

Guidance Notes on Building Regulation Charges

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

Domestic Extensions and Alterations

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.

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 any domestic building works not contained within the tables.

If your work is not listed and requires 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.

Domestic extensions and alterations

Category	New Floor Area	Full Plans Application						Building Notice Charge			Regularisation Charge
		Plan Charge			Inspection Charge			Net	V.A.T.	Gross	(No V.A.T)
		Net	V.A.T.	Gross	Net	V.A.T.	Gross				
		£	£	£	£	£	£	£	£	£	
SINGLE STOREY GROUND FLOOR EXTENSIONS											
1.	Less than 10m ²	150.00	30.00	180.00	180.00	36.00	216.00	360.00	72.00	432.00	441.00
2.	Between 10m ² and 40m ²	180.00	36.00	216.00	270.00	54.00	324.00	480.00	96.00	576.00	588.00
3.	Between 40m ² and 100m ²	210.00	42.00	252.00	330.00	66.00	396.00	600.00	120.00	720.00	735.00
	Over 100m ²	Please contact our Building Control team									
TWO STOREY EXTENSIONS											
4.	Less than 40m ²	180.00	36.00	216.00	270.00	54.00	324.00	480.00	96.00	576.00	588.00
5.	Between 40m ² and 100m ²	210.00	42.00	252.00	360.00	72.00	432.00	630.00	126.00	756.00	771.75
	Over 100m ²	Please contact our Building Control team									
FIRST FLOOR EXTENSIONS											
6.	Less than 40m ²	150.00	30.00	180.00	210.00	42.00	252.00	420.00	84.00	504.00	514.50
7.	Between 40m ² and 100m ²	180.00	36.00	216.00	270.00	54.00	324.00	510.00	102.00	612.00	624.75
	Over 100m ²	Please contact our Building Control team									

N.B. The above rates may be subject to surcharges

*** The cost is the combined plan and inspection charge and is payable on deposit of the application.**

Schedule 2

Category	Description	Full Plans Application						Building Notice Charge			Regularisation Charge
		Plan Charge			Inspection Charge			Net	V.A.T.	Gross	(No V.A.T)
		Net	V.A.T.	Gross	Net	V.A.T.	Gross				
		£	£	£	£	£	£	£	£		
LOFT CONVERSIONS											
8.	Loft conversion without dormers and floor area less than 40m ²	150.00	30.00	180.00	210.00	42.00	252.00	420.00	84.00	504.00	514.50
9.	Loft conversion with dormers and floor area less than 40m ²	180.00	36.00	216.00	240.00	48.00	288.00	480.00	96.00	576.00	588.00
	Loft conversion Over 40m ²	Please contact our Building Control team									
GARAGES AND DETACHED BUILDINGS											
10.	Detached garage - floor area less than 60m ²	105.00	21.00	126.00	180.00	36.00	216.00	285.00	57.00	342.00	349.12
11.	Attached garage - floor area less than 60m ²	120.00	24.00	144.00	180.00	36.00	216.00	300.00	60.00	360.00	367.50
12.	Conversion of an existing garage	105.00	21.00	126.00	180.00	36.00	216.00	285.00	57.00	342.00	349.12
13.	Detached habitable building - floor area less than 40m ²	210.00	42.00	252.00	270.00	54.00	324.00	510.00	102.00	612.00	624.75
14.	Detached habitable building - floor area between 40m ² and 100m ²	240.00	48.00	288.00	360.00	72.00	432.00	660.00	132.00	792.00	808.50
	Any other detached building	Please contact our Building Control team									

