

Building Regulation Charges with effect from 2nd October 2017

Charges in respect of new dwellings, conversions to dwellings, domestic extensions & alterations and non-domestic work.

The following guidance notes and tables are designed to help you complete your Building Control Submission with CNC Building Control. There are two ways to apply for Building regulations, either via a Building Notice or through a Full Plan application.

A Full Plans Application requires the payment of the **Plan Charge (+ VAT)** at the same time as the application is submitted. A Full Plans application is not legally deposited until the payment is received. The applicant (unless advised otherwise) will be invoiced for the full **Inspection Charge (+ VAT)** after the first inspection has been carried out.

A Building Notice charge (+ VAT) is payable when a building notice is submitted. A building notice is not considered valid until payment (in full) is made.

These standard charges have been set by CNC Building Control 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 work that they are undertaking.

If CNC considers it necessary to use a consultant to provide specialist advice in relation to a particular aspect, any associated costs may also be included in setting the charge.

The quotation/fee you receive from CNC Building Control will be based on the information provided by you at the time of application or enquiry. We will increase fees and ask for additional money where works differ from what was originally advised once we are on site or where extra inspections are undertaken over and above our original estimates.

If the building work which you are intending to carry out does not appear in these tables, the charge will be individually determined. Additionally, if you have already undertaken the works and are looking to make a retrospective application the charges will be individually determined by contacting the office and be dealt with as a Regularisation Application.

For all residential fee enquiries please contact the Commercial Team

By telephone on: 0808 168 5041

By email on: quotations@cncbuildingcontrol.gov.uk

Payment methods:

By cheque: Please make cheques payable to CNC Building Control
CNC Building Control
PO Box 1370
Norwich
NR15 2GX

By credit / debit card by telephone: 0808 168 5041

or personally visiting one of our CNC Offices at South Norfolk House, Cygnet Court, Long Stratton, NR15 2XE or at CNC Building Control, Nene Parade, 1 Harbour Square, Wisbech, Cambridgeshire PE13 3BH

Estimated costs mean an amount that would be charged (excluding vat) by a person in business to carry out the work and not a DIY estimate.

Please Note: We reserve the right to challenge any estimate that we do not consider appropriate, we may request a detailed builders estimate, where deemed necessary.

This leaflet is for guidance only and does not substitute for Statutory Instrument 2010 No. 404. 'The Building (Local Authority Charges) Regulations 2010' or the 'CNC Building Control Building Regulation Charges Scheme', both of which are available for inspection at our offices. The charges set out in this leaflet may be subject to change from time to time.

TABLE A

Standard charges for the erection of, or conversion to form, new dwellings

Number of Dwellings	Full Plans						Building Notice Charge		
	Plan Charge			Inspection Charge			Charge	VAT	Total
	Charge	VAT	Total	Charge	VAT	Total			
A1*	£210.00	£42.00	£252.00	£490.00	£98.00	£588.00	£743.40	£148.68	£892.08
A2	For projects of more than one dwelling please contact CNC for a price – this will be worked out on a project by project basis dependent on the number of dwellings, type, size and complexity of the build (ie phased).						For projects of more than one dwelling please contact CNC for a price – this will be worked out on a project by project basis dependent on the number of dwellings, type, size and complexity of the build (ie phased).		
A3									
A4									
A5									

***Please note:** The price of a single dwelling may vary if it is over 300m² or it has more than 3 storeys.

Please call us on 0808 168 5041 or email quotations@cncbuildingcontrol.gov.uk

This Table assumes that controlled electrical installations are being carried out, tested and certified by a Part P registered electrician. If this is not the case a further charge may be added in accordance with Table C Category 4.

