



South Bucks District Council

Building Control Charges

Effective 1st October 2010

FEES ARE PAYABLE AS FOLLOWS:

- When **Full Plans** are submitted for approval a two stage charge is payable.
- The **Initial Charge** must accompany the submitted drawings and details. This covers the assessment of the proposed works and the passing or rejection of the plans. The **Inspection Charge** becomes due after the first inspection of work on site. An invoice will be sent for the inspection charge to cover all necessary site inspections including the completion inspection and certificate.
- If a **Building Notice** is submitted this must be accompanied by the relevant payment to cover the **Building Notice charge**. The charge covers all assessment and inspection procedures as above, but is payable in full at the time of deposit of the Building Notice. Building Notices charges are generally higher than the combined Full Plans Charges. This is to reflect the additional work involved when dealing with them.
- However, under certain circumstances a further charge may be payable where additional work and/or consultations have taken place. If consultants are used by this authority their costs will be passed onto the person having the work carried out if not already included in charge.
- The Local authority may agree to the payment of the charges by instalments. The amount and timing of instalment payments must be agreed in writing with the Local Authority prior to the submission of a Building Notice or Full Plans application.
- **Regularisation Applications:** A charge is payable in respect of applications for a certificate to regularise unauthorised work. Each Regularisation application must be accompanied by the appropriate payment. In all cases the charge is equal to 120% of the Building Notice charge. (The tables overleaf include VAT at the current rate and this should be deducted before multiplying by 120%).

CHARGES ARE NOT PAYABLE FOR:

- Insertion of insulation material into an existing cavity wall, where installation is certified to an approved standard or is to be carried out by an approved installer.
- Work solely for the benefit of a disabled person.
- Where plans have been either approved or rejected, no further charge is payable on re-submission for substantially the same work.
- Informal consultations and advice on meeting Building Regulations and related standards are given free of charge for the first hour.

METHOD OF PAYMENT

- Cheques should be made payable to 'South Bucks District Council'.
- Payment can also be made by credit or debit card following receipt of your application. You will need to quote the credit card number, expiry date, security number and the house number and the post code of where the card is registered.

All figures shown are inclusive of VAT

Table A – Domestic Extensions, Conversions and Detached Garages

| Category | Description | Full Plans Initial Charge | Full Plans Inspection Charge | Building Notice Charge |
|----------|--|---------------------------|------------------------------|------------------------|
| 1 | Extension not more than 10m ² | £142.00 | £243.00 | £462.00 |
| 2 | Extension between 10m ² - 40m ² | £142.00 | £374.00 | £619.00 |
| 3 | Extension between 40m ² - 60m ² | £162.00 | £496.00 | £790.00 |
| 4 | Extension between 60m ² - 100m ² | £202.50 | £516.00 | £863.00 |
| 5 | Loft conversion not more than 40m ² | £202.50 | £314.00 | £619.00 |
| 6 | Loft conversion between 40m ² - 60m ² | £263.00 | £395.00 | £790.00 |
| 7 | Erection or Extension of detached or attached Garage or Carport with floor area not over 40m ² | £101.00 | £132.00 | £280.00 |
| 8 | Erection or Extension of detached or attached Garage or Carport with floor area between 40m ² - 60m ² | £121.00 | £233.00 | £425.00 |
| 9 | Garage Conversion (excludes conversions to self contained dwelling) | £121.00 | £273.00 | £474.00 |
| 10 | Alterations to extend or create a basement up to 100m ² | £263.00 | £273.00 | £643.00 |
| 11 | Detached Building between 30m ² - 100m ² | £121.00 | £395.00 | £619.00 |
| 12 | Renovation of a thermal element | £142.00 | NIL | £142.00 |

For any Underpinning project, please contact us for a quotation.

For Regularisation Charges for *any project*, please contact us for a quotation on 01895 837211.

Table B – Other Domestic Work

| Category | Description | Full Plans Initial Charge | Full Plans Inspection Charge | Building Notice Charge |
|----------|---|---------------------------|------------------------------|------------------------|
| 13 | Structural and/or other alterations not more than £2,000 in cost | £121.00 | NIL | £121.00 |
| 14 | Structural and/or other alterations between £2,000-£5,000 in cost | £242.00 | NIL | £242.00 |
| 15 | Structural and/or other alterations between £5,000–£25,000 in cost | £162.00 | £233.00 | £474.00 |
| 16 | Structural and/or other alterations between £25,000–£50,000 in cost | £182.00 | £395.00 | £692.00 |
| 17 | Structural and/or other alterations between £50,000–£100,000 in cost | £243.00 | £455.00 | £838.00 |
| 18 | Replacement Windows/Doors to a Single Dwelling (non FENSA or CERTASS schemes) when no more than 20 windows/doors are replaced at same time | £200.00 | NIL | £200.00 |
| 19 | Replacement Windows/Doors to a Single Dwelling (non FENSA or CERTASS schemes) when more than 20 windows/doors are replaced at same time | £255.00 | NIL | £255.00 |
| 20 | Electrical work (not competent persons scheme) Rewire/Partial rewire of Single Dwelling | £220.00 (minimum) | NIL | £220.00 (minimum) |

| | | | | |
|----|--|-------------------|-----|-------------------|
| 21 | Any other controllable electrical work | £220.00 (minimum) | NIL | £220.00 (minimum) |
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Table C – New Dwellings up to 300m²

| No of Dwellings | Full Plan Initial Charge | Full Plan Inspection Charge | Building Notice Charge |
|-----------------|--------------------------|-----------------------------|------------------------|
| 1 | £283.00 | £364.00 | £778.00 |
| 2 | £283.00 | £496.00 | £935.00 |
| 3 | £364.00 | £678.00 | £1250.00 |
| 4 | £364.00 | £840.00 | £1445.00 |
| 5 | £445.00 | £941.00 | £1663.00 |

Please contact us for a quotation if any of the projects listed below apply:

- 5 or more Dwellings
- Duplication of house types
- Dwellings over 300m²
- Dwellings more than 3-Storeys
- Conversions into Dwellings
- Dwelling with a Basement.

