

Scheme of Charges for Building Regulations

Effective from 1 April 2011



Environment Culture and Communities, Time Square, Market Street, Bracknell, Berkshire RG12 1JD

Tel: 01344 351106 or 01344 351208 DX: 33611 Minicom: 01344 352045 Fax: 01344 351193 Email: building.control@bracknell-forest.gov.uk

Where **FULL PLANS** are submitted, the charges for Building Regulations are normally submitted in two stages; Stage One: (The Plan Charge) - on submission of the application; Stage Two: (The Inspection Charge) - Following the first site inspection, for which you will be invoiced. You must pay the first charge when depositing the application; the second charge is payable on demand from the Council after the first relevant site inspection has been carried out.

Where a **BUILDING NOTICE** is submitted instead of Full plans, the full charge is payable at the time of submission.

Cheques should be made to Bracknell Forest Borough Council

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 new Building (Local Authority Charges) Regulations 2010, there are two methods that Bracknell Building Control may use to establish the charge for building work. 1) Establishment of a standard charge or; 2) An individually determined charge.

Standard Charges:

The majority of domestic extensions and alteration work will generally attract a charge which falls within our 'Standard Charges' tables. Charges will not be payable for certain aspects of work, carried out for the benefit of disabled persons. The standard charges have been set on the basis that building work does not consist of, or include high risk or innovative construction which may require additional checking for compliance. Also, that the duration of the project from commencement to completion does not exceed 12 months. It is also assumed that the building work will be undertaken by a person or company who is competent to carry out the relevant design and building work. If not the work may incur supplementary charges.

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

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 or 'Standard Charges' tables A to C. This includes:

- Building work in relation to more than one building.
- Building work consisting of a domestic extension where the floor area exceeds 60m².
- Applications subject to a reversion charge (work reverting from and approved inspector to the local authority).
- Building work consisting of alterations to a domestic property where the estimated cost of work exceeds £100,000.
- 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, extension or new build where the cost of work exceeds £100,000.
- Work consisting of the erection or conversion of 5 or more dwellings or where the floor area of a dwelling exceeds 500m². For all new housing schemes please contact our office in the first instance for an individually determined quote.

If your building work is defined as requiring an individual determined charge, please contact us at 01344 351208/351106 or email building.control@bracknell-forest.gov.uk with a description of the work and we will contact you to discuss a charge.

Standard Charges Tables

Effective from 1 April 2011



Table A – Domestic Extensions and Conversions and alterations to a Single Building
(Figures in **bold** include VAT at 20%)

Category	Description	Full Plans Application		Building Notice	Regularisation Charge	Additional charge ONLY to IC or BN where a suitably qualified/Part P registered electrician is NOT used.
		Plan Charge	Inspection Charge (IC)	Building Notice Charge (BN)		
1	Domestic extension not exceeding 10m ²	136.67 164.00	268.33 322.00	405.00 486.00	486.00 N/A	See Electrical Note (Page 4)
2	Domestic extension exceeding 10 m ² but not exceeding 40m ²	136.67 164.00	341.67 410.00	477.50 573.00	573.00 N/A	
3	Domestic extension exceeding 40m ² but not exceeding 60m ²	136.67 164.00	525.00 630.00	660.83 793.00	793.00 N/A	
4	An extension or alteration of a dwelling consisting of one or more rooms in a roof space where the cost is less than £38,000.	136.67 164.00	378.33 454.00	514.17 617.00	617.00 N/A	
5	Attached/detached garage or car port not exceeding 60m ² to be used in common with an existing building and is not exempt	85.83 103.00	245.83 295.00	330.83 397.00	397.00 N/A	
6	Conversion of a garage to habitable use (cost of works not exceeding £10,000)	85.83 103.00	245.83 295.00	330.83 397.00	397.00 N/A	
7	Window replacement (non competent persons scheme)	94.17 113.00	N/A	94.17 113.00	113.00 N/A	
8	Installation of domestic solar panels/wind turbines	128.33 154.00	N/A	128.33 154.00	154.00 N/A	
9	Re-wiring or new electrical installation of a dwelling	85.83 103.00	209.17 251.00	294.17 353.00	353.00 N/A	See Electrical Note (Page 4)
10	Any electrical work other than re-wiring of a dwelling	85.83 103.00	153.33 184.00	239.17 287.00	287.00 N/A	
11	Renovation of a thermal element	153.33 184.00	N/A	153.33 184.00	184.00 N/A	

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Table B – All Other Work and Alterations
(Figures in **bold** include VAT at 20%)

Category	Description	Full Plans Application		Building Notice	Regularisation Charge	Additional charge ONLY to IC or BN where a suitably qualified/Part P registered electrician is NOT used
		Plan Charge	Inspection Charge (IC)	Building Notice Charge		
12	£0 - £2000	128.33 154.00	N/A	128.33 154.00	154.00 N/A	See Electrical Note (Page 4)
	£2001 - £5000	220.83 265.00	N/A	220.83 265.00	265.00 N/A	
	£5001 - £10000	257.50 309.00	N/A	257.50 309.00	309.00 N/A	
	£10001 - £20000	357.50 429.00	N/A	357.50 429.00	429.00 N/A	
	£20001 - £30000	136.67 164.00	314.17 377.00	450.83 541.00	541.00 N/A	
	£30001 - £40000	165.00 198.00	382.50 459.00	546.67 656.00	656.00 N/A	
	£40001 - £50000	191.67 230.00	450.00 540.00	641.67 770.00	770.00 N/A	
	£50001 - £60000	221.67 266.00	515.00 618.00	736.67 884.00	884.00 N/A	
	£60001 - £70000	250.00 300.00	582.50 699.00	831.67 998.00	998.00 N/A	
	£70001 - £80000	279.17 335.00	649.17 779.00	927.50 1113.00	1113.00 N/A	
	£80001 - £90000	298.33 358.00	694.17 833.00	991.67 1190.00	1190.00 N/A	
	£90001 - £100000	335.83 403.00	781.67 938.00	1116.67 1340.00	1340.00 N/A	

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Table C – Dwellings Up To 500m² and flats up to 3 storeys
(Figures in **bold** include VAT at 20%)

Number of Dwellings	Full Plans Application		Building Notice	Regularisation Charge	Additional charge ONLY to IC or BN where a suitably qualified/Part P registered electrician is NOT used
	Plan Charge	Inspection Charge (IC)	Building Notice Charge (BN)		
1	170.83 205.00	490.83 589.00	N/A	794.00	See Electrical Note (Page 4)
2	255.83 307.00	625.83 751.00	N/A	1058.00	
3	383.33 460.00	664.17 797.00	N/A	1257.00	
4	425.83 511.00	787.50 945.00	N/A	1456.00	
5	468.33 562.00	908.33 1090.00	N/A	1652.00	

Electrical Note

An additional charge of £300 (inc VAT) will be payable where electrical work is undertaken by a person who is not an appropriately qualified/Part P registered electrician. A Part P registered electrician is a qualified electrician who also has the building regulations knowledge to enable his accreditation body to certify his work. **For any application where electrical work is being undertaken, it is strongly recommended that a suitably qualified electrician is employed to carry out the work.**

Example Building Regulations application Standard Charge where a Part P/suitably qualified electrician is and is NOT used for a domestic extension not exceeding 10m²

Standard Charge using a competent Part P/suitably qualified electrician	Standard Charge NOT using a competent Part P/suitably qualified electrician
£475	£475 + supplementary £300 charge = £775