TABLE B

Standard charges for the erection of domestic extensions and certain small buildings

Category	Description	Full Plans						Building Notice Charge		
		Plan Charge			Inspection Charge			Charge	VAT	Total
		Charge	VAT	Total	Charge	VAT	Total			
1	Single storey extension floor area not exceeding 40m ²	£175.00	£35.00	£210.00	£350.00	£70.00	£420.00	£525.00	£105.00	£630.00
2	Single storey extension floor area exceeding 40m ² but not exceeding 100m ²	£192.50	£38.50	£231.00	£420.00	£84.00	£504.00	£612.50	£122.50	£735.00
3	Multi storey extension floor area not exceeding 40m ²	£175.00	£35.00	£210.00	£350.00	£70.00	£420.00	£525.00	£105.00	£630.00
4	Multi storey extension floor area exceeding 40m ² but not exceeding 200m ²	£192.50	£38.50	£231.00	£420.00	£84.00	£504.00	£619.50	£123.90	£743.40
5	Loft conversion	£210.00	£42.00	£252.00	£350.00	£70.00	£420.00	£700.00	£140.00	£840.00
6	A building or extension comprising solely of a single storey garage, carport, store or similar building not containing sleeping accommodation, the total floor area of which does not exceed 100m ²	£87.50	£17.50	£105.00	£280.00	£56.00	£336.00	£367.50	£73.50	£441.00
7	Conversion of a garage to a habitable room(s)	£87.50	£17.50	£105.00	£280.00	£56.00	£336.00	£367.50	£73.50	£441.00
8 (New)	Single storey extension floor area not exceeding 10m ²	£87.50	£17.50	£105.00	£280.00	£56.00	£336.00	£367.50	£73.50	£441.00

This Table assumes that controlled electrical installations are being carried out, tested and certified by a Part P registered electrician. If this is not the case a further charge may be added in accordance with Table C Category 4.

TABLE C
Standard charges for alterations to a dwelling

Category of Work		Full Plans						Building Notice Charge		
		Plan Charge (or plan + inspection charge)			Inspection Charge					
		Charge	VAT	Total	Charge	VAT	Total	Charge	VAT	Total
1	Individual minor works (e.g. the installation or alteration of heating appliances, flue lining systems, hot water vessel, sanitary fittings or other work requiring minor alterations to above or below ground drainage systems, oil storage tanks, lighting and power supply systems to which regulation L1B applies, or the renovation of a thermal element.)	£140.00	£28.00	£168.00	Paid as one fee	Paid as one fee	Paid as one fee	£140.00	£28.00	£168.00
2	Underpinning	From £105.00 plus vat - Price on application – dependent on complexity of project			From £210.00 plus vat - Price on application – dependent on complexity of project			From £315.00 plus vat - Price on application – dependent on complexity of project		
Replacement windows, roof-lights and external doors (non competent person's scheme)										
3	Per installation not exceeding 20 windows	£140.00	£28.00	£168.00	one fee	one fee	one fee	£140.00	£28.00	£168.00
	Per installation exceeding 20 windows	£140.00	£28.00	£168.00	one fee	one fee	one fee	£140.00	£28.00	£168.00
Electrical work (non competent person's scheme)										
4	Any electrical work other than the rewiring of a dwelling	£70.00	£14.00	£84.00	£210.00	£42.00	£252.00	£280.00	£56.00	£336.00
	The re-wiring or new installation in a dwelling	£70.00	£14.00	£84.00	£280.00	£56.00	£336.00	£350.00	£70.00	£420.00
Internal alterations, installation of fittings (not electrical) and/or, structural alterations (If ancillary to the building of the extension no additional charge)										
5	Estimated cost not exceeding £5,000	From £52.50 plus vat Price on application – dependent on cost of works, complexity and possible phasing			From £210.00 plus vat. Price on application – dependent on cost of works, complexity and possible phasing			From £262.50 plus vat. Price on application – dependent on cost of works, complexity and possible phasing		
	Estimated cost exceeding £5,000 but not exceeding £25,000									
	Estimated cost exceeding £25,000 but not exceeding £50,000									

TABLE D

Non Domestic Work - Extensions and New Build (up to 200m²)

Commercial extensions and new builds can vary greatly in their complexity and the involvement required by Building Control. Therefore, we would ask that you contact us so that we can give the most cost-effective price based on your individual project.

