

Residential Building Regulation Charges

Effective
4th January 2011

Building (Local Authority Charges) Regulations 2010 Operative 1st October 2010

1. Building Regulation Approval

1. **Building Regulation Application** - Before any building works are carried out, you or your agent must advise your Local Authority by submitting a Building Regulation Application, either using a **Full Plans** or a **Building Notice** Application. The works may also require Planning Approval, guidance for which can be obtained separately from the Council's Planning Department. The Building Regulation charges depend on the number and size of dwellings, the type of work being undertaken, and the total floor area. The following tables should be used to calculate the charges within Reigate and Banstead; however, if you have any difficulties, or the works being carried out are not detailed within the tables, please contact the Building Control Section who will provide advice and an Individually Determined Charge for your proposals.

2. Fees are payable as follows:

- 2.1 **Full Plans Application** - Should you submit a Full Plans application, you will pay a plan charge at the time of submission of the application, with an inspection charge payable at the commencement of works. See Tables below. Applications should include two copies of all details, for further guidance details see the Reigate and Banstead web site, or the CLG Planning Portal.
- 2.2 **Building Notice Application** - Should you submit a Building Notice, the appropriate charge is payable at the time of submission. The fee payable covers all necessary plan examination and site inspections, this charge is equivalent to the sum of the relevant plan and inspection charges paid for full plan applications. See Tables below. Applications should include one copy of all available details, for further guidance details see the Reigate and Banstead web site, or the CLG Planning Portal.
- 2.3 **Regularisation Certificate** - Should you apply for a Regularisation Certificate in respect of unauthorised building work, commenced on or after 11th November 1985; a regularisation charge is applicable. This charge is payable at the time of submission of the application, and covers the cost of assessing your application, and all site inspections. Applications should include one copy of all available details, for further guidance details see the Reigate and Banstead web site, or the CLG Planning Portal.

VAT - Is chargeable to all Building Regulation Applications at the appropriate rate, with the exception of Regularisation Certificates.

3. Charges Tables

- 3.1 **Table A : Standard Charges for New Housing** - details the charges payable for new dwelling **houses and flats**, where the total internal floor area of each dwelling, including any garage or carport, does **not exceed 300m²**. The building must also have not more than three storeys, including basement storeys. Dwellings exceeding 300m², or sites exceeding **5 dwellings**, please contact the Reigate and Banstead Building Control Section who will provide an Individually Determined Charge.

Electrical works not carried out by a Competent Person registered under the Part P Scheme, attract an additional charge as detailed in Category 5 of Table C.

- 3.2 **Table B : Domestic Extensions to a Single Building** - details the charges payable where works comprise of one or more **domestic extensions**. **Floor area** is the total internal floor areas of all storeys added together. Two or more extension floor areas may be added together to determine the relevant charge, providing the works are carried out simultaneously. The Council reserve the right to make additional charges should this subsequently not be the case.

Electrical works not carried out by a Competent Person registered under the Part P Scheme, attract an additional charge as detailed in the Additional Charge column.

- 3.3 **Table C : Domestic Alterations to a Single Building** - details the charges payable where works consist of domestic alterations. **Estimated cost** means, an estimate of all reasonable costs including both materials and labour that would be charged by a person in business, to carry out the work, excluding VAT. Professional fees paid to an architect, engineer or surveyor etc. and land acquisition costs, are to be excluded from the estimated costs. Reductions are discounts provided where more than one category of works is carried out simultaneously, the relevant reduction will relate to the cheaper category of work.

- 3.4 **Individually Determined Charges** - where works do not fall within any of the categories within Tables A to C please contact Reigate and Banstead Building Control Section who will provide an Individually Determined Charge for your project.

4. Supplementary Additional Charges

- 4.1 **Competent Designer and Contractor** The Standard Charges have been set on the basis that the design and building work is undertaken by a person or company that is experienced and competent to carry out the work. If not, the work may incur supplementary additional charges.
- 4.2 **Innovative or High Risk Construction Techniques** The charges have also been set on the basis that the building work does not consist of, or include, innovative or high risk construction techniques. If so, the work may incur supplementary additional charges.
- 4.3 **Construction Time Period** If the duration of the building work from commencement to completion exceeds 12 months, the Council reserves the right to make supplementary additional charges.
- 4.4 **Chargeable Advice Discount** If chargeable advice has been given in respect of any of the work detailed in these tables and this is likely to result in less time being taken by the authority, a reduction to the standard charge will be made.

5. Exemptions

- 5.1 Where plans have been either Conditionally Approved or Rejected, no further charge is payable on resubmission for substantially the same work.
- 5.2 Works to provide **access and/or facilities for disabled people** to existing dwellings, and buildings to which the public have access are **exempt from charges**. In these Regulations 'disabled person' is defined as a persons to whom Section 29(1) of the National Assistance Act 1948 applies.

6. Legal Guidance

- 6.1 These notes are for guidance only and do not substitute for Statutory Instrument 2010 No.404, and the adopted Reigate and Banstead Borough Council Charging; which contain the full scheme and statement of the law.

