

Building control guide to fees

The Building Act 1984

The Building (Local Authority Charges) Regulations 2010

This guide shows the charges required for full plans, building notice and regularisation applications.

The charges for Building Regulation work are established at a level to cover the cost of the service so the applicant only pays for the service they need. Under the Building (Local Authority Charges) Regulations 2010, there are two methods that Southwark Building Control may use to establish the charge for building work:

- Establishment of a standard charge (based on the cost of work being under £200,000)
- An individually determined charge

If your proposal does not fit into the simplified tables overleaf, or should you have any questions regarding our fees, please contact: Building Control on 020 7525 5582/5397/1625/5588, or email us at building.control@southwark.gov.uk

Southwark Council
Chief Executive's Department
Building control
PO Box 64529
London SE1P 5LX

To talk to, or arrange an appointment to see a building control officer
Tel: 020 7525 5582/5397/1625/5588
Monday to Friday 9am to 5pm

building.control@southwark.gov.uk

For all building control enquiries and further information please visit
www.southwark.gov.uk/buildingcontrol

1. Which table in this guide should I use?

TABLE 1 – Standard domestic charges including extensions and alterations to an existing dwelling (page 8)

- The table is intended for extensions based on the internal floor area and for conversions and other alterations to a dwelling.

TABLE 2 – Standard charges for new dwellings and works less than £200,000 (page 9)

- The table is intended for all new houses and flats of floor area not exceeding 300m² and not more than 3 storeys.
- Charges for flat conversions are also shown in this table

TABLE 3 – Standard Charges for other work under £200,000 including regularisation not shown in Tables 1 or 2 (page 10)

- The table is intended for all other works such as internal alterations or refurbishments.
- Fees are based on an estimate of the total cost of the work excluding VAT. For works over £200,000, please contact Building Control for an individual quote.

Regularisations

To regularise unauthorised work attracts a charge. The charge has been determined at 120% of the applicable Building Notice Charge. **Please note that no VAT is payable on a Regularisation Charge.**

If the charge for your building regulations work is not listed as a standard charge it will be individually determined.

2. Individually determined charges?

This method of determining the charge relates mainly to commercial projects or larger domestic schemes and includes all other work that is not listed in our 'Standard charges' Tables 1 to 3. This includes:

- Building work consisting of alterations to a domestic property where the estimated cost of work exceeds £200,000.
- Building work consisting of a non-exempt domestic garage or carport with a floor area in excess of 60m².
- Non-domestic building work consisting of alterations, extensions or new build where the cost of work exceeds £200,000.
- If you are carrying out repetitive unit/dwelling types, multiple extensions and or/multiple types of alterations etc. we may be able to reduce the standard charge and you should enquire if an individual assessment would result in a lower application charge.

If your building work is defined as requiring an individual determined charge, please contact us on 020 7525 5582/5397/1625/5588, email us at building.control@southwark.gov.uk or complete the quotation request form on the website.

3. Will I have to pay VAT?

You must pay VAT on all charges (except charges for a regularisation application), even if work is to a listed building. VAT is currently charged at 20%.

4. Where charges are payable?

- Where Full Plans are submitted, the charges for Building Regulations are normally submitted in two stages;
Plan Charge: This is paid at the point of application submission;
- Inspection Charge: Payable by debit or credit card following the commencement of work on site.
- Building Notice Charge: Should you submit a Building Notice, the appropriate Building Notice charge is payable at the time of submission. This covers all necessary checks and site inspections in relation to the work described in the notice.
- Regularisation Charge: An application to regularise unauthorised work attracts a charge. The charge has been determined at 120% of the applicable Building Notice Charge. Please note that no VAT is payable on a Regularisation Charge.
- Temporary and Special structures (Section 30): An application for temporary or special structures is £180.00.
- Inspection of archive records is £88.13 (inclusive of VAT)
- Response to solicitors enquiries is £56.40

5. Where charges are not payable?

- We may agree to the payment of charges by instalments. The amount and timing of instalment payments must be agreed prior to the submission of a Building Notice, or the commencement of work in relation to a Full Plans submission. Payment by instalments would not be appropriate in respect of Plan Charges.
- We will not charge for initial consultation and providing pre-application advice on meeting Building Regulation and related standards.
- For work which solely benefits people with disabilities in relation to dwellings. A certificate or letter is required from a health professional (for example from a doctor or occupational therapist) in support of an application for exemption from charges.
- The above exemption also applies to buildings to which the public have access for purpose of providing means of access for disabled persons by way of entrance or exit to or from the building or any part of it; or for the provision of facilities designed to secure the greater health, safety and welfare of disabled persons.
- For the insertion of insulating material into an existing cavity wall, where the work is certified to an approved standard.
- For work which is certified by installers registered under the FENSA scheme or other registered competent persons i.e. Gas Safe, Certass, NICEIC, etc.

