

FoDDC Building Control Building Regulation Fee Schedules

(Fee Scheme 15 – April 2017 - Amendment 5)



Notes for charges - applicable from 1st April 2017. VAT payable at a rate of 20%.

THE BUILDING ACT 1984: THE BUILDING REGULATIONS 2010 (As amended)

The building owner or agent must make a building regulations application and pay a fee for the construction of new works. All work must comply with the 2010 Building Regulations (as amended).

The person carrying out the building works is to liaise with and meet the requirements of the Local Authority Building Control and give the required notice for certain key stages of works as detailed in the guidance below

These charges have been set in accordance with the **Building (Local Authority Charges) Regulations 2010**. The enclosed tables give the charges for various categories of work.

Full Plans Applications Charges

The Full Plan charges are listed in the following tables. See building control website for definition and details of Full Plans Applications at: www.fdean.gov.uk

Building Notice Applications Charges

Where building work is of a relatively minor nature the Building Notice charge is the same as the Full Plan Charge. See building control website for definition and details of Building Notice Applications at: www.fdean.gov.uk

A Building Notice application will not, in the majority of situations, be accepted for new dwellings. It is also likely that new dwellings may potentially attract additional charges depending on what level of design input has been achieved by the applicant.

Regularisation Applications (retrospective works) Charges

The charge required when depositing an application for regularisation is 100% of the appropriate Charge listed in tables below **excluding VAT**, with an additional **50%** premium added to it. This type of application is exempt from VAT. See building control website for definition and details of Regularisation Applications at: www.fdean.gov.uk

Reversion Charge

These charges will be individually determined (please contact building control for details)

Work To Provide Access And Facilities For Disabled Persons

Charges are not payable when the proposed work is to provide access and facilities in an existing dwelling or an extension to store equipment or provide medical treatment for a disabled person. In order to claim exemption, the appropriate evidence as to the relevance of the adaptation for the person's disability must accompany the application.

Part P - Domestic electrical works

Important note: Fees stated in this Fee Schedule does not include for the inspection, testing and certification of domestic electrical works by Forest of Dean Building Control.

If you do not use a Part P registered electrician to install, test and certify domestic electrical works, then a commissioning certificate in accordance with BS 7671 issued by a competent person should be forwarded to Building Control. If required, building control can regularise electrical works at an additional cost - please see fee table C for details

For further information or assistance in completing your application please telephone: - (01594) 812352, 812351, 812315 or Minicom 812500

Email: building.control@fdean.gov.uk website: www.fdean.gov.uk

Table A – New Dwellings (E.g. flats, houses with total floor area of less than 250m²)

Standard Charges for the creation of new housing. Charges for conversion work to form dwellings will be based on the estimated cost (Table C) and complexity of the project.

Number of Dwellings	Charge	VAT (at 20%)	TOTAL
1	£591.00	£118.20	£709.20
2	£771.00	£154.20	£925.20
3	£983.00	£196.60	£1,179.60
4	£1,188.00	£237.60	£1,425.60
5	£1,406.00	£281.20	£1,687.20
6	£1,597.00	£319.40	£1,916.40

Table A Notes:

- 1) Where more than 6 dwellings are proposed, charges will be calculated on an individual application basis- please contact building control for a competitive quotation.
- 2) New Dwellings over 250m² in floor area – charges to be based on Table C.
- 3) No additional fees are payable for different dwelling types and associated garages, built at the same time for the dwelling(s) concerned.
- 4) Local Authority Building Control (LABC) can provide competitively priced 10 year Structural Warranties for new housing (inc conversions, social housing, self build & completed housing) and commercial buildings. For more details and prices contact: 0845 0540505 or www.labcwarranty.co.uk

Table B - Domestic and Commercial Extensions to a single building

Description	Charge	VAT (at 20%)	TOTAL
Erection/Extension of a Garage	£273.00	£54.60	£327.60
Garage conversion to habitable accommodation	£273.00	£54.60	£327.60
Loft Conversion .	£423.00	£84.60	£507.60
Extension up to 10m ² .	£343.00	£68.60	£411.60
Extension 10m ² up to 40m ² .	£439.00	£87.80	£526.80
Extension 40m ² up to 80m ² .	£541.00	£108.20	£649.20
Extension over 80m ² .			Calculated on individual basis

Table B Notes:

- 1) References to floor area relate to the total internal area of all storeys
- 2) Where more than one extension is proposed, the floor areas must be added together to determine charge.
- 3) Some alterations to buildings to improve facilities for disabled persons are exempt from charges. For details and advice please contact us.

