

Building Control Fees 2026/2027

Fees applicable 1st April 2026 - 31st March 2027

GENERAL NOTES

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.

The charges set out on the following pages have been set in accordance with the Building (Local Authority Charges) Regulations 2010. The tables below give the charges for various categories of work.

Full Plans and Building Notice Application Charges

Fees are set on a 'cost recovery' basis and separate charges are given in the tables below for Building Notice and Full Plans Applications. The fees for Building Notice Applications are slightly higher as this type of application will require a greater input of Surveyor time.

Full Plans Applications Charges

For the definition and details of Full Plans applications please visit the Council's website. The full application fee covering both plan checking and site inspections is payable upon submission of the application.

Building Notice Applications Charges

A Building Notice Application will not, in the majority of situations, be accepted for new dwellings. New dwellings may attract additional charges depending on what level of design input has been achieved by the applicant.

In accordance with current legislation, the Building Notice application fee is payable upon submission of the application. Please note that an application will not be validated until the fee is paid in full.

Regularisation Applications (Retrospective Works) Charges

The charge required when depositing an application for regularisation (or reversion) is 100% of the appropriate charge as listed in the following tables excluding VAT, with an additional 50% premium added to it. This type of application is exempt from VAT.

For details of Regularisation Applications please contact Building Control on 01594 812315 or building.control@fdean.gov.uk.

Works to provide access and facilities for disabled persons

Some alterations to buildings to improve facilities for disabled persons are exempt from charges. For details and advice please contact us.

TABLE 1 ~ NEW DWELLINGS (e.g. flats, houses with total floor area of less than 300m²)

| No. of dwellings | Full Plans Charge (incl. VAT) | Building Notice Charge (incl. VAT) |
|------------------|----------------------------------|---------------------------------------|
| 1 | £1,000.00 | £1,080.00 |
| 2 | £1,320.00 | £1,410.00 |
| 3 | £1,680.00 | £1,800.00 |
| 4 | £2,040.00 | £2,180.00 |
| 5 | £2,400.00 | £2,580.00 |
| 6 | £2,740.00 | £2,930.00 |
| 7 houses or more | Price on application | |

Notes:

- a) Where more than 6 dwellings are proposed, charges will be calculated on an individual basis; please contact Building Control on 01594 812315 or building.control@fdean.gov.uk for a competitive quotation.
- b) New dwellings over 300m² in floor area – for a competitive quote please contact Building Control on 01594 812315 or 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 0800 183 1755 or visit www.labcwarranty.co.uk

TABLE 2 ~ DOMESTIC AND COMMERCIAL EXTENSIONS TO A SINGLE BUILDING

| Description | Full Plans Charge (incl. VAT) | Building Notice Charge (incl. VAT) |
|---|----------------------------------|---------------------------------------|
| Erection / Extension of a garage up to 60m ² | £460.00 | £500.00 |
| Garage conversion to habitable accommodation | £460.00 | £500.00 |
| Loft conversion | £730.00 | £780.00 |
| Extension up to 20m ² | £580.00 | £620.00 |
| Extension 20m ² up to 40m ² | £750.00 | £800.00 |
| Extension 40m ² up to 80m ² | £940.00 | £980.00 |
| Extension over 80m ² | Price on application | |

Notes:

- a) References to floor area relate to the total new internal area of all storeys.
- b) Where more than one extension is proposed, the new floor areas must be added together to determine the total charge.

TABLE 3 ~ ALL OTHER WORK – estimated building costs

| Description | Full Plans Charge (incl. VAT) | Building Notice Charge (incl. VAT) |
|--------------------|----------------------------------|---------------------------------------|
| Under £1,000 | £210.00 | £240.00 |
| £1,001 to £5,000 | £340.00 | £370.00 |
| £5,001 to £10,000 | £450.00 | £500.00 |
| £10,001 to £20,000 | £620.00 | £700.00 |
| £20,001 to £30,000 | £890.00 | £960.00 |
| £30,001 to £40,000 | £1,080.00 | £1,180.00 |
| Over £40,000 | Price on application | |

For competitive quotations for projects over £40,000 please contact Building Control on 01594 812315 or building.control@fdean.gov.uk

ALL OTHER WORK *continued*

TABLE 4

| Description | Charge (incl. VAT) |
|--|--------------------------------------|
| Installation of solid fuel appliance | £290.00 |
| New windows & doors (any amount in one property installed at the same time) | £210.00 |
| Thermal installation upgrade | Calculated on value of works (above) |
| Regularisation of domestic electrical installations: | |
| - Small electrical works | Price on application |
| - Large electrical works | Price on application |
| Installation of domestic septic tank/sewage treatment system & effluent drainage | £375.00 |

Notes:

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 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.

For more information please contact building.control@fdean.gov.uk / www.fdean.gov.uk

TABLE 5

| Administration charges | Price |
|---|---------|
| Letter confirming proposed works or works carried out did not require building regulation application | £40.00 |
| Letter confirming that the Council has received a building regulation application for cavity wall insulation | £40.00 |
| Letter confirming that the works carried out or carried out so far appear to comply with building regulation requirements | £40.00 |
| Letter confirming that the works comply with the requirements of building regulations when it was completed | £40.00 |
| Letter confirming that records are only kept for 15 years | £40.00 |
| Letter of compliance confirming completion of work for applications with insufficient inspection records to issue a completion certificate | £260.00 |
| Administration of an application which has not been visited for 10 years. | £190.00 |
| Copy of Completion Certificate | £35.00 |
| For more information please refer to www.fdean.gov.uk or email building.control@fdean.gov.uk | |