

Building Control Charges

with effect from 4th August 2008

(Amended in line with VAT change 1st December 2008)



Charges & Guidance

- 1 Local Authorities are obliged to be self financing for the work of administering the Building Regulations. Charges are payable to the Local Authority unless the work is exempt.
- 2 Building Control will provide you with either verbal or written help and advice on the charge required, which will be subject to VAT, other than a Regularisation charge which is exempt VAT.
- 3 Before you carry out building work, you must ensure that the necessary Application/Notice is submitted to the Authority.
- 4 The applicant is responsible for the payment of the charges. If you have entered into an agreement with your agent regarding the payment of charges this would be private matter between the applicant and the agent. Regularisation charge is payable by the applicant.
- 5 Charges (all of which, excluding the Regularisation charge, attract VAT) are payable as follows:
 - 5.1 **Full Plans Application**
 - a) A Plan Charge, which covers the examination, passing or rejection of the plans, is payable when the Application is deposited and
 - b) An Inspection Charge, which covers the inspection of work to which the plan relates, and is payable on demand at any time after the first inspection.

A Full Plans Application must be submitted for building work to commercial premises, apartments and HMO's.
 - 5.2 **A Building Notice Charge** - is a one off payment irrespective of the number of inspections made by the Building Control Surveyor, which is payable in full when the Application is given to the Authority.
 - 5.3 **A Regularisation Charge** - is to cover the cost of assessing your Application for Regularisation Certificate including all the inspections necessary and is payable upon submission of the Application. The Regularisation charge payable is the amount equal to 120% of the total Building Notice charge, but excludes VAT.
 - 5.4 **A Reversion Charge** - is payable on the first occasion the plans are deposited with the Authority.
- 6 In certain cases the Authority may agree to charges being paid by instalments. Please consult the Building Control Services for details.
- 7 Where plans have been either approved or rejected, no further charge is payable on resubmission for substantially the same work.
- 8 A charge is not required if the work is to provide means of access or facilities for disabled person in relation to:
 - i) an existing building to which members of the public are submitted.
 - ii) an existing dwelling which is, or is to be, occupied by a disabled person.
- 9 **Total Estimated Cost** - This means a reasonable estimate that would be charged by a professional builder, but excluding professional fees and VAT.
- 10 **Multiple Work**- Where plans show more than one extension to a private dwelling, the aggregate internal floor area may be used to determine charges payable, and the relevant charge made in accordance with Table B. (If over 90m², please ring 01633 656656 and ask for Building Control Duty Officer)
- 11 Reference to floor area relates to the internal floor area of all storeys.
- 12 The amount of charges payable depends on the type of work shown in the following tables. Should you have any difficulties determining the charges please contact Building Control on 01633 656656.

Cheques should be payable to 'Newport City Council'.

Table A - Houses and flats up to 300 sq metres and up to 3 storeys (if over use Table C)