Table A : Standard Charges for New Housing (Floor area less than 300m²)
(Note: Figures within brackets are exclusive of VAT)

Number of Dwellings	FULL PLANS APPLICATIONS		Building Notice Charge	Regularisation Charge (VAT is not payable)	Additional Charge* (Non Part P Electrician)
	Plan Charge	Inspection Charge			
	£	£	£	£	£
1	(212.77) £255.32	(472.34) £566.81	(685.11) £822.13	£1027.66	Yes See Category 5 Table C
2	(212.77) £255.32	(657.02) £788.42	(869.79) £1043.75	£1304.68	
3	(212.77) £255.32	(874.89) £1049.87	(1087.66) £1305.19	£1631.49	
4	(212.77) £255.32	(1113.19) £1335.83	(1325.96) £1591.15	£1988.94	
5	(425.53) £510.64	(1121.70) £1346.04	(1547.23) £1856.68	£2320.85	

Individually Determined Charges - Dwellings exceeding 300m², or sites exceeding 5 Dwellings, please contact Reigate and Banstead Building Control Section who will provide an Individually Determined Charge for your project.

Table B : Domestic Extensions to a Single Building/Dwelling
(Note: Figures within brackets are exclusive of VAT)

Category	Description	Full Plans		Building Notice Charge	Regularisation Charge (VAT is not payable)	Additional Charge* (Non Part P Electrician)
		Plan Charge	Inspection Charge			
		£	£	£	£	£
1	Single storey extension not exceeding 10m ²	(136.17) £163.40	(195.74) £234.89	(331.91) £398.29	£497.87	(221.27) £265.52
2	Single storey extension 10m ² to 40m ²	(136.17) £163.40	(340.43) £408.52	(476.60) £571.92	£714.90	(221.27) £265.52
3	Single storey extension 40m ² to 100m ²	(212.77) £255.32	(391.49) £469.79	(604.26) £725.11	£906.38	(221.27) £265.52
4	Two storey extension not exceeding 40m ²	(136.17) £163.40	(370.21) £444.25	(506.38) £607.66	£759.57	(221.27) £265.52
5	Two storey extension 40m ² to 100m ²	(212.77) £255.32	(502.12) £602.54	(714.89) £857.87	£1072.34	(221.27) £265.52
6	Two storey extension 100m ² to 200m ²	(212.77) £255.32	(834.04) £1000.85	(1046.80) £1256.16	£1570.21	(297.87) £357.44
7	Loft conversion without dormers (max 40m ²)	(136.17) £163.40	(280.85) £337.02	(417.02) £500.42	£625.53	(221.27) £265.52
8	Loft conversion that includes a dormer or changes to roof line (max 40m ²)	(136.17) £163.40	(348.94) £418.73	(485.11) £582.13	£727.66	(221.27) £265.52
9	Erection or extension of a non exempt domestic detached garage or carport up to 100m ²	(294.47) £353.36	Included in plan charge	(294.47) £353.36	£441.70	(221.27) £265.52
10	Erection of a single storey domestic garage extension or carport up to 100m ²	(136.17) £163.40	(192.34) £230.81	(328.51) £394.21	£492.77	(221.27) £265.52
11	Conversion of a domestic garage to habitable rooms	(136.17) £163.40	(148.93) £178.72	(285.10) £342.12	£427.67	(221.27) £265.52
12	Alterations to extend or create a basement up to 100m ²	(212.77) £255.32	(459.57) £551.48	(672.34) £806.81	£1008.51	(221.27) £265.52

TABLE C : Domestic Alterations to a Single Building/Dwelling
(Note: Figures within brackets are exclusive of VAT)

Category	Description	Full Plans		Building Notice Charge	Details of any reduction for work carried out at the same time as work referred to in Table B	Regularisation Charge (VAT is not payable)
		Plan Charge	Inspection Charge			
		£	£	£	£	£
1	Underpinning	Individually determined			25%	
2	Renovation of a thermal element to a single dwelling	(238.29) £285.95	Included in plan charge	(238.29) £285.95	25%	
3	Internal alterations , installation of fittings (not electrical) and/or, structural alterations					
(a)	Estimated cost less than £5,000	(191.49) £229.79	Included in plan charge	(191.49) £229.79	25%	£287.23
(b)	Estimated cost exceeding £5,000 and up to £25,000	(136.17) £163.40	(204.26) £245.11	(340.43) £408.52	25%	£510.64
(c)	Estimated cost exceeding £25,001 and up to £50,000	(136.17) £163.40	(340.42) £408.50	(476.59) £571.91	25%	£714.89
(d)	Estimated cost exceeding £50,001 and up to £75,000	(212.77) £255.32	(440.00) £528.00	(612.77) £735.32	25%	£919.15
4	Window replacement (non competent persons scheme)					
(a)	Per installation up to 20 windows	(191.49) £229.79	Included in plan charge	(191.49) £229.79	25%	£287.23
(b)	Per installation over 20 windows	(136.17) £163.40	(148.93) £178.72	(285.10) £342.12	25%	£427.66
5	Electrical work (non competent persons scheme)					
(a)	Any electrical work other than the rewiring of a dwelling	(221.27) £265.52	Included in plan charge	(221.27) £265.52	N/A	£331.91
(b)	The re-wiring or new installation in a dwelling	(297.87) £357.44		(297.87) £357.44	N/A	£446.81

***Additional Charge** - Where electrical works are not carried out by a Competent Person registered under the Part P Scheme, The application will attract an additional charge as detailed in Category 5 of Table C.