



TENDRING DISTRICT COUNCIL

PLANNING SERVICES
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Building Control Charges 2016-2017

The Building (Local Authority Charges) Regulations 2010

The above regulations require that fees shall be payable to the Local Authority in respect of submissions for approval under the Building Regulations and the subsequent inspections of works. The actual fees payable are shown in the following tables and are dependent on the type of work and/or its total estimated cost.

All fees are subject to VAT at the appropriate rate, except the Regularisation Fee.

The following tables contain the standard charges for new dwellings, small non- domestic buildings and extensions or alterations to single buildings.

The charges have been established at a level to cover the cost of the Building Regulation related service in respect of commonly occurring categories of work.

The level of service allowed for is considered to meet the recommendations of the Building Control Performance Standard document and may exceed that offered by other Building Control Bodies. You can therefore be confident that allowance has been made for an adequate number of inspections to enable us to ensure a reasonable level of compliance is achieved and provide you with a value for money service.

These standard charges have been set on the basis that the building work does not consist of, or include, innovative or high risk construction techniques and once commenced will be completed within 24 months. Furthermore, the assumption is made that the person or contractor carrying out the work is competent to do so.

If the above are found not to be the case, then supplementary charges may need to be applied to cover our additional input.

Where the proposed works fall outside the categories shown, generally for larger and/or more complex schemes, the charge will be individually determined.

Where the control of the works reverts back to the Local Authority due to the inability of an Approved Inspector to resolve a contravention individual assessment will again apply.

Where the above is applicable, you should contact the Building Control section on the number/ addresses below to discuss the information required.

If the works are solely for people with disabilities or the provision of accommodation for a carer where 24 hour care is required they will be exempt from the charges. A letter will be required from a Doctor or Social Services to justify such a claim.

The inspection charge related to a full plans application will become due following the first inspection by our surveyor. This charge is the applicants responsibility unless stated otherwise.

Further details of the formulation of charges are contained in the Building (Local Authority Charges) Regulations 2010.

If you have any problems when filling in any of the forms, require any further information, or wish to apply for an individually determined charge, please either telephone 01255 686111 or email BCInspections@tendringdc.gov.uk or write to us at Tendring District Council, Council Offices, Thorpe Road, Weeley, Essex CO16 9AJ.

Effective from 1 April 2015

Standard Charges TABLE A - NEW DWELLINGS

Dwelling-houses and Flats not exceeding 300m²

Please note that the Charges marked with an * have been reduced to reflect where controlled electrical installations are being carried out, tested and certified by a registered Part P electrician. If these reductions are claimed and a self certifying electrician is not subsequently employed, the applicant will be invoiced for supplementary charges equivalent to the discount (see B15 below).

Code	Houses or Bungalows less than 4 storeys		Full Plans		Building Notice Charge *	Regularisation Charge *
			Plan Charge	Inspection Charge *		
A01	1 Plot	Fee	£150.00	£331.67	£512.50	£625.00
		VAT	£30.00	£66.33	£102.50	
		Total	£180.00	£398.00	£615.00	
A02	2 Plots	Fee	£225.00	£533.33	£806.67	£985.00
		VAT	£45.00	£106.67	£161.33	
		Total	£270.00	£640.00	£968.00	
A03	3 Plots	Fee	£302.50	£711.67	£1,052.50	£1,278.00
		VAT	£60.50	£142.33	£210.50	
		Total	£363.00	£854.00	£1,263.00	
A04	4 Plots	Fee	£350.00	£890.00	£1,300.00	£1,572.00
		VAT	£70.00	£178.00	£260.00	
		Total	£420.00	£1,068.00	£1,560.00	
A05	5 Plots	Fee	£397.50	£1,068.33	£1,527.50	£1,878.00
		VAT	£79.50	£213.67	£305.50	
		Total	£477.00	£1,282.00	£1,833.00	
Flats						
A06	1	Fee	£150.00	£302.50	£475.00	£580.00
		VAT	£30.00	£60.50	£95.00	
		Total	£180.00	£363.00	£570.00	
A07	2	Fee	£225.00	£475.00	£711.67	£865.00
		VAT	£45.00	£95.00	£142.33	
		Total	£270.00	£570.00	£854.00	
A08	3	Fee	£302.50	£600.00	£972.50	£1,178.00
		VAT	£60.50	£120.00	£194.50	
		Total	£363.00	£720.00	£1,167.00	
A09	4	Fee	£350.00	£795.83	£1,216.67	£1,472.00
		VAT	£70.00	£159.17	£243.33	
		Total	£420.00	£955.00	£1,460.00	
A10	5	Fee	£397.50	£960.83	£1,411.67	£1,769.00
		VAT	£79.50	£192.17	£282.33	
		Total	£477.00	£1,153.00	£1,694.00	
Conversion to						
A11	Single Dwelling-House	Fee	£130.00	£331.67	£504.17	£625.00
		VAT	£26.00	£66.33	£100.83	
		Total	£156.00	£398.00	£605.00	
A12	Single Flat	Fee	£130.00	£320.83	£465.00	£570.00
		VAT	£26.00	£64.17	£93.00	
		Total	£156.00	£385.00	£558.00	
Notifiable electrical work			(where applicable, in addition to the above, per dwelling)			
B15	(Where a satisfactory certificate will not be issued by a Part P registered electrician)	Fee	£29.17	£89.17	£120.83	£160.00
		VAT	£5.83	£17.83	£24.17	
		Total	£35.00	£107.00	£145.00	

