

Appendix XI a - Building Control

Services that we charge for	2025/26 Charge	Proposed 2026/27 Charge	Value Difference	Basis of charge
	£	£	£	
Building Control pre-app meetings on site	210.00	218.00	8.00	Full cost Recovery
SCHEDULE A				
Extension <10m ²	656.00	688.00	32.00	Benchmarking
Extension 10m ² - 40m ²	788.00	827.00	39.00	Benchmarking
Extension 40m ² - 60m ²	882.00	926.00	44.00	Benchmarking
Loft Conversion	882.00	926.00	44.00	Benchmarking
Detached garage 30m ² - 60m ²	646.00	671.00	25.00	Benchmarking
Recovering roof (per dwelling)	410.00	426.00	16.00	Benchmarking
Replacement of windows/doors for every five windows or part thereof	315.00	327.00	12.00	Benchmarking
Electrical works (non competent person)	504.00	523.00	19.00	Benchmarking

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Green Deal works £180.00 £180.00 No change	341.00	354.00	13.00	Benchmarking
Shop Fit out each 100m² or part there of	452.00	469.00	17.00	Benchmarking
New Shop front (up to 10m)	431.00	447.00	16.00	Benchmarking
NEW BUILD DWELLINGS (houses and flats, three stories without basements)				
1 new dwelling	1,155.00	1,199.00	55.00	Benchmarking
2 - 5 dwellings (per additional dwelling - in addition to the charge for one dwelling)	342.00	355.00	17.00	Benchmarking
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))	294.00	306.00	14.00	Benchmarking
Over 20 dwellings (Bespoke works)				

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ALL OTHER WORKS Estimated cost of works				
up to £2000	326.00	338.50	12.50	Benchmarking
up to £5000 (£2,001 - £5,000)	394.00	409.00	15.00	Benchmarking
£5001 - £10,000	447.00	464.00	17.00	Benchmarking
£10,001 - £20,000	573.00	595.00	22.00	Benchmarking
£20,001 - £30,000	720.00	748.00	28.00	Benchmarking
£30,001 - £40,000	867.00	900.00	33.00	Benchmarking
£40,001 - £50,000	1,035.00	1,074.00	39.00	Benchmarking
£50,001 - £60,000	1,182.00	1,227.00	45.00	Benchmarking
£60,001 - £70,000	1,313.00	1,363.00	50.00	Benchmarking
£70,001 - £80,000	1,428.00	1,482.00	54.00	Benchmarking
£80,001 - £90,000	1,596.00	1,657.00	61.00	Benchmarking

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£90,001 - £100,000	1,722.00	1,787.00	65.00	Benchmarking
£100,001 - £120,000	1,848.00	1,918.00	70.00	Benchmarking
£120,001 - £140,000	1,974.00	2,049.00	75.00	Benchmarking
£140,001 - £160,000	2,100.00	2,180.00	80.00	Benchmarking
£160,001 - £180,000	2,226.00	2,310.00	84.00	Benchmarking
£180,001 - £200,000	2,352.00	2,441.00	89.00	Benchmarking
£200,000 + (Bespoke)		-		
Additional charges				
Completion Certificates	80.00	85.00	5.00	Benchmarking
Copy Documents	30.00	32.00	2.00	Benchmarking
Copy Plans A3 (where permissible) - first page	30.00	32.00	2.00	Benchmarking

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Subsequent page(s)				
Research fee	85.00	90.00	5.00	Benchmarking
Surveyor hourly charge (08:00 - 18:00)	142.00	150.00	8.00	Benchmarking
Surveyor hourly charge (18:00 - 08:00)	213.00	221.00	8.00	Benchmarking
Technical Support charge	84.00	88.00	4.00	Benchmarking
Other Building Control services				
Demolition Notices	363.90	378.00	14.10	Full cost Recovery
Building Safety Regulator	180.00	197.50	17.50	Full cost Recovery
Local Land Charges				
Local Enquiries Form CON29R only	130.00	238.00	108.00	Benchmarking

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Additional Parcel Fee (each)	29.00	41.00	12.00	Benchmarking
Individual Enquiries CON290 (per question)	8.00	32.00	24.00	Benchmarking
VAT applies @ 20% on CON29R & CON29O element of the charges.				
Application up to 10 units	160.00	170.00	10.00	Statutory
Each additional unit	10.00	11.00	1.00	Statutory
New Street	150.00	160.00	10.00	Statutory
Naming/re-naming existing Building	110.00	120.00	10.00	Statutory
Application where address exists but not officially registered	200.00	210.00	10.00	Full cost Recovery
Additional units over 10	10.00	11.00	1.00	Full cost Recovery