Table C – All Other Work

Description	Charge	VAT (at 20%)	Total Charge
Under £1,000	£105.00	£21.00	£126.00
£1,001 to £5,000	£205.00	£41.00	£246.00
£5,001 to £10,000	£273.00	£54.60	£327.60
£10,001 to £20,000	£375.50	£75.00	£450.00
£20,001 to £30,000	£532.00	£106.40	£638.40
£30,001 to £40,000	£648.00	£129.60	£777.60
£40,001 to £50,000	£751.00	£150.20	£901.20
£50,001 to £80,000	£921.00	£184.20	£1105.20
£80,001 to £100,000	£989.00	£197.80	£1186.80
Over £100,000(see note 1)			Calculated on individual basis
Installation of solid fuel appliance	£105.00	£21.00	£126.00
New windows and doors (any amount in one property installed at the same time)	£66.00	£13.20	£79.20
Thermal installation upgrade			Calculated on Table C
Installation of solar panels (any amount to one property installed at the same time)	£88.00	£17.60	£105.60
Regularisation of domestic electrical installations (see note 2)			
Small electrical works	£353.00	No vat is payable	£353.00
Large electrical works	£517.00		£517.00
<p>1) For competitive quotations for projects over £100K please contact either Mark Saunders MRICS T: 01594 812357 M: 07796548680 E: mark.saunders@fdean.gov.uk or, Tony Gwynne MRICS MIFireE T: 01594 812355 M: 07796548682. E: tony.gwynne@fdean.gov.uk</p> <p>2) Charges include for the inspection, testing and certification of domestic electrical works already carried out, charges <u>do not</u> include for any remedial works which would be charged as extra. Small works include: variations to wiring in special locations or addition of one or two new circuits, extensions up to 80m², conversion of a garage to other use. Large works include: rewire of property, addition of 3+ new circuits, large extensions over 81m², new dwellings.</p> <p>3) Local Authority Building Control (LABC) can provide competitively priced 10 year Structural Warranties for new commercial buildings. For more details and prices contact:0845 0540505 or www.labcwarranty.co.uk</p>			

How to pay	
On line	Not yet available
By telephone	Call 01594 810000 Mon-Thurs 9am-4.45pm, Fri 9am- 4.30pm to pay by credit or debit card. Please note there will be a charge for payments made by credit card.
By post	Send payment by cheque or postal order to: Forest of Dean District Council, Council Offices, High Street, Coleford, Glos. GL16 8HG. Payment should be made to: Forest of Dean District Council , please ensure to quote reference: <i>Building Control and Address of property</i> on the back of the cheque. <i>Post dated cheques are not accepted- Please do not send cash through the post.</i>
In person	Payments by cheque, credit or debit card (a charge will be made for payments made by credit card) can be made at: Council Office, High Street Coleford.
bacs	Account No: 00833506 Sort Code: 30-91-87 Account Name: Forest of Dean District Council. Please quote reference: <i>Building Control and Address of property</i>
Note: A receipt will be sent with acknowledgement of the building regulations application	

Table D - Additional FoDDC Building Control Services

Prices quoted is exclusive of VAT at 20%

For more information please contact **Steve Symonds**: 01594 812360,
Mobile: 07796548681 Email: stephen.symonds@fdean.gov.uk; or:
building.control@fdean.gov.uk Web site: www.fdean.gov.uk

Dwellings

Service	Single unit (£)	Multiple unit (£) same building type
SAP Calculations and highly glazed extensions (Design stage and as built SAP including Registered Energy Performance Certificate EPC)	205 (246 inc vat)	60 (72 inc vat)
Energy Performance Certificate (EPC) from existing SAP	205 (246 inc vat)	60 (72 inc vat)
Comparison SAP	245 (294 inc vat)	
Air Pressure Testing (includes one retest on same day)	255 (306 inc vat)	60 (72 inc vat)
Water Calculations	80 (96 inc vat)	20 (24 inc vat)
Acoustic (sound) Testing Party wall (includes one retest on same day)	290 (348 inc vat)	Price on application
Party wall & floor (includes one retest on same day)	510 (612 inc vat)	Price on application
Extract Fan Testing	230 (276 inc vat)	60 (72 inc vat)

Commercial

Service	Single unit (£)	Multiple unit (£) same building type
SBEM Calculations (including Registered Energy Performance Certificate EPC)		
Industrial	0- 250m2 GIA	280 (336 inc vat)
	250- 750m2 GIA	380 (456 inc vat)
	Over 750m2 GIA	50p per m2
Other than industrial	0- 250m2 GIA	380 (456 inc vat)
	250- 750m2 GIA	480 (576 inc vat)
	Over 750m2 GIA	75p per m2
Air Testing (includes one retest on same day)	From 280 (336 inc vat)	110 (132 inc vat)
Solar Gains Calculations	Price on application	Price on application
Daylight Calculations	Price on application	Price on application
Renewable energy report	500 (600 inc vat)	n/a
Fire Risk Assessment	From 250 (300 inc vat)	n/a

Local Authority Building Control (LABC) Partnerships

FoDDC can offer building control services for small one off projects to large/ multiple residential, commercial or industrial projects anywhere in England and Wales.

For more details and prices contact:
Mark Saunders MRICS 01594 812357 or,
Tony Gwynne MRICS MIFireE 01594 812355.

Local Authority Building Control (LABC) Structural Warranties

For new housing (inc conversions, social housing, self build & completed housing) and commercial buildings

For more details and prices contact:
0845 0540505 or www.labcwarranty.co.uk