

Building Control Charges

The Building (Local Authority Charges) Regulations 2010

Valid from 4 January 2011 (VAT 20%)

General Notes:

1. Full Plans Charges

(a) **Plan Charge** - payable on deposit of submission

(b) **Inspection Charge** - is invoiced to the applicant after the first inspection

2. Building Notice Charge

Is the total of the 'plan' and 'inspection' charges added together and is payable when the Building Notice is submitted

3. Non-standard charges

If the charge for your building work is not listed as a standard charge it will be individually determined. Please contact us so that we can give you a quotation for your project.

4. Electrical works

Where electrical work is 'notifiable' and is undertaken by an electrician who is not a member of a Part P 'competent persons scheme' a charge of £208.33 + VAT will be made to recover the council's costs in checking this element of the project.

5. Supplementary charges

These charges have been set 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 12 months.

The charges have also 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. If they are not the work may incur supplementary charges.

6. Disabled persons

Some alterations and extensions to existing buildings to provide or improve facilities for disabled persons are exempt from charges. For details and advice please contact us.

Table A									
New Dwellings (up to 300m ²)									
Number of dwellings	FULL PLANS						BUILDING NOTICE CHARGE		
	PLAN CHARGE			INSPECTION CHARGE			Charge £	VAT £	Total £
	Charge £	VAT £	Total £	Charge £	VAT £	Total £			
1	266.67	53.33	320.00	400.00	80.00	480.00	666.67	133.33	800.00
2	366.67	73.33	440.00	550.00	110.00	660.00	916.67	183.33	1,100.00
3	466.67	93.33	560.00	700.00	140.00	840.00	1,166.67	233.33	1,400.00
4	566.67	113.33	680.00	850.00	170.00	1,020.00	1,416.67	283.33	1,700.00
5	666.67	133.33	800.00	1,000.00	200.00	1,200.00	1,666.67	333.33	2,000.00
6	750.00	150.00	900.00	1,125.00	225.00	1,350.00	1,875.00	375.00	2,250.00
7	833.33	166.67	1,000.00	1,250.00	250.00	1,500.00	2,083.33	416.67	2,500.00
8	916.67	183.33	1,100.00	1,375.00	275.00	1,650.00	2,291.67	458.33	2,750.00
9	1,000.00	200.00	1,200.00	1,500.00	300.00	1,800.00	2,500.00	500.00	3,000.00
10	1,083.33	216.67	1,300.00	1,625.00	325.00	1,950.00	2,708.33	541.67	3,250.00

Table A notes:

A scheme consisting of more than 10 dwellings or a new dwelling over 300m² in floor area - charges will be individually assessed.

Table B	Small domestic buildings, extensions and loft conversions								
Type of work	FULL PLANS						BUILDING NOTICE CHARGE		
	PLAN CHARGE			INSPECTION CHARGE			Charge £	VAT £	Total £
	Charge £	VAT £	Total £	Charge £	VAT £	Total £			
Conversion of garage into living accommodation	208.33	41.67	250.00	0	0	0	208.33	41.67	250.00
Electrical works (non Competent Persons Scheme)	208.33	41.67	250.00	0	0	0	208.33	41.67	250.00
Garages and car ports up to 40m ²	208.33	41.67	250.00	0	0	0	208.33	41.67	250.00
Garages and car ports over 40m ² up to 60m ²	208.33	41.67	250.00	83.33	16.67	100.00	291.67	58.33	350.00
Extensions and loft conversions up to 10m ²	208.33	41.67	250.00	166.67	33.33	200.00	375.00	75.00	450.00
Extensions and loft conversions over 10m ² up to 40m ²	208.33	41.67	250.00	250.00	50.00	300.00	458.33	91.67	550.00
Extensions and loft conversions over 40m ² up to 60m ²	208.33	41.67	250.00	333.33	66.67	400.00	541.67	108.33	650.00
Extensions and loft conversions over 60m ² up to 80m ²	208.33	41.67	250.00	416.67	83.33	500.00	625.00	125.00	750.00

Table B Notes:

- References to floor area relate to the total internal floor area of all storeys.
- Where more than one extension is proposed, the floor areas must be added together to determine the charge.

Table C	Calculation of charges for all other building work								
Total estimated cost £	FULL PLANS						BUILDING NOTICE CHARGE		
	PLAN CHARGE			INSPECTION CHARGE			Charge £	VAT £	Total £
	Charge £	VAT £	Total £	Charge £	VAT £	Total £			
0 -1000	104.17	20.83	125.00	0	0	0	104.17	20.83	125.00
1,001-2,000	166.67	33.33	200.00	0	0	0	166.67	33.33	200.00
2,001-5,000	208.33	41.67	250.00	0	0	0	208.33	41.67	250.00
5,001-10,000	250.00	50.00	300.00	0	0	0	250.00	50.00	300.00
10,001-15,000	116.67	23.33	140.00	175.00	35.00	210.00	291.67	58.33	350.00
15,001-20,000	133.33	26.67	160.00	200.00	40.00	240.00	333.33	66.67	400.00
20,001-30,000	166.67	33.33	200.00	250.00	50.00	300.00	416.67	83.33	500.00
30,001-40,000	200.00	40.00	240.00	300.00	60.00	360.00	500.00	100.00	600.00
40,001-50,000	233.33	46.67	280.00	350.00	70.00	420.00	583.33	116.67	700.00

FOR PROJECTS WITH AN ESTIMATED COST OVER £50,000 PLEASE CONTACT US FOR ADVICE

Replacement windows (dwellings only)									
	Charge £	VAT £	Total £	Charge £	VAT £	Total £	Charge £	VAT £	Total £
Replacement windows	100.00	20.00	120.00	0	0	0	100.00	20.00	120.00

Table C Notes:

- Please enclose a written estimate of the cost of work, otherwise we will not be able to process your application. We may request a more detailed estimate to justify any plan charge submitted.
- 'Total Estimated Cost' means a reasonable estimate that would be charged by a professional builder but excluding professional (Architects/Surveyors) fees and VAT. DIY estimates cannot be accepted.

<p>Wiltshire Council (North) Building Control Monkton Park CHIPPENHAM SN15 1ER Tel: 01249 706535 Fax: 01249 460810 email: buildingcontrolnorth@wiltshire.gov.uk Web: www.wiltshire.gov.uk/buildingcontrol</p>	<p>Wiltshire Council (South) Building Control PO Box 2281 SALISBURY SP2 2HX Tel: 01722 434519 Fax: 01722 434247 email: buildingcontrolsouth@wiltshire.gov.uk Web: www.wiltshire.gov.uk/buildingcontrol</p>	<p>Wiltshire Council (East) Building Control Browfort Bath Road DEVIZES SN10 2AT Tel: 01380 734777 Fax: 01380 734775 email: buildingcontroleast@wiltshire.gov.uk Web: www.wiltshire.gov.uk/buildingcontrol</p>	<p>Wiltshire Council (West) Building Control Bradley Road TROWBRIDGE BA14 0RD Tel: 01225 770321 Fax: 01225 776792 email: buildingcontrolwest@wiltshire.gov.uk Web: www.wiltshire.gov.uk/buildingcontrol</p>
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