6. Electrical work and installations

Please note that the 'Standard Charge' tables incorporate an additional charge column which applies only when notifiable electrical work is NOT carried out using an appropriately qualified/Part P registered electrician. A Part P registered electrician is a qualified electrician who also has the necessary building regulations knowledge to enable his accreditation body to certify his work. In order to recover our costs to verify the installation works, if anyone other than a competent person undertakes the electrical work (even if it was your intention to use a competent person at application stage) the additional Part P charge may be payable. Your electrician should be aware of the definition of notifiable work. In most cases this will not be applicable, however please contact us if you have any queries regarding when the additional charge will be payable.

Notes

- Floor areas are measured internally.
- All cheques should be made payable to the "London Borough of Southwark" credit/debit card payments are also accepted.
- These notes are for guidance only and do not substitute for the full scheme which may be inspected at the Building Control office, The Building (Local Authority Charges) Regulations 2010 scheme no 10.
- Estimated cost of work means an estimate accepted by the Local Authority, of such reasonable amount as would be charged for the carrying out of that work by a person in business to carry out such work. This definition means that no reduction can be allowed for DIY work. Estimates should exclude VAT and land acquisition costs, internal decoration costs, floor coverings and fittings and professional fees paid to architects, engineers or surveyors. Where subject to a quotation, it will be beneficial to have sight of an elemental breakdown of costs if one is available.

If your proposal does not fit into the simplified tables overleaf, or should you have any questions regarding our fees, please contact Building Control on 020 7525 5582/5397/1625/5588, or email us at building.control@southwark.gov.uk

FULL PLANS, INSPECTION AND BUILDING NOTICE CHARGES

Table 1: Standard domestic charge including extensions and loft conversions

Extensions and loft conversions	Full Plans		Inspection		Building Notice	
	Charge	inc vat	Charge	inc vat	Charge	inc vat
less than 6m ²	£500.00	£600.00	Nil	Nil	£500.00	£600.00
less than 40m ²	£250.00	£300.00	£375.00	£450.00	£625.00	£750.00
between 40m ² and 60m ²	£283.33	£340.00	£425.00	£510.00	£708.33	£850.00
For each additional 20m ² over 60m ²	£40.00	£48.00	£60.00	£72.00	£100.00	£120.00
Basements as extension above plus an additional amount of	£116.67	£140.00	£150.00	£180.00	£266.66	£320.00
Attached garage less than 30m ²	£140.00	£168.00	£210.00	£252.00	£350.00	£420.00
Through lounge	£200.00	£240.00	Nil	Nil	£200.00	£240.00
Removal of chimney breast	£200.00	£240.00	Nil	Nil	£200.00	£240.00
Installation of new wc/ shower/utility	£200.00	£240.00	Nil	Nil	£200.00	£240.00
Garage conversion	£140.00	£168.00	£210.00	£252.00	£350.00	£420.00
Replacement windows up to 5 windows	£166.66	£200.00	Nil	Nil	£166.66	£200.00
per extra window	£8.33	£10.00	Nil	Nil	£8.33	£10.00
Re-roofing	£250.00	£300.00	Nil	Nil	£250.00	£300.00
New wiring (non competent person)	£300.00	£360.00	Nil	Nil	£300.00	£360.00

Building Notice charge = plan charge + inspection charge

Note all areas are calculated as internal floor areas

For extensions over 100m² please telephone for quotation

All cheques should be made payable to LONDON BOROUGH of SOUTHWARK (BUILDING CONTROL)

If your building work is defined as requiring an individual determined charge, ie over £200,000, please contact us on 020 7525 5582/5397/1625/5588, email us at building.control@southwark.gov.uk or complete the quotation request form on the

