fee | £183.75 |
| | | Fixed price- Installation of up to 20 frames vat | £183.75 £ 36.75 £220.50 | Inc in plan fee | £257.25 |

Table I

| | Category of work | Basis of charge | Plan charge | Inspection charge | Regularisation charge |
|----|-------------------------------------|---|--|--|-----------------------|
| 2. | Alterations not described elsewhere | Fixed price Estimated cost less than £5,000 vat | £131.25 £ 26.25 £157.50 | £131.25 £ 26.25 £157.50 | £367.50 |
| | | Estimated cost £5001-£25,000 vat | £183.75 £ 36.75 £220.50 | £236.25 £ 47.25 £283.50 | £588.00 |
| | | Estimated cost £25,001-£50,000 vat | £288.75 £ 57.75 £346.50 | £360.00 £ 72.00 £432.00 | £908.25 |
| | | Estimated cost £50,001-£100,000 vat | £446.25 £ 89.25 £535.50 | £550.00 £110.00 £660.00 | £1,394.75 |