

Guidance Notes on Building Regulation Charges

(with effect from 1st October 2010 amended 4th January 2011 VAT increase)

New Dwellings

The charges for Building Regulation work are intended to cover the cost of the service.

There are two methods that we may use to establish the charge for building work:-

Individual assessment for an application and the setting up of a **standard charge**

Standard Charges

The following tables can be used to calculate the relevant charge for your application to build new dwellings.

These charges have been assessed on the basis that:

- ❖ the building work does not involve innovative or high risk construction techniques (details available from our team);
- ❖ the building work takes no longer than 3 years from the date of application to completion of the works;
- ❖ the design and the construction are undertaken by a person or company that is competent to carry out the project.

Individual Assessment of a Charge

Charges are individually determined for larger and/or more complex developments. These are applications:

- ❖ for the erection of more than 20 dwellings;
- ❖ where there are more than 10 house/flat types; or
- ❖ where the floor area of individual dwellings exceeds 500m²

If your development needs an assessment of the charge then please e-mail us at buildingcontrol@wirral.gov.uk detailing the proposed work and we will contact you within one working day.

Alternatively please ring 0151 606 2020 to speak to one of our Building Control team.

Plan Charges: New Dwellings

Number of house or flat types (design)										
	1	2	3	4	5	6	7	8	9	10
	£*	£*	£*	£*	£*	£*	£*	£*	£*	£*
1	240.00									
2	246.00	336.00								
3	252.00	342.00	432.00							
4	258.00	348.00	438.00	528.00						
5	264.00	354.00	444.00	534.00	624.00					
6	270.00	360.00	450.00	540.00	630.00	720.00				
7	276.00	366.00	456.00	546.00	636.00	726.00	816.00			
8	282.00	372.00	462.00	552.00	642.00	732.00	822.00	912.00		
9	288.00	378.00	468.00	558.00	648.00	738.00	828.00	918.00	1008.00	
10	294.00	384.00	474.00	564.00	654.00	744.00	834.00	924.00	1014.00	1104.00
11	300.00	390.00	480.00	570.00	660.00	750.00	840.00	930.00	1020.00	1110.00
12	306.00	396.00	486.00	576.00	666.00	756.00	846.00	936.00	1026.00	1116.00
13	312.00	402.00	492.00	582.00	672.00	762.00	852.00	942.00	1032.00	1122.00
14	318.00	408.00	498.00	588.00	678.00	768.00	858.00	948.00	1038.00	1128.00
15	324.00	414.00	504.00	594.00	684.00	774.00	864.00	954.00	1044.00	1134.00
16	330.00	420.00	510.00	600.00	690.00	780.00	870.00	960.00	1050.00	1140.00
17	336.00	426.00	516.00	606.00	696.00	786.00	876.00	966.00	1056.00	1146.00
18	342.00	432.00	522.00	612.00	702.00	792.00	882.00	972.00	1062.00	1152.00
19	348.00	438.00	528.00	618.00	708.00	798.00	888.00	978.00	1068.00	1158.00
20	354.00	444.00	534.00	624.00	714.00	804.00	894.00	984.00	1074.00	1164.00

If the new dwellings have type approval (LANTAC) - the plan charge will be **£180 + £6 per dwelling after the first dwelling***

If your application has over 10 house or flat types (designs) please contact Building Control

***All charges will be subject to VAT at the current rate**

Site Inspection Charge – New Dwellings

<u>No. of Dwellings</u>	<u>Detached Dwellinghouses</u> £*	<u>Semi-Detached Dwellinghouses</u> £*	<u>Terraced/Town Houses or Flats</u> £*
1.	390.00	-	-
2.	648.00	540.00	-
3.	888.00	-	750.00
4.	1110.00	906.00	904.00
5.	1314.00	-	1040.00
6.	1500.00	1236.00	1158.00
7.	1668.00	-	1258.00
8.	1818.00	1530.00	1358.00
9.	1950.00	-	1458.00
10.	2064.00	1788.00	1558.00
11.	2178.00	-	1658.00
12.	2292.00	2010.00	1758.00
13.	2406.00	-	1858.00
14.	2520.00	2214.00	1958.00
15.	2634.00	-	2058.00
16.	2748.00	2418.00	2158.00
17.	2862.00	-	2258.00
18.	2976.00	2622.00	2358.00
19.	3090.00	-	2458.00
20.	3204.00	2826.00	2558.00

N.B. The above rates may be subject to surcharges- see below

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Surcharges (Site Inspection)

- ❖ Where the electrical work is carried out by an unregistered electrician an additional charge of £240* per dwelling will be payable.
- ❖ If the electrician is BS7671 registered the additional charge payable will be £100* per dwelling.

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Additional Building Notice Charge – New Dwellings

The Building Notice charge is the total of the relevant plan and inspection charges plus the relevant additional Building Notice charge below.

No of dwellings	Additional charge £*
1	130.00
2	174.00
3	204.00
4	234.00
5	264.00
6	294.00
7	324.00
8	354.00
9	384.00
10	414.00
11	444.00
12	474.00
13	504.00
14	534.00
15	564.00
16	594.00
17	624.00
18	654.00
19	684.00
20	714.00

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Regularisation Charge – New dwellings

The Regularisation Charge will be 122.5% of the total Building Notice Charge (VAT is not applicable)