

TABLE D
Other non domestic work - extensions and new build

		Building Usage							
		Other Residential (Institution and Other)		Assembly and Recreational use		Industrial and Storage usage		All Other uses	
		Plan Charge £	Inspection Charge £	Plan Charge £	Inspection Charge £	Plan Charge £	Inspection Charge £	Plan Charge £	Inspection Charge £
1	Single storey floor area not exceeding 40m ²	240	360	220	330	180	270	200	300
2	Single storey floor area exceeding 40m ² but not exceeding 100m ²	290	430	270	400	230	340	250	370
3	Multi storey floor area not exceeding 40m ²	290	420	270	390	220	310	230	350
4	Multi storey floor area exceeding 40m ² but not exceeding 200m ²	350	520	330	480	270	410	290	440

The amount of time to carry out the building regulation functions varies, dependent on the different use categories of buildings. For example, the amount of time to check and inspect a building used for industrial and storage use is less than that for other uses, of the same sized buildings. The charge for an institutional or assembly use building is higher due to the additional time in respect of this type of work.
Note: A basement is considered to be storey

TABLE E
All other non domestic work - alterations

Category of Work		Basis of Charge	Plan charge £	Inspection charge £
1.	Underpinning	Estimated cost not exceeding £50,000	100	150
		Estimated cost exceeding £50,000 but not exceeding £100,000	100	250
2.	Window replacement (non competent persons scheme).	Per installation not exceeding 20 windows	50	50
		Per installation exceeding 20 windows but estimated cost not exceeding £50,000	50	100
3.	New shop front(s)	Fixed price per shop	100	100
4.	Renovation of a thermal element	Estimated cost not exceeding £50,000	100	150
5	Installation of a mezzanine floor up to 500m ²	Fixed price storage only	120	160
		Other Uses	190	290
6.	Commercial fit out	Fixed price based on floor area bands		
		Not exceeding floor up to 100m ²	100	150
		Floor exceeding 100m ² but not exceeding 500m ²	150	200
7.	Alterations not described elsewhere including structural alterations and installation of controlled fittings	Floor exceeding 500m ² but not exceeding 2000m ²	200	300
		Estimated cost not exceeding £5,000	100	200
		Estimated cost exceeding £5,000 but not exceeding £25,000	150	220
		Estimated cost exceeding £25,000 but not exceeding £50,000	180	270
		Estimated cost exceeding £50,000 but not exceeding £100,000	220	320



Building Regulation Charges

with effect from 1st October 2010



Breckland Council, Elizabeth House, Walpole Loke, Dereham, Norfolk NR19 1EE

This leaflet is for guidance only and does not substitute 'The Building (Local Authority Charges) Regulations 2010' or the 'Breckland Building Control Charges Scheme'. The current 'Breckland Building Regulation Charges Scheme' is available for inspection at the Building Control Section, Elizabeth House, Walpole Loke, Dereham.

Agents should ensure that their clients are aware that an inspection charge will be invoiced when building work starts on site and how much that charge will be.

The charges set out in this leaflet may be subject to change and you should therefore contact the Building Control Section for further information at the appropriate time.

- ⊙ **A Full Plans Application**
This requires the payment of the plan charge (+ VAT) at the same time as the application is given to the Council. A Full Plans application is not legally deposited until the payment is received. The applicant will be invoiced for the inspection charge (+ VAT) after the first site inspection has been carried out.
- ⊙ **A Building Notice Charge**
This is payable when a building notice is given to the Council. A building notice is not considered valid until payment is made. A building notice charge (+VAT) can be more than the applicable plan charge plus the inspection charge.
- ⊙ **A Regularisation Charge**
This is payable where work has been carried out without either a full plans or building notice application having been given to the Council. This charge is individually determined and no VAT is payable.
- ⊙ **Work for People With Disabilities**
A certificate or letter is required from a health professional in support of an application for exemption from charges.
- ⊙ **Other Work**
Any work category not included in this leaflet will have the application charge individually determined. Please contact us for a quotation.
- ⊙ **Large print application forms are available on request.**

Copies of Building Regulation application forms can also be obtained from our web site.

How to contact us:

For further information about Building Regulations charges, or the services Building Control can provide, please contact us.

Phone 01362 656246 or 01362 656207

E-mail: building.control@breckland.gov.uk

Fax: 01362 696771

www.breckland.gov.uk



Certificate Number: 3094/01

VAT at the prevailing rate must be added to all charges in the following tables.

These standard charges have been set by the Council 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.

They are also set on the basis that all design and building work is undertaken by organisations or persons that are competent to carry out the relevant work.

If the Council considers it necessary to engage and incur costs of consultants to provide specialist advice or services in relation to specific aspects of the building work, these costs may also be included in setting the charge.

Tables A and B presume that controlled electrical installations are being designed, installed, 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 5.

If the basis on which the charge has been set or determined changes, or where the amount of input from Building Control varies substantially from that originally envisaged, a supplementary charge may be payable.

TABLE A
The creation of or conversion to new dwellings

Number of Dwellings/types	Plan Charge £	Inspection Charge £	Building Notice Charge £
(1)	(2)	(3)	(4)
1	220	340	672
2	300	460	912
3	380	590	1164
4	490	730	1464
5	600	900	1800

NOTE - for 6 or more dwellings or if the floor area of a dwelling exceeds 300m² or the building has more than 3 storeys the charge is individually determined (a basement is classed as a storey for these purposes).

This table presumes that controlled electrical installations are being designed, installed, tested and certified by a part P registered electrician. If this is not the case an additional charge may be payable in accordance with table C category 5.

Standard charges for other domestic building work

TABLE B
Domestic extensions and certain small buildings not exceeding 3 storeys

Category	Description	Plan Charge £	Inspection Charge £	Building Notice Charge £
1	Single storey extension floor area not exceeding 40m ²	160	240	400
2	Single storey extension floor exceeding 40m ² but not exceeding 100 m ²	210	310	520
3	Multi storey extension floor area not exceeding 40m ²	180	270	450
4	Multi storey extension exceeding 40 m ² but not exceeding 200m ²	220	330	550
5	Loft conversion	180	270	540
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 100 m ²	110	170	280
7	Conversion of an attached garage to a habitable room(s)	100	150	250

This table presumes that controlled electrical installations are being designed, installed, tested and certified by a part P registered electrician. If this is not the case an additional charge may be payable in accordance with table C category 5.

TABLE C
Alterations to a dwelling

Category of Work	Basis of Charge	Plan Charge £	Inspection Charge £	Building Notice Charge £
1. Individual minor works e.g. including the installation or alteration of heating appliances, flue lining systems, hot water vessels, 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	Fixed price	50	50	100
2. Underpinning	Fixed price	100	150	250
3. Internal alterations, installation of fittings (not electrical) and/or, structural alterations (If ancillary to the building of an extension no additional charge)	Fixed price based on estimated cost bands,			
	Estimated cost not exceeding £5,000	80	120	200
	Estimated cost exceeding £5,000 but not exceeding £25,000	100	160	260
	Estimated cost exceeding £25,000 but not exceeding £50,000	140	200	340
4. Replacement windows, rooflights and external doors (non competent persons scheme).	Per installation up to 20 windows	50	50	100
	Per installation over 20 Windows.	50	100	150
5. Electrical work (not competent persons scheme).	Fixed price based on extent of works.			
	Any electrical work other than the rewiring of a dwelling.	50	100	150
	The re-wiring or new installation in a dwelling.	50	210	260