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Schedule 2

Category	Description	Full Plans Application						Building Notice Charge			Regularisation Charge
		Plan Charge			Inspection Charge			Net	V.A.T.	Gross	(No V.A.T)
		Net	V.A.T.	Gross	Net	V.A.T.	Gross				
		£	£	£	£	£	£	£	£		
OTHER ALTERATIONS AND BUILDING WORKS TO DOMESTIC BUILDINGS											
15.	Extension of a basement less than 100m ²	180.00	36.00	216.00	270.00	54.00	324.00	510.00	102.00	612.00	624.75
16.	Structural / internal works with a commercial value of less than £1000	*	*	*	-	-	-	100.00	20.00	120.00	122.50
17.	Structural / internal works with a commercial value between £1000 and £2000	*	*	*	-	-	-	150.00	30.00	180.00	183.75
18.	Structural / internal works with a commercial value between £2000 and £5000	*	*	*	-	-	-	200.00	40.00	240.00	245.00
18.a	Structural / internal works with a commercial value between £5000 and £10,000	62.50	12.50	75.00	187.50	37.50	225.00	250.00	50.00	300.00	306.25
18.b	Structural / internal works with a commercial value between £10,000 and £15,000	75.00	15.00	90.00	225.00	45.00	270.00	300.00	60.00	360.00	367.50
18.c	Structural / internal works with a commercial value between £15,000 and £20,000	87.50	17.50	105.00	262.50	52.50	315.00	350.00	70.00	420.00	428.75

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Schedule 2

Category	Description	Full Plans Application						Building Notice Charge			Regularisation Charge
		Plan Charge			Inspection Charge			Net	V.A.T.	Gross	(No V.A.T)
		Net	V.A.T.	Gross	Net	V.A.T.	Gross				
		£	£	£	£	£	£	£	£	£	
OTHER ALTERATIONS AND BUILDING WORKS TO DOMESTIC BUILDINGS											
19.	Replacement of 10 windows or less	*	*	*	-	-	-	*	*	*	*
		80.00	16.00	96.00				80.00	16.00	96.00	98.00
20.	Replacement of more than 10 windows	*	*	*	-	-	-	*	*	*	*
		150.00	30.00	180.00				150.00	30.00	180.00	183.75
21.	Installation of a Heating appliance (Boiler, wood burning, oil, coal or gas fires)	*	*	*	-	-	-	*	*	*	*
		175.00	35.00	210.00				175.00	35.00	210.00	214.37
22.	Underpinning of existing foundations with a commercial value of less than £5000	*	*	*	-	-	-	*	*	*	*
		250.00	50.00	300.00				250.00	50.00	300.00	306.25
23.	Renovation of an existing external wall, floor or roof	*	*	*	-	-	-	*	*	*	*
		150.00	30.00	180.00				150.00	30.00	180.00	183.75
24.	Replacement of an existing roof covering	*	*	*	-	-	-	*	*	*	*
		200.00	40.00	240.00				200.00	40.00	240.00	245.00
25.	Electrical work carried out by a person NOT Part P registered with a competent persons scheme	*	*	*	-	-	-	*	*	*	*
		240.00	48.00	288.00				240.00	48.00	288.00	294.00
26.	Electrical work carried out by a person BS7671 registered	*	*	*	-	-	-	*	*	*	*
		100.00	20.00	120.00				100.00	20.00	120.00	122.50
27.	Insertion of cavity wall insulation not under the approved Competent Persons Scheme	*	*	*	-	-	-	*	*	*	*
		10.00	2.00	12.00				10.00	2.00	12.00	Price on Application
	Any other works not listed in Categories 1 to 27	Please contact our Building Control team									

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Surcharges (Site Inspection and Building Notice Charge)

Where any electrical work is carried out in connection with any of the work listed in 1 – 24 above and the electrician is not registered with a Part P competent persons scheme there will be an additional charge of £240.00 + V.A.T

If the electrician is BS7671 registered only, the additional charge will be £100.00 + V.A.T..

Reductions

	Reason for reduction	Reduction in Charges shown in Schedule 2 when that work is being carried out at the same time as any work shown in categories 1 - 9
A	Installation or replacement of windows and or doors in a dwelling-house (under 10 units).	50% of the Full Plan or Building Notice Charge
B	Where the work comes within the scope of Schedule 2 and the estimated cost of the building work is less than £5,000.	50% of the Full Plan or Building Notice Charge

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