

Sussex Building Control's Guide to Building Regulation Charges for New Dwellings - with effect from 1st July 2011

TABLE A

Private house by Hillreed homes Ltd



About Sussex Building Control

Sussex Building Control (based in Horsham) is the Local Authority Building Control (LABC) Service for Crawley Borough Council and Horsham District Council. It is the Local Authority department whose job it is to ensure building works within the district/borough comply with Building Regulations. As the Local Authority, it is completely impartial, publicly accountable and local to your site.

Explanatory notes

The Principles of the Scheme

Sussex Building Control is a 'not-for-profit' organisation and does not have to generate profits for shareholders. The charges for Building Regulation work are therefore intended to cover the cost of the service. There are two methods that the Authority may use to establish the charge for building work:-

- Individually determined charges, and
- the establishment of a standard charge.

Charges have been set for the functions prescribed in Regulation 4 of the Building (Local Authority Charges) Regulations 2010, namely:-

- **A plan charge**, payable when plans of the building work are deposited with the Authority.
- **An inspection charge**, payable on demand after the Authority carries out the first inspection in respect of which the charge is payable.
- **A building notice charge**, payable when the Building Notice is given to the Local Authority.
- **A regularisation charge**, which is payable at the time of the application to the Authority in accordance with Regulation 21 of the Building Regulations.
- **Chargeable advice**, payable on demand where pre-application advice exceeds 1 hour and has been agreed in advance. This charge can be discounted from a subsequent application for the work in question.

Individual determination of a charge

Standard charges are set out in the following table (Table A). If the building work(s) that you are undertaking is not listed as a standard charge it will be individually determined in accordance with the principles and relevant factors contained within the regulations. In order to determine a charge, we may require the following additional information:

- The floor area of the building(s)
- The estimated duration of the building work
- The use of competent persons or Robust Details Ltd
- Any accreditations held by the builder or other member of the design team

- The nature of the design and whether innovative or high risk construction is to be used
- Any repetition of build types
- The estimated cost of the building work

If your building work is defined as requiring an individual assessment of a charge please complete the 'Project Enquiry Form' in the Contact Us section of our website. www.sussexbuildingcontrol.org or call 01403 215151.

Standard charges

Standard charges include works of drainage in connection with the erection or extension of a building or buildings, even where those works are commenced in advance of the plans for the building(s) being deposited. 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 18 months. In these circumstances supplementary charges may apply or the charge will be individually determined. We will contact you within 2 working days of receipt of your application if we consider this to be the case with your application.

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 charges tables. If not, the work may incur supplementary charges.

If chargeable advice, given in respect of any of the work detailed in Table A, results in less time being taken by the Authority then a reduction in the standard charge will be made.

If the Authority consider it necessary to engage and incur the cost of a consultant to provide specialist advice or services in relation to a particular aspect of building work, these costs may be added to the standard charge or included in an individually determined charge.

Where a suitable electrical certificate under BS 7671 cannot be provided an additional charge may be applied.

The Plan and Inspection Charges are listed in Table A.

Building Notice Charge. Where building work is of a relatively minor nature the building notice charge is the same as the total plan and inspection charge. Where building notices are used for complex/major work, the charge will be higher to reflect the additional input required from Building Control to deliver the building regulation function as detailed in Table A.

Regularisation Charge is listed in the Table A.

Reversion Charges will be individually determined.

Interpretation of Table A

For the purposes of the table, the reference in the heading to column (1) is a reference to the number of dwellings in the building or buildings referred to.

Where the charge relates to the erection of a dwelling-house the charge includes for the provision of a detached or attached domestic garage or carport less than 40m² providing it is constructed at the same time as the dwelling.

Help and advice

If you would like help interpreting these charges and calculating the charge payable for your work please contact Sussex Building Control.

Tel: 01403 215151

Email: info@sussexbuildingcontrol.org

Web: www.sussexbuildingcontrol.org

Link to our project enquiry form: http://www.sussexbuildingcontrol.org/contact_us/project_enquiry_form.html

Payment

Please note all charges are exclusive of VAT so please calculate the VAT payable and add to the charge listed before sending payment. If paying by cheque please make payable to **Horsham District Council**.

In some circumstances we can arrange for fees to be paid by instalments; contact us on 01403 215151 for more information.

Table A
Dwelling-houses and flats not exceeding
250m² or more than 3 storeys

Number of Dwelling-houses	Full Plans Application		Building Notice (Excluding VAT)	Regularisation (No VAT payable)
	Plan Charge (Excluding VAT)	Inspection Charge (Excluding VAT)		
1	210	490	875	1050
2	300	700	1250	1500
3	405	945	1690	2025
4				
5				
6	600	1400	2500	3000
7				
8				
9				
10				
Number of Flats				
1	150	350	625	750
2	330	770	1375	1650
3				
4				
5	525	1225	2190	2625
6				
Conversions				
To form a single dwelling-house (where proposed work is less than £15,000)	90	210	375	450
From single dwelling to 2 dwellings	120	280	500	600
Cost per flat formed as part of a conversion up to 6 in total (multiply charge by the number of flats)	90	210	375	450
From agricultural building to dwelling-house	375	875	1565	1875

Please note: These figures are in £ sterling and are exclusive of VAT. Please calculate the VAT payable at the current rate and add to the charge for your work before making payment. Please make cheques payable to Horsham District Council.

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For more information or to get a quote please call

0845 054 0505

email: info@labcnhw.co.uk
visit www.labcnhw.co.uk



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Sussex Building Control provide building control services on behalf of