Number of Dwellings	FULL PLAN APPLICATION						BUILDING NOTICES		
	PLAN CHARGE			INSPECTION CHARGE			Charge £	VAT £	Total £
	Charge £	VAT £	Total £	Charge £	VAT £	Total £			
1	150.00	22.50	172.50	377.00	56.55	433.55	527.00	79.05	606.05
2	205.00	30.75	235.75	522.00	78.30	600.30	727.00	109.05	836.05
3	270.00	40.50	310.50	663.00	99.45	762.45	933.00	139.95	1072.95
4	335.00	50.25	385.25	766.00	114.90	880.90	1101.00	165.15	1266.15
5	405.00	60.75	465.75	848.00	127.20	975.20	1253.00	187.95	1440.95
6	475.00	71.25	546.25	953.00	142.95	1095.95	1428.00	214.20	1642.20
7	495.00	74.25	569.25	1083.00	162.45	1245.45	1578.00	236.70	1814.70
8	515.00	77.25	592.25	1213.00	181.95	1394.95	1728.00	259.20	1987.20
9	535.00	80.25	615.25	1342.00	201.30	1543.30	1877.00	281.55	2158.55
10	550.00	82.50	632.50	1472.00	220.80	1692.80	2022.00	303.30	2325.30
11	565.00	84.75	649.75	1602.00	240.30	1842.30	2167.00	325.05	2492.05
12	580.00	87.00	667.00	1732.00	259.80	1991.80	2312.00	346.80	2658.80
13	595.00	89.25	684.25	1862.00	279.30	2141.30	2457.00	368.55	2825.55
14	610.00	91.50	701.50	1992.00	298.80	2290.80	2602.00	390.30	2992.30
15	625.00	93.75	718.75	2122.00	318.30	2440.30	2747.00	412.05	3159.05
16	640.00	96.00	736.00	2252.00	337.80	2589.80	2892.00	433.80	3325.80
17	655.00	98.25	753.25	2382.00	357.30	2739.30	3037.00	455.55	3492.55
18	670.00	100.50	770.50	2512.00	376.80	2888.80	3182.00	477.30	3659.30
19	685.00	102.75	787.75	2642.00	396.30	3038.30	3327.00	499.05	3826.05
20	700.00	105.00	805.00	2772.00	415.80	3187.80	3472.00	520.80	3992.80
21	710.00	106.50	816.50	2882.00	432.30	3314.30	3592.00	538.80	4130.80
22	720.00	108.00	828.00	2992.00	448.80	3440.80	3712.00	556.80	4268.80
23	730.00	109.50	839.50	3102.00	465.30	3567.30	3832.00	574.80	4406.80
24	740.00	111.00	851.00	3212.00	481.80	3693.80	3952.00	592.80	4544.80
25	750.00	112.50	862.50	3322.00	498.30	3820.30	4072.00	610.80	4682.80
26	760.00	114.00	874.00	3432.00	514.80	3946.80	4192.00	628.80	4820.80
27	770.00	115.50	885.50	3542.00	531.30	4073.30	4312.00	646.80	4958.80
28	780.00	117.00	897.00	3652.00	547.80	4199.80	4432.00	664.80	5096.80
29	790.00	118.50	908.50	3762.00	564.30	4326.30	4552.00	682.80	5234.80
30	800.00	120.00	920.00	3872.00	580.80	4452.80	4672.00	700.80	5372.80
	Add £5 + VAT for each dwelling over 30.			Add £75 + VAT for each dwelling over 30.			Add £80.00 + VAT for each dwelling over 30.		

Table B - Charges for certain small buildings and domestic extensions

Type of Work	FULL PLAN APPLICATION						BUILDING NOTICE			REGULARISATION
	PLAN CHARGE			INSPECTION CHARGE			Charge £	VAT £	Total £	Charge £
	Charge £	VAT £	Total £	Charge £	VAT £	Total £				
1 GARAGE or CAR PORT less than 40m ² floor area	150.00	22.50	172.50	Included in plan charge			150.00	22.50	172.50	180.00
2 GARAGE or CAR PORT more than 40m ² but less than 60m ² floor area	240.00	36.00	276.00	Included in plan charge			240.00	36.00	276.00	288.00
3 EXTENSION to a dwelling less than 10m ² floor area	240.00	36.00	276.00	Included in plan charge			240.00	36.00	276.00	288.00
4 EXTENSION to a dwelling more than 10m ² but less than 40m ² floor area	110.00	16.50	126.50	250.00	37.50	287.50	360.00	54.00	414.00	432.00
5 EXTENSION to a dwelling more than 40m ² but less than 60m ² floor area	110.00	16.50	126.50	370.00	55.50	425.50	480.00	72.00	552.00	576.00
6 EXTENSION to a dwelling more than 60m ² but less than 90m ² floor area	140.00	21.00	161.00	380.00	57.00	437.00	520.00	78.00	598.00	624.00
6 Replacement Glazing	–	–	–	–	–	–	110.00	16.50	126.50	132.00

Electrical Work Charges for electrical work **not** carried out under a competent person scheme either on its own or in conjunction with other building works. If the latter, then the two charges are to be added together.

1 Carried out by electrical contractor issuing BS7671 certificate	93.62	14.04	107.66	Included in submission charge			93.62	14.04	107.66	112.34
2 Carried out by others	143.83	21.57	165.40	Included in submission charge			143.83	21.57	165.40	172.60

Charges for applications relating to:

Applicable cavity wall insulation, applicable unvented hot water systems, any extension or alteration of a dwelling consisting of the provision of one or more rooms in a roof space, including means of access and an extension exceeding 90m², refer to Table C.

