

Sussex Building Control's Guide to Building Regulation Charges for Domestic Extensions and Alterations - with effect from 1st July 2011

TABLE B



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 B). 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 B, 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 B.

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 B.

Regularisation Charge is listed in Table B.

Reversion Charges will be individually determined.

Interpretation of Table B

Where building work involves the erection of more than one extension to a building, the total floor areas of all extensions will be aggregated to determine the relevant charge payable, providing that the building work for all aggregated extensions is carried out at the same time.

There are some exemptions from payment of charges where all the relevant work is solely for the benefit of disabled people.

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.

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 B

Works to a single dwelling

	Description	Full Plans Application		Building Notice ex. VAT	Regularisation No VAT
		Plan Charge ex. VAT	Inspection Charge ex. VAT		
Extensions and new build					
1	Single storey extension with a floor area not exceeding 15m ²	175 ²	200 ²	375 ²	563 ²
2	Extension with floor area exceeding 15m ² but not exceeding 60m ²	175	300	475	713
3	Extension with floor area exceeding 60m ² but not exceeding 100m ²	200	375	690	863
4	Erection or extension of a non-exempt garage or carport up to 100m ²	105	195	300	450
5	Detached building in curtilage of dwelling that includes habitable accommodation up to 100m ²	165	300	560	698
Conversions					
6	Loft conversion to a building with no more than 2 storeys with a floor area not exceeding 40m ²	165	300	560	698
7	Loft conversion to a building with no more than 2 storeys with floor area exceeding 40m ² but not exceeding 100m ²	200	375	690	863
8	Conversion of garage to a habitable room (s)	105	195	300	450
Controlled services and fittings					
9	Re-roofing	150	-	150	225
10	Renovation of a thermal element	150	-	150	225
11	Replacement of 1 – 10 windows, roof lights, roof windows or external doors	125	-	125	188
12	Replacement of 11 or more windows, roof lights, roof windows or external doors	150	-	150	225
13	Replacement bay windows up to 3 storeys	200	-	200	300

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.

	Description	Full Plans Application		Building Notice ex. VAT	Regularisation No VAT
		Plan Charge ex. VAT	Inspection Charge ex VAT		
14	Electrical installation work other than rewire	125 ¹	-	125 ¹	188 ¹
15	Electrical rewire	150 ¹	-	150 ¹	225 ¹
16	Electrical work carried out as part of other controlled work where installer cannot provide certification	125 ¹	-	125 ¹	188 ¹
17	Renewable energy systems e.g solar panels (where considered as building work and not covered by a competent person scheme)	125 ¹	-	125 ¹	188 ¹
Other domestic alterations (not listed above such as underpinning and structural alterations)					
18	Cost of work not exceeding £5,000	200	-	170	300
19	Cost of work exceeding £5,000 but not exceeding £15,000	150	150	300	450
20	Cost of work exceeding £15,000 but not exceeding £25,000	115	265	430	563
21	Cost of work exceeding £25,000 but not exceeding £50,000	135	315	520	675
22	Cost of work exceeding £50,000 but not exceeding £100,000	180	420	690	900

Multiple work reductions

Where multiple work is covered by more than one of the above categories then the appropriate charge is calculated by paying the full amount for the most expensive category and only 50% for the other applicable category provided this work is undertaken at the same time.

1. Where it is considered necessary to engage an outside body to certify and test the installation this will incur an additional charge.
2. For very minor works such as a bay window extension or small infill under an existing roof a reduced fee may be applicable. Please contact Building Control for advice.

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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Sussex Building Control provide building control services on behalf of

