

Sussex Building Control's Guide to Building Regulation Charges for Non-Domestic Work - with effect from 1st July 2011

TABLE C



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 carry 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 C). 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 C, 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.

The Plan and Inspection Charges are listed in Table C.

Regularisation Charge is listed in Table C.

Reversion Charges will be individually determined.

Interpretation of Table C

Building usage relates to Purpose Groups as defined in Approved Document B2 – Appendix D.

Estimated cost means the amount accepted by the Local Authority as that which a person engaged in the business of carrying out building work would reasonably charge for carrying out the work in question, excluding VAT and professional fees.

Standard charges can be subject to variation and the charge calculated as an individually determined charge where circumstances dictate and the applicant and Local Authority agree to calculate the charge in this way.

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 C
Non-domestic work (not more than 3 storeys above ground level)

Table C1		Extensions and new build																
		Building Usage (based on B1 purpose groups)																
Description of work	Other Residential (Institution, hotel, hostel etc)	Assembly and Recreational			Industrial and Storage			Offices and Shops										
		Plan Charge ex. VAT	Inspection Charge ex. VAT	Regularisation	Plan Charge ex. VAT	Inspection Charge ex. VAT	Regularisation	Plan Charge ex. VAT	Inspection Charge ex. VAT	Regularisation								
1	Single storey with floor area not exceeding 15m ²	135	315	675	115	265	563	225	-	338	90	210	450					
2	Single storey with floor area exceeding 15m ² but not exceeding 60m ²	190	440	938	160	370	788	90	210	450	125	290	623					
3	New build & other extensions with a total floor area not exceeding 50m ²	190	440	938	160	370	788	90	210	450	125	290	623					
4	New build & other extensions with a total floor area exceeding 50m ² but not exceeding 100m ²	260	605	1298	220	510	1088	130	300	638	175	405	863					
5	New build & other extensions with total floor area exceeding 100m ² but not exceeding 500m ²	Contact Building Control for an individually determined charge											225	525	1125	300	700	1500

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.

Table C

Table C2		Other work		
		Plan Charge ex. VAT	Inspection Charge ex. VAT	Regularisation No VAT payable
6	Cost of work not exceeding £5000 including Replacement windows, rooflights or external glazed doors (up to 20 units) Installation of new shopfront Renewable energy systems e.g. solar panels (where considered as building work and not covered by a competent person scheme)	200	-	300
		105	245	525
7	Cost of work exceeding £5,000 but not exceeding £25,000 including Replacement windows, rooflights or external glazed doors (over 20 units) Installation of a raised storage platform within an existing building Renovation of a thermal element	165	385	825
8	Cost of work exceeding £25,000 but not exceeding £50,000	205	475	1013
9	Cost of work exceeding £50,000 but not exceeding £100,000	115	265	563
10	Fit out of existing building up to 100m ²			
Multiple work reductions				
Where multiple work is covered by more than one of the above categories within Tables C1 and C2 then the appropriate charge is calculated by paying the full amount from Table C1 and only 50% for the other applicable category based upon the cost of the additional work provided this work is undertaken at the same time.				

¹Where the work is very minor and costing under £1000 a reduced fee may be applicable. Please contact Building Control for advice.



Local Authority Building Control
Horsham & Crawley

L40_BC_Guidance Note - Non Domestic Work

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Sussex Building Control provide building control services on behalf of



A member of