Where Standard Charges are not applicable please contact Building Control on 01255 686111

Standard Charges TABLE B - WORK TO A SINGLE DWELLING

Limited to work not more than 3 storeys above ground level

Please note that the Charges marked with an * have been reduced to reflect where controlled electrical installations are being carried out, tested and certified by a registered Part P electrician. If these reductions are claimed and a self certifying electrician is not subsequently employed, the applicant will be invoiced for supplementary charges equivalent to the discount (see B15 below).

Code	Extension & New Build		Full Plans		Building Notice Charge *	Regularisation Charge *
			Plan Charge	Inspection Charge *		
B01	Separate single storey extension with floor area not exceeding 40m ²	Fee	£108.33	£287.50	£412.50	£500.00
		VAT	£21.67	£57.50	£82.50	
		Total	£130.00	£345.00	£495.00	
B02	Separate single storey extension with floor area exceeding 40m ² but not exceeding 100m ²	Fee	£131.67	£400.00	£541.67	£660.00
		VAT	£26.33	£80.00	£108.33	
		Total	£158.00	£480.00	£650.00	
B03	Separate extension with some part 2 or 3 storeys in height and a total floor area not exceeding 40m ²	Fee	£108.33	£325.00	£450.00	£550.00
		VAT	£21.67	£65.00	£90.00	
		Total	£130.00	£390.00	£540.00	
B04	Separate extension with some part 2 or 3 storeys in height and a total floor area exceeding 40m ² but not ex 100m ²	Fee	£144.17	£416.67	£575.00	£700.00
		VAT	£28.83	£83.33	£115.00	
		Total	£173.00	£500.00	£690.00	
B05	A building or extension comprising SOLELY of a garage, carport or store - total floor area not exceeding 100m ²	Fee	£90.83	£182.50	£280.83	£340.00
		VAT	£18.17	£36.50	£56.17	
		Total	£109.00	£219.00	£337.00	
B06	Detached non-habitable domestic building with total floor area not exceeding 50m ²	Fee	£96.67	£218.33	£329.17	£400.00
		VAT	£19.33	£43.67	£65.83	
		Total	£116.00	£262.00	£395.00	
Conversions						
B07	First floor & second floor loft conversions	Fee	£145.83	£245.83	£412.50	£500.00
		VAT	£29.17	£49.17	£82.50	
		Total	£175.00	£295.00	£495.00	
B08	Other work (e.g. garage conversions)	Fee	£70.83	£108.33	£187.50	£250.00
		VAT	£14.17	£21.67	£37.50	
		Total	£85.00	£130.00	£225.00	
Alterations (including underpinning)						
B09	Renovation of a thermal element	Fee	£29.17	£70.83	£104.17	£130.00
		VAT	£5.83	£14.17	£20.83	
		Total	£35.00	£85.00	£125.00	
B10	Replacement of windows, roof lights, roof windows or external glazed doors	Fee	£29.17	£70.83	£104.17	£130.00
		VAT	£5.83	£14.17	£20.83	
		Total	£35.00	£85.00	£125.00	
B11	Cost of work not exceeding £1,000	Fee	£58.33	£75.00	£141.67	£180.00
		VAT	£11.67	£15.00	£28.33	
		Total	£70.00	£90.00	£170.00	
B12	Cost of work exceeding £1,000 but not exceeding £5,000 (Including Renewable Energy systems of whatever cost)	Fee	£76.67	£83.33	£166.67	£210.00
		VAT	£15.33	£16.67	£33.33	
		Total	£92.00	£100.00	£200.00	
B13	Cost of work exceeding £5,000 & not exceeding £25,000	Fee	£89.17	£179.17	£283.33	£350.00
		VAT	£17.83	£35.83	£56.67	
		Total	£107.00	£215.00	£340.00	
B14	Cost of work exceeding £25,000 & not exceeding £100,000	Fee	£150.00	£279.17	£450.00	£545.00
		VAT	£30.00	£55.83	£90.00	
		Total	£180.00	£335.00	£540.00	
Notifiable Electrical work (In addition to the above, where applicable)						
B15	(Where a satisfactory certificate will not be issued by a Part P registered electrician)	Fee	£29.17	£89.17	£120.83	£160.00
		VAT	£5.83	£17.83	£24.17	
		Total	£35.00	£107.00	£145.00	

