

Building Regulation Charges

The Building (Local Authority Charges) Regulations 2010.

Charges with effect from 1st April 2024.

The charges are subject to VAT at the current rate of 20%

New Dwellings

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

The establishment of a standard charge or an individually determined charge.

Individual determination of a charge

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

- Work consisting of the erection of more than 5 dwellings or
- Work consisting of the erection of dwellings where the floor area of a dwelling exceeds 300m².

To request an individual assessment you should e-mail Building Control at: building.control@pendle.gov.uk preferably with 'request for building regulation charge' as the subject of the e-mail and provide a description of the intended work. We will contact you within 24 hours or alternatively contact our helpline 01282 661722.

Standard charges

The following table details the standard charges for new dwellings which includes flats and duplex apartments but not buildings being converted into dwelling(s).

These standard charges have been set by the authority 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 24 months. An additional charge may be made when a completion inspection is requested outside this timescale

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 charge tables. If they are not the work may incur supplementary charges.

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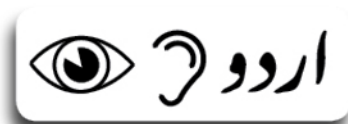
TABLE A

STANDARD CHARGES FOR NEW HOUSING (up to 300m² floor area)

No of Dwellings	Plan Charge	Vat	Total	Inspect Charge	Vat	Total	Building Notice Charge	Vat	Total Building Notice charge
1	254.17	50.83	305.00	539.17	107.83	647.00	951.67	190.33	1142.00
2	367.50	73.50	441.00	748.33	149.67	898.00	1339.17	267.83	1607.00
3	440.00	88.00	528.00	959.17	191.83	1151.00	1680.00	336.00	2016.00
4	539.17	107.83	647.00	1115.83	223.17	1339.00	1985.83	397.17	2383.00
5	611.67	122.33	734.00	1316.67	263.33	1580.00	2314.17	462.83	2777.00

Notes:

1. For more than 5 dwellings or if the floor area of a dwelling exceeds 300m², the charge is individually determined.
2. All the above charges are on the basis that any controlled electrical work is carried out by a person who is a member of a registered Competent Persons Scheme, if this is not the case an additional charge may apply.



If you would like this information in a way which is better for you, please telephone us on 661722.