Table 2: Standard charges for new dwellings and works less than £200,000

	Plan		Inspection		Total	
	Charge	inc vat	Charge	inc vat	Charge	inc vat
New build dwelling (<300m ² per dwelling)						
1 new dwelling	£300.00	£360.00	£450.00	£540.00	£750.00	£900.00
2 dwellings	£400.00	£480.00	£600.00	£720.00	£1000.00	£1200.00
3 dwellings	£500.00	£600.00	£750.00	£900.00	£1250.00	£1500.00
4 Dwellings	£337.50	£405.00	£1012.50	£1215.00	£1378.72	£1620.00
5 Dwellings	£391.67	£470.00	£1175.00	£1410.00	£1600.00	£1880.00
6 Dwellings	£445.83	£535.00	£1337.50	£1605.00	£1821.28	£2140.00
7 Dwellings	£500.00	£600.00	£1500.00	£1800.00	£2042.55	£2400.00
8 Dwellings	£554.17	£665.00	£1662.50	£1995.00	£2263.83	£2660.00
9 Dwellings	£608.33	£730.00	£1825.00	£2190.00	£2485.11	£2920.00
10 Dwellings	£662.50	£795.00	£1987.50	£2385.00	£2706.38	£3180.00
If you wish to build more than 10 new dwellings please contact us on 020 7525 5588						
flat conversion to form 2 flats	£300.00	£360.00	£450.00	£540.00	£750.00	£900.00
plus for each additional flat	£113.33	£160.00	£200.00	£240.00	£333.33	£400.00
Demolition Notices (Section 80)					£375.00	£450.00

All cheques should be made payable to LONDON BOROUGH of SOUTHWARK (BUILDING CONTROL) or call to make a telephone payment. If your building work is defined as requiring an individual determined charge, ie over £200,000 please contact us on 020 7525 5582/5397/1625/5588, email us at building.control@southwark.gov.uk or complete the quotation request form on the website.

Table 3: Charges for other work under £200,000 including regularisation not shown in tables 1-2

Other works - estimate of cost	Plan		Inspection		Total	
	Charge	inc vat	Charge	inc vat	Charge	inc vat
Less than £5000	£291.67	£350.00	Nil	Nil	£291.67	£350.00
£5001 - £10,000	£354.17	£425.00	Nil	Nil	£354.17	£425.00
£10,001 - £20,000	£175.00	£210.00	£262.50	£315.00	£437.50	£525.00
£20,001 - £30,000	£220.00	£264.00	£330.00	£396.00	£550.00	£660.00
£30,001 - £40,000	£266.67	£320.00	£400.00	£480.00	£666.67	£800.00
£40,001 - £50,000	£308.33	£370.00	£462.50	£555.00	£770.83	£925.00
£50,001 - £60,000	£353.33	£424.00	£530.00	£636.00	£883.33	£1060.00
£60,001 - £70,000	£400.00	£480.00	£600.00	£720.00	£1000.00	£1,200.00
£70,001 - £80,000	£442.00	£530.00	£663.00	£795.00	£1,104.00	£1,325.00
£80,001 - £90,000	£483.00	£580.00	£725.00	£870.00	£1,208.00	£1,450.00
£90,001 - £100,000	£533.00	£640.00	£800.00	£960.00	£1,333.00	£1,600.00
£100,001 - £120,000	£575.00	£690.00	£863.00	£1035.00	£1,438.00	£1,725.00
£120,001 - £140,000	£608.00	£730.00	£913.00	£1095.00	£1,521.00	£1,825.00
£140,001 - £160,000	£642.00	£770.00	£963.00	£1,155.00	£1,604.00	£1,925.00
£160,001 - £180,000	£675.00	£810.00	£1,013.00	£1,215.00	£1,688.00	£2,025.00
£180,001 - £200,000	£708.00	£850.00	£1,063.00	£1,275.00	£1,771.00	£2125.00

All cheques should be made payable to LONDON BOROUGH of SOUTHWARK (BUILDING CONTROL)
 We are happy to accept debit and credit card payments please telephone 020 7525 5582/5596/5397/1625/5588

If your building work is defined as requiring an individual determined charge, ie over £200,000 please contact us on 020 7525 5582/5397/1625/5588, email us at building.control@southwark.gov.uk or complete the quotation request form on the website.

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