Multiple work reductions. Where the proposed works consist of more than one of the above elements then the appropriate charge is calculated by paying the full amount for the most expensive element and only 50% for the other applicable elements with the exception of B15 Electrical work.

Where Standard Charges are not applicable please contact Building Control on 01255 686111

Standard Charges TABLE C - ALL OTHER NON-DOMESTIC WORK

Limited to work not more than 3 storeys above ground level

Code	Extensions and New Build		Full Plans		Regularisation Charge
			Plan Charge	Inspection Charge	
C01	Single storey with floor area not exceeding 40m ²	Fee	£125.00	£291.67	£545.00
		VAT	£25.00	£58.33	
		Total	£150.00	£350.00	
C02	Single storey with floor area exceeding 40m ² but not exceeding 100m ²	Fee	£150.00	£408.33	£700.00
		VAT	£30.00	£81.67	
		Total	£180.00	£490.00	
C03	With some part 2 or 3 storey in height and a total floor area not exceeding 40m ²	Fee	£141.67	£331.67	£625.00
		VAT	£28.33	£66.33	
		Total	£170.00	£398.00	
C04	With some part 2 or 3 storey in height and a total floor area exceeding 40m ² but not exceeding 100m ²	Fee	£179.17	£433.33	£750.00
		VAT	£35.83	£86.67	
		Total	£215.00	£520.00	
Alterations					
C05	Cost of work not exceeding £5,000	Fee	£83.33	£108.33	£250.00
		VAT	£16.67	£21.67	
		Total	£100.00	£130.00	
		Replacement of windows, rooflights, roof windows or external glazed doors (not exceeding 20 units)	Fee	£83.33	
VAT	£16.67	£21.67			
Total	£100.00	£130.00			
C05	Renewable Energy systems (not covered by an appropriate competent persons scheme)	Fee	£83.33	£108.33	£250.00
		VAT	£16.67	£21.67	
		Total	£100.00	£130.00	
		Installation of new shop front	Fee	£83.33	
VAT	£16.67	£21.67			
Total	£100.00	£130.00			
C06	Cost of work exceeding £5,000 & not exceeding £25,000	Fee	£116.67	£183.33	£380.00
		VAT	£23.33	£36.67	
		Total	£140.00	£220.00	
		Replacement of windows, rooflights, roof windows or external glazed doors (exceeding 20 units)	Fee	£116.67	
VAT	£23.33	£36.67			
Total	£140.00	£220.00			
C06	Renovation of thermal elements	Fee	£116.67	£183.33	£380.00
		VAT	£23.33	£36.67	
		Total	£140.00	£220.00	
		Installation of a Raised Storage Platform within an existing building	Fee	£116.67	
VAT	£23.33	£36.67			
Total	£140.00	£220.00			
C07	Cost of works exceeding £25,000 & not exceeding £100,000	Fee	£179.17	£331.67	£635.00
		VAT	£35.83	£66.33	
		Total	£215.00	£398.00	
C07	Fit out of building up to 100m ²	Fee	£179.17	£331.67	£635.00
		VAT	£35.83	£66.33	
		Total	£215.00	£398.00	

Multiple work reductions. Where the proposed works consist of more than one of the above elements then the appropriate charge is calculated by paying the full amount for the most expensive element and only 50% for the other applicable elements.

Where Standard Charges are not applicable please contact Building Control on 01255 686111