Typically, we use the categories of work listed below in terms of size – there are then other factors to consider such as the future use of the extension/building. For example, uses can range from industrial or storage through to educational, office or retail. Each of these will have varying differences on the amount of work involved from a Building Control perspective.

In order to be as accurate as possible, it would help us if you have the following information available when calling for a fee:

- Size of project (both in terms of area and no of storeys)
- Estimated construction costs of the project
- Anticipated build duration
- Whether the works are to be phased

Please contact us on 0808 168 5041 or email quotations@cncbuildingcontrol.gov.uk for a fee.

Extension and new Build							
Category of Work		Plan Charge			Inspection Charge		
		Charge	VAT	Total	Charge	VAT	Total
D1	Single storey, floor area not exceeding 40m ²	£245.00	£49.00	£294.00	£490.00	£98.00	£588.00
D2	Single storey, floor area exceeding 40m ² but not exceeding 200m ²	£280.00	£56.00	£336.00	£560.00	£112.00	£672.00
D3	Multi storey, floor area not exceeding 40m ²	£280.00	£56.00	£336.00	£490.00	£98.00	£588.00
D4	Multi storey, floor area exceeding 40m ² but not exceeding 200m ²	£420.00	£84.00	£504.00	£560.00	£112.00	£672.00

TABLE E
Non Domestic Work – Alterations

For all other Commercial, Industrial or Non-Domestic work, the following table gives you an indication of the different categories CNC Building Control works to. If there is not a specific category for the works you are undertaking then the project will be looked at from a “Cost of Works” perspective.

Category of Work		Basis of Charge	Plan charge			Inspection charge		
E1	Underpinning	Estimated cost of works	From £105.00 plus vat - Price on application, dependant on complexity of the underpinning involved			From £157.50 plus vat - Price on application, dependant on complexity of the underpinning involved		
E2	Window replacement (non competent person’s scheme).	Per installation, based on cost of works and number of windows being installed, and whether work is phased.	£140.00	£28.00	£168.00	Paid as one fee	Paid as one fee	Paid as one fee
3	New shop front(s)	Fixed price per shop	£70.00	£14.00	£84.00	£210.00	£42.00	£252.00
4	Renovation of a thermal element	Estimated cost not exceeding £50,000	£210.00	£42.00	£252.00	Paid as one fee	Paid as one fee	Paid as one fee
5	Installation of mezzanine floor up to 500m ²	Fixed Price based on use						
		For storage purposes	£140.00	£28.00	£168.00	£245.00	£49.00	£294.00
		For any other purposes	£210.00	£42.00	£252.00	£315.00	£63.00	£378.00
6	Commercial Fit Out	Floor area exceeding 100m ² but not exceeding 500m ²	£210.00	£42.00	£252.00	£280.00	£56.00	£336.00
		Floor area exceeding 500m ² but not exceeding 2000m ²	Price upon application, based on cost of works, scope of project and whether works are to be phased.			Price upon application, based on cost of works, scope of project and whether works are to be phased.		
7	Alterations not described elsewhere including structural alterations and installation of controlled fittings	Estimated cost not exceeding £5,000	£105.00	£21.00	£126.00	£280.00	£56.00	£336.00
		Estimated cost exceeding £5,000 but not exceeding £25,000	£140.00	£28.00	£168.00	£350.00	£70.00	£420.00
		Estimated cost exceeding £25,000 but not exceeding £50,000	£140.00	£28.00	£168.00	£420.00	£84.00	£504.00
		Estimated cost exceeding £50,000 but not exceeding £100,000	£175.00	£35.00	£210.00	£490.00	£98.00	£588.00

Please Note:

For all projects which fall outside the parameters mentioned in the previous tables, please contact CNC Building Control for an individual price.