

## Building Control Fees 2021/2022

NEW DWELLINGS e.g. flats, houses with total floor area of less than 250m<sup>2</sup>)

No. of dwellings	Charge (excl. VAT)	Charge (incl. VAT)
1	£633.45	£760.14
2	£826.06	£991.27
3	£1,053.69	£1,264.43
4	£1,273.08	£1,527.70
5	£1,506.89	£1,808.27
6	£1,711.86	£2,054.23
		POA

### Notes:

- a) Where more than 6 dwellings are proposed, charges will be calculated on an individual application basis; please contact Jennie Hart in Building Control on 01594 812315 or [building.control@fdean.gov.uk](mailto:building.control@fdean.gov.uk) for a competitive quotation.
- b) New dwellings over 250m<sup>2</sup> in floor area – for a competitive quote please contact Jennie Hart on 01594 812315 [building.control@fdean.gov.uk](mailto:building.control@fdean.gov.uk)
- c) No additional fees are payable for different dwelling types and associated garages, built at the same time for the dwelling(s) concerned.

Local Authority Building Control (LABC) can provide competitively priced 10 year Structural Warranties for new housing (including conversions, social housing, self-build and competed housing) and commercial buildings. For more details and prices contact 0845 0540505 or [www.labcwarranty.co.uk](http://www.labcwarranty.co.uk).

## DOMESTIC AND COMMERCIAL EXTENSIONS TO A SINGLE BUILDING

Description	Charge (excl. VAT)	Charge (incl. VAT)
Erection / Extension of a garage	£292.52	£351.02
Garage conversion to habitable accommodation	£292.52	£351.02
Loft conversion	£453.20	£543.84
Extension up to 10m <sup>2</sup>	£367.71	£441.25
Extension 10m <sup>2</sup> up to 40m <sup>2</sup>	£470.71	£564.85
Extension 40m <sup>2</sup> up to 80m <sup>2</sup>	£579.89	£695.87
Extension over 80m <sup>2</sup>	Price on application	

### Notes:

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

## ALL OTHER WORK

Description	Charge (excl. VAT)	Charge (incl. VAT)
Under £1,000	£112.27	£134.72
£1,001 to £5,000	£219.39	£263.27
£5,001 to £10,000	£292.52	£351.02
£10,001 to £20,000	£402.73	£483.28
£20,001 to £30,000	£569.59	£683.51

Description	Charge (excl. VAT)	Charge (incl. VAT)
£30,001 to £40,000	£694.22	£833.06
£40,001 to £50,000	£804.43	£965.32
£50,001 to £80,000	£986.74	£1,184.09
£80,001 to £100,000	£1,059.87	£1,271.84
Over £100,000	Price on application	

For competitive quotations for projects over £100,000 please contact :

Jennie Hart on 01594 812315 or [building.control@fdean.gov.uk](mailto:building.control@fdean.gov.uk)

### ALL OTHER WORK *continued*

Description	Charge (excl. VAT)	Charge (incl. VAT)
<b>Description</b>	<b>Charge (excl. VAT)</b>	<b>Charge (incl. VAT)</b>
Installation of solid fuel appliance	£216.67	£260
New windows & doors (any amount in one property installed at the same time)	£71.07	£85.28
Thermal installation upgrade	Calculated on value of works (above)	
Installation of solar panels	£94.76	£113.71
Regularisation of domestic electrical installations:		
- Small electrical works	£378.00	N/A
- Large electrical works	£554.14	

Description	Charge (excl. VAT)	Charge (incl. VAT)
Installation of domestic septic tank/sewage treatment system & effluent drainage	£219.39	£263.27

**Notes:**

- a) Charges include for the inspection, testing and certification of domestic electrical works already carried out; charges do not 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 80m<sup>2</sup>, conversion of a garage to other use.

Large works include: rewire of property, addition of 3+ new circuits, large extensions over 81m<sup>2</sup>, new dwellings.

- b) 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](http://www.labcwarranty.co.uk).

## ADDITIONAL SERVICES

Dwellings	Single Unit	Multiple Unit (same building type)
<b>SAP Calculations and highly glazed extensions</b>		
Design stage and as built SAP including Registered Energy Performance Certificate	£348.55	Price on application
Energy Performance Certificate from existing SAP	£348.55	
Comparison SAP	£325.07	n/a
<b>Air Pressure Testing</b> including one re-test on the same day	£340	£75.40
<b>Water Calculations</b>	£101.35	£25.00
<b>Acoustic (sound) Testing</b>		
Party wall – including one re-test on the same day	£393.05	

Dwellings	Single Unit	Multiple Unit (same building type)
Party wall & floor – including one re-test on the same day	£726.77	Price on application*
<b>Extract Fan Testing</b>		
Fee per house	£302.82	£75.40
When carried out in conjunction with another service	£75.40	£75.40
<i>* quoted per job from a set of plans</i>		

**Notes:**

- a) All prices shown are inclusive of VAT at 20%
- b) For more information please contact: Steve Symonds 01594 812360 / 07796 548 681 / [Stephen.symonds@fdean.gov.uk](mailto:Stephen.symonds@fdean.gov.uk) or: [building.control@fdean.gov.uk](mailto:building.control@fdean.gov.uk) / [www.fdean.gov.uk](http://www.fdean.gov.uk)
- c) There is a charge of £138 to administer an application which has not been visited for 10 years.

Commercial Services – all priced on application; quoted per job from a set of plans
SBEM Calculations including Registered Energy Performance Certificate
Air Pressure Testing including one re-test on the same day
Solar Gains Calculations
Daylight Calculations
Renewable Energy Report