Table D - New Build or Extensions for Non-Domestic Work

| | Description | Full Plans Initial Charge | Full Plans Inspection Charge | Total Full Plans Charge |
|--|---|---------------------------|------------------------------|-------------------------|
| Other Residential (eg nursing homes, hospitals, hotels, halls of residence, hostels) | Extension and/or New Build not more than 10m ² | £121.00 | £334.00 | £455.00 |
| | Extension between 10m ² - 40m ² | £162.00 | £658.00 | £820.00 |
| | Extension between 40m ² - 100m ² | £243.00 | £779.00 | £1022.00 |
| Assembly (Cinemas, Theatres, Leisure Centres, Sports Halls, Churches, Community Centres) | Extension and/or New Build not more than 10m ² | £121.00 | £334.00 | £455.00 |
| | Extension between 10m ² - 40m ² | £162.00 | £658.00 | £820.00 |
| | Extension between 40m ² - 100m ² | £243.00 | £769.00 | £1012.00 |
| Industrial and Storage (Factories, Premises for Manufacturing) | Extension and/or New Build not more than 10m ² | £121.00 | £354.00 | £475.00 |
| | Extension between 10m ² - 40m ² | £162.00 | £536.00 | £698.00 |
| | Extension between 40m ² - 100m ² | £243.00 | £617.00 | £860.00 |
| Offices, Shops and Commercial Buildings | Extension and/or New Build not more than 10m ² | £121.00 | £354.00 | £475.00 |
| | Extension between 10m ² - 40m ² | £162.00 | £536.00 | £698.00 |
| | Extension between 40m ² - 100m ² | £243.00 | £658.00 | £901.00 |

For any work over 100m² for the above, please contact us for a quotation.

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| Mezzanine Floors and Fit Outs | Mezzanine floor no more than 300m ² | £283.00 | £172.00 | £455.00 |
| | Office or shop fit out no more than 300m ² | £283.00 | £253.00 | £536.00 |
| | Office or shop fit out between 300m ² - 2,000m ² | £283.00 | £344.00 | £627.00 |

Table D continued - New Build or Extensions for Non-Domestic Work

| | Description | Full Plans Initial Charge | Full Plans Inspection Charge | Total Full Plans Charge |
|--|---|---------------------------|------------------------------|-------------------------|
| Windows | Replacement/New Windows/Doors when no more than 20 , including new shop front, are replaced at same time | £202.00 | NIL | £202.00 |
| Thermal Elements | Renovation of a thermal element | £202.00 | NIL | £202.00 |
| Structural Work to Non-Domestic Properties | Structural and/or other Alterations less than £5,000 | £121.00 | £111.00 | £232.00 |
| | Structural and/or other Alterations between £5,000–£25,000 | £162.00 | £233.00 | £395.00 |
| | Structural and/or other Alterations between £25,000–£50,000 | £182.00 | £395.00 | £577.00 |

Building Notices for any work under Table D are not acceptable under the Building Regulations (unless an emergency repair to a thermal element). Full Plans Applications can only be submitted.

Quotations for Non-Domestic work are valid for a period of 3 months.

For any work not listed in Table A, B C or D, please contact us for a quotation.

Notes relating to Domestic Electrical Work

The Council will need you to provide certification of satisfactory testing and inspection for all electrical work that has been carried out by an electrician who is **not appropriately qualified/Part P registered** under the Competent Persons Scheme.

Any electrical installation undertaken by someone who is **not registered** with a self-certifying association (eg NICEIC, ELECSA, NAPIT etc) must provide an installation certificate, together with a test certificate prepared by a member of the NICEIC, ELECSA, NAPIT etc. For certain minor work, a lesser qualification will be accepted.

This requirement may unfortunately increase the cost of the application and may cause a delay as another electrician will need to be arranged to carry out an inspection and test.

If South Bucks District Council Building Control has to arrange this subsequent electrician, the minimum charge will be £220.00 including VAT.

Data Protection Act

South Bucks District Council is a data controller under the Data Protection Act. We hold information in electronic and manual files for the purposes of building regulations. We will only hold your information for as long as necessary for these purposes and will not pass it on to any other parties, except where required to carry out our statutory duties and functions as a local authority.

South Bucks District Council conforms to the requirements of the Data Protection Act 1998. The information required herewith is requested under the provisions of the Building Regulations 2000 and The Building (Local Authority Charges) Regulations 2010.

If you have any difficulty calculating charges, please do not hesitate to contact us:

- Building Control Service
South Bucks District Council
Oxford Road
Denham
UB9 4LH
- 01895 837296/212
- buildingcontrol@southbucks.gov.uk

