

## **Building Regulation Charges**

The Building (Local Authority Charges) Regulations 2010.

Charges with effect from 1<sup>st</sup> April 2024.

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

## **All other work**

(Excluding domestic extensions and alterations and the erection of 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 the individual determination of a charge.

### **Individual determination of a charge**

Charges are individually determined for the larger and/or more complex schemes. These include:

- Applications subject to a reversion charge ( work reverting from an approved inspector to the local authority)
- Building work that is in relation to more than one building.
- Building work for which there is no standard charge in the tables below including:
  - Building work consisting of alterations to a non-domestic property (other than extensions) where the estimated cost exceeds £100,000.
  - Building work consisting of a non-domestic extension or new build where the floor area exceeds 80m<sup>2</sup>.
  - Building work consisting of the installation of over 20 windows in a non-domestic property.
  - Building work consisting of works to fit out a shop where the estimated cost of the work exceeds £50,000

If the building regulation work you propose is outside the scope of the standard charges as listed in the tables, the charge will be individually determined.

To request an individual assessment you should e-mail Building Control at: [building.control@pendle.gov.uk](mailto: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 661727.

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### Standard charges

The following tables detail the standard charges for erecting, extending or altering non-domestic buildings.

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 requested if 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.

### TABLE D

#### EXTENSIONS AND NEW BUILD – OTHER THAN TO DWELLINGS

(Note – must be submitted as a full plans application)

Category of Work	Proposal	Plan Fee	VAT	Total	Insp. Fee	VAT	Total
1	Internal floor area not exceeding <b>6 m<sup>2</sup></b>	417.50	83.50	<b>501.00</b>	Inc	Inc	Inc
2	Internal floor area over <b>6 m<sup>2</sup></b> But not exceeding <b>40 m<sup>2</sup></b>	622.50	124.50	<b>747.00</b>	Inc	Inc	<b>Inc</b>
3	Internal floor area over <b>40 m<sup>2</sup></b> but not exceeding <b>80 m<sup>2</sup></b>	782.50	156.50	<b>939.00</b>	Inc	Inc	<b>Inc</b>
4	<b>Shop fit</b> out not exceeding a value of £50,000	347.50	69.50	<b>417.00</b>	Inc	Inc	<b>Inc</b>
5	<b>Replacement windows</b>						
	a – not exceeding 10 windows	132.50	26.50	<b>159.00</b>	Inc	Inc	<b>Inc</b>
	b – between 11 – 20 windows	225.00	45.00	<b>270.00</b>	Inc	Inc	<b>Inc</b>

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**TABLE E**

STANDARD CHARGES FOR ALL OTHER WORK NOT IN TABLES A, B, C & D  
 (excludes individually determined charges)

Estimated Cost										
From	To	Plan Fee	VAT	Total	Insp. Fee	VAT	Total	Notice Fee	VAT	Total
0	1,000	142.50	28.50	171.00				170.83	34.17	205.00
1,001	2,000	244.17	48.83	293.00				293.33	58.67	352.00
2,001	5,000	293.33	58.67	352.00				352.50	70.50	423.00
5,001	7,000	320.00	64.00	384.00				384.17	76.83	461.00
7,001	10,000	369.17	73.83	443.00				442.50	88.50	531.00
10,001	20,000	445.00	89.00	534.00				533.33	106.67	640.00
20,001	30,000	555.83	111.17	667.00				666.67	133.33	800.00
30,001	40,000	689.17	137.83	827.00				826.67	165.33	992.00
40,001	50,000	791.67	158.33	950.00				950.00	190.00	1140.00
50,001	75,000	973.33	194.67	1168.00				1168.33	233.67	1402.00
75,001	100,000	1182.50	236.50	1419.00				1419.17	283.83	1703.00

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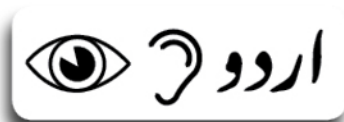
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**TABLE F**

### Other Charges

Proposal	Charge	VAT	Total
<b><u>1. Copy of Completion certificate or Decision Notice</u></b>	10.00	2.00	<b>12.00</b>
<b><u>2. Re-opening of archived applications that have been dormant for 2 years or more.</u></b>	66.67	13.33	<b>80.00</b>
<b><u>3. Building Regulation confirmation letter e.g. letter of exemption</u></b>	53.33	10.67	<b>64.00</b>



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

