



## **Building Control Services Charges for**

### **Domestic Extensions & Alterations 1<sup>st</sup> June 2022**

The charges for Building Regulations work are intended to cover the cost of the service. There are two methods that the partnership may use to establish the charge for building work:-

#### **1. Standard Charges**

The following table details the standard charges for certain extensions and alterations. If the work, you are undertaking does not fall into any category please contact Administration on 01634 331133 for assistance.

Where electrical or gas installation are not to be certified by an installer registered with one of the Government's Competent Persons Schemes, an additional charge of £296.00 (inclusive of VAT) will be required in respect of either installation for each unit. This is to enable checks and tests on the work to be made by our nominated contractor to establish that the work meets the requirements of Approved Documents J and P. (Heat producing appliances and Electrical work)

#### **2. Regularisation Charges**

Regularisation Applications may be submitted for unauthorised work that has been carried out since 11<sup>th</sup> November 1985. There is a fee to pay but no VAT is charged on this type of application.

#### **3. Individually Determined Charge**

An individual charge may be determined for applications involving more complex work involving multiple extensions or a combination of the work categories below. You can obtain an Individually Determined Charge by sending plans of your proposals by email to [building@stgbc.org.uk](mailto:building@stgbc.org.uk)

#### **4. Applications Cancelled**

If you choose to cancel the application within 24 hours of submission, we may need to charge you an administration fee for work already carried out to your application. Our minimum charge is £95.00 plus VAT.

#### **5. Construction Time Period**

If the duration of the building work from commencement to completion exceeds 12 months, the Partnership reserves the right to make supplementary charges.

#### **6. Site Inspections**

An administration charge of £50 (inclusive of VAT) will apply to re-open an inactive application that is 1 year and older from the date of the last inspection.

#### **7. General**

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/or the duration of the building work from commencement to completion does not exceed 12 months. The charges have 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 referred to in the standard charges' table. If they are not, the work may incur supplementary charges.

## Standard Charges for Domestic Extensions and Alterations

**Note:** Applications can be submitted and paid for Online through our website [www.stgbc.org.uk](http://www.stgbc.org.uk)

Type of Work – Domestic Only	Full Plans Submission Charge	Full Plans Inspection Charge	Building Notice Charge	Regularisation Charge
Single storey extension	£252.00	£435.00	£687.00	£860.00
Two storey extension	£315.00	£585.00	£900.00	£1,125.00
Loft conversion	£252.00	£460.00	£850.00	£1,055.00
Conversion of garage to habitable room(s)	£127.00	£243.00	£370.00	£460.00
Single storey garage up to 60m <sup>2</sup>	£127.00	£243.00	£370.00	£460.00
Single storey garage up to 60m <sup>2</sup> with room over	£189.00	£301.00	£490.00	£613.00
Renovation of thermal elements to a single dwelling (eg re-roof, external cladding)	£243.00	-	£243.00	£303.00
Electrical installation to single dwelling	£296.00	-	£296.00	£370.00
Installation of controlled gas appliance (a safety certificate to be provided by Gas Safe registered installer in conjunction with the application)	£296.00	-	£296.00	£370.00
Installation of up to 10 replacement windows	£180.00	-	£180.00	£225.00
Installation of Solar Panels	£252.00	-	£252.00	£303.00
Installation of wood-burning appliance	£252.00	-	£252.00	£315.00
<b>Alterations to a Domestic Building for works not shown above – Estimated Cost</b>				
The estimated cost of work used to determine the charge in the table below should be a reasonable estimate that would be charged by a professional builder to carry out such work.				
Up to £4,999	£310.00	-	£310.00	£385.00
£5,000 to £9,999	£122.00	£260.00	£470.00	£605.00
£10,000 to £14,999	£182.00	£265.00	£550.00	£710.00
£15,000 to £19,999	£218.00	£360.00	£713.00	£920.00
£20,000 to £29,000	£242.00	£376.00	£763.00	£985.00
£30,000 to £39,999	£267.00	£456.00	£892.00	£1,150.00
£40,000 to £49,999	£303.00	£560.00	£1,063.00	£1,370.00
OVER £50,000 - contact Administration for Individual Fee				

**VAT at 20% is included to all charges (where applicable)**