

Scheme of Charges for Building Regulations

Effective from 1 April 2021



Building Control, Environment Culture and Communities, Time Square, Market Street, Bracknell, Berkshire RG12 1JD
Tel: 01344 354100 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.

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 form 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 354100 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 2021



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
		Plan Charge	Inspection Charge (IC)	Building Notice Charge (BN)	
1	Domestic extension not exceeding 10m ²	183.33 220.00	316.67 380.00	501.67 602.00	614.00 N/A
2	Domestic extension exceeding 10 m ² but not exceeding 40m ²	228.33 274.00	360.83 433.00	590.83 709.00	724.00 N/A
3	Domestic extension exceeding 40m ² but not exceeding 60m ²	407.50 489.00	400.83 481.00	812.50 975.00	1003.00 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.	317.50 381.00	314.17 377.00	633.33 760.00	781.00 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	108.33 130.00	301.67 362.00	409.17 491.00	503.00 N/A
6	Conversion of a garage to habitable use (cost of works not exceeding £10,000)	183.33 220.00	225.83 271.00	409.17 491.00	503.00 N/A
7	Window replacement (non competent persons scheme)	154.17 185.00	N/A	154.17 185.00	205.00 N/A
8	Installation of domestic solar panels/wind turbines	160.00 192.00	N/A	160.00 192.00	196.00 N/A
9	Re-wiring or new electrical installation of a dwelling	108.33 130.00	260.83 313.00	365.83 439.00	447.00 N/A
10	Any electrical work other than re-wiring of a dwelling	108.33 130.00	190.00 228.00	296.67 356.00	366.00 N/A
11	Renovation of a thermal element	190.00 228.00	N/A	190.00 228.00	235.00 N/A

Standard Charges Tables

Effective from 1 April 2021



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

Category	Description	Full Plans Application		Building Notice	Regularisation Charge
		Plan Charge	Inspection Charge (IC)	Building Notice Charge	
12	£0 - £2000	160.00 192.00	N/A	160.00 192.00	196.00 N/A
	£2001 - £5000	273.33 328.00	N/A	273.33 328.00	337.00 N/A
	£5001 - £10000	319.17 383.00	N/A	319.17 383.00	391.00 N/A
	£10001 - £20000	442.50 531.00	N/A	442.50 531.00	544.00 N/A
	£20001 - £30000	170.83 205.00	388.33 466.00	556.67 668.00	683.00 N/A
	£30001 - £40000	205.00 246.00	472.50 567.00	674.17 809.00	830.00 N/A
	£40001 - £50000	236.67 284.00	555.83 667.00	791.67 950.00	972.00 N/A
	£50001 - £60000	275.00 330.00	635.83 763.00	907.50 1089.00	1117.00 N/A
	£60001 - £70000	310.83 373.00	717.50 861.00	1024.17 1229.00	1259.00 N/A
	£70001 - £80000	345.83 415.00	800.00 960.00	1142.50 1371.00	1404.00 N/A
	£80001 - £90000	369.17 443.00	853.33 1024.00	1221.67 1466.00	1501.00 N/A
	£90001 - £100000	415.83 499.00	963.33 1156.00	1375.83 1651.00	1691.00 N/A

Standard Charges Tables
Effective from 1 April 2021



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
	Plan Charge	Inspection Charge (IC)	Building Notice Charge (BN)	
1	407.50 489.00	410.00 492.00	N/A	1004.00 N/A
2	453.33 544.00	635.83 763.00	N/A	1335.00 N/A
3	498.33 598.00	794.17 953.00	N/A	1585.00 N/A
4	543.33 652.00	950.83 1141.00	N/A	1837.00 N/A
5	590.83 709.00	1108.33 1330.00	N/A	2084.00 N/A