Table C - Other Work

Total Cost £	FULL PLAN APPLICATION						BUILDING NOTICES			REGULARISATION CHARGE
	PLAN CHARGE			INSPECTION CHARGE			Charge £	VAT £	Total £	
	Charge £	VAT £	Total £	Charge £	VAT £	Total £				
0 - 2000	120.00	18.00	138.00	Included in Plan Charge			120.00	18.00	138.00	144.00
2001 - 5000	180.00	27.00	207.00	Included in Plan Charge			180.00	27.00	207.00	216.00
5001 - 6000	47.50	7.13	54.63	142.50	21.38	163.88	190.00	28.50	218.50	228.00
6001 - 7000	50.00	7.50	57.50	150.00	22.50	172.50	200.00	30.00	230.00	240.00
7001 - 8000	52.50	7.88	60.38	157.50	23.63	181.13	210.00	31.50	241.50	252.00
8001 - 9000	55.00	8.25	63.25	165.00	24.75	189.75	220.00	33.00	253.00	264.00
9001 - 10,000	57.50	8.63	66.13	172.50	25.88	198.38	230.00	34.50	264.50	276.00
10,001 - 11,000	60.00	9.00	69.00	180.00	27.00	207.00	240.00	36.00	276.00	288.00
11,001 - 12,000	62.50	9.38	71.88	187.50	28.13	215.63	250.00	37.50	287.50	300.00
12,001 - 13,000	65.00	9.75	74.75	195.00	29.25	224.25	260.00	39.00	299.00	312.00
13,001 - 14,000	67.50	10.13	77.63	202.50	30.38	232.88	270.00	40.50	310.50	324.00
14,001 - 15,000	70.00	10.50	80.50	210.00	31.50	241.50	280.00	42.00	322.00	336.00
15,001 - 16,000	72.50	10.88	83.38	217.50	32.63	250.13	290.00	43.50	333.50	348.00
16,001 - 17,000	75.00	11.25	86.25	225.00	33.75	258.75	300.00	45.00	345.00	360.00
17,001 - 18,000	77.50	11.63	89.13	232.50	34.88	267.38	310.00	46.50	356.50	372.00
18,001 - 19,000	80.00	12.00	92.00	240.00	36.00	276.00	320.00	48.00	368.00	384.00
19,001 - 20,000	82.50	12.38	94.88	247.50	37.13	284.63	330.00	49.50	379.50	396.00
20,001 - 21,000	85.00	12.75	97.75	255.00	38.25	293.25	340.00	51.00	391.00	408.00
21,001 - 22,000	87.50	13.13	100.63	262.50	39.38	301.88	350.00	52.50	402.50	420.00
22,001 - 23,000	90.00	13.50	103.50	270.00	40.50	310.50	360.00	54.00	414.00	432.00
23,001 - 24,000	92.50	13.88	106.38	277.50	41.63	319.13	370.00	55.50	425.50	444.00
24,001 - 25,000	95.00	14.25	109.25	285.00	42.75	327.75	380.00	57.00	437.00	456.00
25,001 - 26,000	97.50	14.63	112.13	292.50	43.88	336.38	390.00	58.50	448.50	468.00
26,001 - 27,000	100.00	15.00	115.00	300.00	45.00	345.00	400.00	60.00	460.00	480.00
27,001 - 28,000	102.50	15.38	117.88	307.50	46.13	353.63	410.00	61.50	471.50	492.00
28,001 - 29,000	105.00	15.75	120.75	315.00	47.25	362.25	420.00	63.00	483.00	504.00
29,001 - 30,000	107.50	16.13	123.63	322.50	48.38	370.88	430.00	64.50	494.50	516.00
Over £30,000	Contact Building Control for advice. 01633 656656 (Ask for Building Control Duty Officer)									

- 1 Where an extension to a dwelling has a floor area exceeding 90m², the sum of the plan charge and inspection charge or building notice charge must not be less than £520 plus V.A.T. (if applicable). Please contact Building Control for advice. Telephone 01633 656656 (ask for Building Control Duty Officer).
- 2 Where, an alteration to a dwelling consists of the provision of one or rooms in a roof space, the sum of the plan charge and inspection charge or building notice charge must not be less than £360.00 plus V.A.T. (if applicable).