



## **Building Control Services Charges for**

### **New Dwellings or Conversions 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 new dwellings or conversions to form dwellings. Where electrical installation is **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 P.

#### **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**

Charges are individually determined for the larger and/or more complex schemes. This includes: -

- Work consisting of the erection or conversion of 6 or more dwellings; or
- Work consisting of the erection or conversion of dwellings where the floor area of a dwelling exceeds 300m<sup>2</sup> or exceeds three storeys in height.

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 New Dwellings or Conversions**

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

New Dwellings or Conversions - Limited to where the total internal floor area of each dwelling (excluding any garage or carport) does not exceed 300m<sup>2</sup>.

Number of Dwellings	Full Plans Submission Charge	Full Plans Inspection Charge	Building Notice Charge	Regularisation Charge
1	£360.00	£600.00	£960.00	£1,200.00
2	£420.00	£900.00	£1,320.00	£1,650.00
3	£480.00	£1,200.00	£1,680.00	£2,100.00
4	£540.00	£1,500.00	£2,040.00	£2,500.00
5	£600.00	£1,800.00	£2,400.00	£3,000.00
Over 5	Individual charge system applies contact administration on 01634 331133			

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

For work not covered under a Competent Person Scheme an additional charge will apply.