

**Appendix XI a. Building Control**

Services that we charge for (1)	2017/18 charge (3) £	2018/19 charge (4) £	Proposed 2019/20 Charge (4) £	Change (5) %	Proposed 2019/20 Charge @ RPI 3.3% (4) £	Change (5) %
Building Control pre-app meetings on site	92.00	95.00	100.00	5.26%		

SCHEDULE A						
Extension <10m <sup>2</sup>	447.00	460.00	480.00	4.35%		
Extension 10m <sup>2</sup> - 40m <sup>2</sup>	533.00	550.00	580.00	5.45%		
Extension 40m <sup>2</sup> - 60m <sup>2</sup>	609.00	620.00	650.00	4.84%		
Over 60m <sup>2</sup>	Building Control Charge based on estimated cost of work					
Loft Conversion without dormer(s)	447.00	460.00	480.00	4.35%		
Loft Conversion with dormer(s)	609.00	620.00	650.00	4.84%		
Detached garage 30m <sup>2</sup> - 60m <sup>2</sup>	447.00	460.00	480.00	4.35%		
Recovering roof (per dwelling)	269.00	275.00	290.00	5.45%		
Replacement of windows/doors for every five windows or part thereof	203.00	210.00	220.00	4.76%		
Electrical works (non competent person)	269.00	275.00	300.00	9.09%		
Green Deal works	183.00	190.00	200.00	5.26%		
Shop Fit out each 100m <sup>2</sup> or part there of	259.00	265.00	300.00	13.21%		
New Shop front (up to 10m)	224.00	230.00	250.00	8.70%		

**NEW BUILD DWELLINGS (houses and flats, three stories without basements)**

1 new dwelling	711.00	720.00	800.00	11.11%		
2 - 5 dwellings (per additional dwelling - in addition to the charge for one dwelling)	224.00	230.00	240.00	4.35%		
6 - 20 new dwellings (per additional dwelling over 5 - in addition to the charge for five dwellings (plan charge - £514.50+VAT and inspection charge £1,470+VAT))	186.00	190.00	200.00	5.26%		
Over 20 dwellings						

**ALL OTHER WORKS Estimated cost of works**

up to £2000	203.00	210.00	225.00	7.14%		
up to £5000 (£2,001 - £5,000)	229.00	235.00	250.00	6.38%		
£5001 - £10,000	285.00	290.00	300.00	3.45%		
£10,001 - £20,000	396.00	400.00	410.00	2.50%		
£20,001 - £30,000	508.00	515.00	530.00	2.91%		
£30,001 - £40,000	609.00	615.00	640.00	4.07%	640.00	4.07%
£40,001 - £50,000	721.00	725.00	750.00	3.45%		
£50,001 - £60,000	833.00	840.00	870.00	3.57%		
£60,001 - £70,000	944.00	950.00	980.00	3.16%		
£70,001 - £80,000	1,026.00	1,030.00	1,060.00	2.91%		
£80,001 - £90,000	1,127.00	1,140.00	1,180.00	3.51%	1,180.00	3.51%
£90,001 - £100,000	1,229.00	1,250.00	1,290.00	3.20%		
£100,001 - £120,000	1,335.00	1,350.00	1,390.00	2.96%		
£120,001 - £140,000						

**Additional charges**

Completion Certificates	46.00	48.00	50.00	4.17%		
Copy Documents	20.30	20.50	22.50	9.76%		
Copy Plans A3 (where permissible) - first page	Individually determined		25.00			
Subsequent page(s)	Individually determined					
Research fee	36.00	40.00	50.00	25.00%		
Surveyor hourly charge (08:00 - 18:00)	92.00	95.00	100.00	5.26%		
Surveyor hourly charge (18:00 - 08:00)	138.00	142.50	150.00	5.26%		
Technical Support charge	46.00	47.50	50.00	5.26%		

**Other Building Control services**

Dangerous Structures	This charge will be based upon an hourly rate of £90 or £135 if the dangerous structure is dealt with outside normal office hours	95 or 142.50	100 or 150	5.00%		
Demolition Notices		200.00	250.00	25.00%		
Safety at Sports Grounds	To be charged at full cost recovery based on the hourly rate of staff					