

GUIDANCE NOTES ON CHARGES OPERATIVE 1 JANUARY 2011

The Building Act 1984 (as amended)

The Building Regulations 2010 (as amended)

The Building (Local Authorities Charges) Regulations 2010

BUILDING REGULATIONS CHARGING SCHEME No.1 2010

The Building Regulation charges are divided into Plan and Inspection, Building Notice, Regularisation and Reversion charges. They are different for each type of work. The following tables are based on the LB Hackney Building Regulations charges scheme No.1 2010. A full copy of the scheme is available for inspection at these offices during normal working hours. **All charges are subject to VAT at the current rate except for the regularisation charges.**

Administration Charges for Dangerous Structures

Survey and Report	£150.00
Administration Charge	£200.00
Solicitor Enquiry	£51.06

Pre application Advice - £91.00 + VAT = £109.20 per hour (refundable on receipt of Building Regulations application)

Full Plans

The Plan Charge must be paid on the deposit of the Plans with the Council.

Building Notices

The Charge must be paid when the Notice is submitted to the Council.

Inspection Charges

These should be payable on demand after the first inspection has been made.

Regularisation Charges

This is 120% of the Building Notice fee and is not subject to VAT.

Total estimated cost

The estimate cost of building work is of that work which requires approval for building regulations by the local authority. Costs do not include professional fees or VAT.

Unless the required fee is included with an application, it cannot be accepted as a valid application.

Multiple Works

Where plans show more than one type of work (i.e. two separate extensions) the charge payable is aggregated accordingly.

Extensions

Means an extension to an existing building which has not more than three storeys, with each basement level, if any, counting as one storey.

Loft Extensions

Are to be considered as an extension of floor space and the charges are to be based on domestic extensions subject to the maximum area of all work less than 60m.

Floor area

Is the total area of all floors measured between internal faces of walls.

Minor Work

Where the work is estimated as costing under £5,000, or a small extension under 10m² the total charge is payable on deposit of the application.

Instalments

In certain cases the charges may be paid in instalments the minimum amount being £500. Contact the Building Control Office for information.

Exemption

Where work is to provide access and facilities in an existing dwelling, or is an extension to store or provide medical treatment for a disabled person, no charge will be made.

Help

If you have any difficulty in calculating any charges or have any problems please do not hesitate in contacting Building Control at the above address.

These notes are for guidance only and do not substitute for the 'charges scheme' adopted by the London Borough of Hackney under the provisions of statutory instrument 1998 No.3129.

Table A

This table should be used for New houses and flats (small domestic buildings) not exceeding 300 m² floor area and no more than 3 storeys, (include basement levels, if any).

All charges are subject to VAT at the current rate except for the regularisation charges

No of Dwellings	Plan Charge			Inspection Charge			Building Notice Charge		
	£	Vat @ 20%	Total	£	Vat @ 20%	Total	£	Vat @ 20%	Total
1	£582.40	£116.48	£698.88	£873.60	£174.72	£1,048.32	£1,456.00	£291.20	£1,747.20
2	£837.20	£167.44	£1,004.64	£1,255.80	£251.16	£1,506.96	£2,093.00	£418.60	£2,511.60
3	£1,092.00	£218.40	£1,310.40	£1,638.00	£327.60	£1,965.60	£2,730.00	£546.00	£3,276.00
4	£1,346.80	£269.36	£1,616.16	£2,020.20	£404.04	£2,424.24	£3,367.00	£673.40	£4,040.40
5	£1,601.60	£320.32	£1,921.92	£2,402.40	£480.48	£2,882.88	£4,004.00	£800.80	£4,804.80

NOTE: For flat conversions, flats above 300 m² and three storeys, an estimate is required and you should refer to the other work table C.

Table B

Certain small buildings and domestic alterations and extension

All charges are subject to VAT at the current rate except for the regularisation charges

Standard Charge	Plan Charge			Inspection Charge			Building Notice Charge		
	£	Vat @ 20%	Total	£	Vat @ 20%	Total	£	Vat @ 20%	Total
Domestic extensions and single family loft conversions <i>(not exceeding 3 storey inc. basement). Total areas to be aggregated</i>									
< 40m ²	£273.00	£54.60	£327.60	£409.50	£81.90	£491.40	£682.50	£136.50	£819.00
Loft conversion	£327.60	£65.52	£393.12	£491.40	£98.28	£589.68	£819.00	£163.80	£982.80
40m ² - 60m ²	£327.60	£65.52	£393.12	£491.40	£98.28	£589.68	£819.00	£163.80	£982.80
Loft conversion	£382.20	£76.44	£458.64	£573.30	£114.66	£687.96	£955.50	£191.10	£1,146.60
Over 60m ²	Estimate required, individually assessed charges to be determined								
Detached garages/carpports									
40m ² and under	£200.20	£40.04	£240.24	£300.30	£60.06	£360.36	£500.50	£100.10	£600.60
40m ² - 60m ²	£273.00	£54.60	£327.60	£409.50	£81.90	£491.40	£682.50	£136.50	£819.00
Over 60m ²	Estimate required, individually assessed charges to be determined								
Window replacement (not competent persons) Up to 3 windows	£52.78	£10.56	£63.34	£79.17	£15.83	£95.00	£131.95	£26.39	£158.34
Every additional 3 windows	£27.30	£5.46	£32.76	£40.95	£8.19	£49.14	£68.25	£13.65	£81.90
Underpinning Up to 10m in length	£309.40	£61.88	£371.28	£464.10	£92.82	£556.92	£773.50	£154.70	£928.20
Over 10m in length	Estimate required, individually assessed charges to be determined								
Domestic Basements 60m ² and under	£436.80	£87.36	£524.16	£655.20	£131.04	£786.24	£1,092.00	£218.40	£1,310.40
Over 60m ²	Estimate required, individually assessed charges to be determined								
Domestic Electrical Wiring Up to 3 bed house Standard Charge (Power service) : £150+vat	£127.40	£25.48	£152.88	£191.10	£38.22	£229.32	£318.50	£63.70	£382.20 + £180 = £562.20
More than 3 bed house	£182.00	£36.40	£218.40	£273.00	£54.60	£327.60	£455.00	£91.00	£546.00 + £180 = £726.00
Installation of Mezzanine Floor 100m ² and under	£273.00	£54.60	£327.60	£409.50	£81.90	£491.40	£682.50	£136.50	£819.00
Over 100m ²	Estimate required, individually assessed charges to be determined								
Commercial Fit Out (office or shop) 100m ² and under	£382.20	£76.44	£458.64	£573.30	£114.66	£687.96	£955.50	£191.10	£1,146.60
Over 100m ²	Estimate required, individually assessed charges to be determined								

London Borough of Hackney Building Control

Other work Table C

All charges are subject to VAT at the current rate except for the regularisation charges

ESTIMATED COST (EXCLUDING VAT) OF WORK BETWEEN		Plan Charge			Inspection Charge			Building Notice Charge		
		Plan Charge	Vat @ 20%	Total Plan Charge	Inspection charge	Vat @ 20%	Total Inspection Charge	BN Charge	Vat @ 20%	Total BN Charge
0.00	5000.00	£127.40	£25.48	£152.88	£191.10	£38.22	£229.32	£318.50	£63.70	£382.20
5000.00	7499.99	£291.20	£58.24	£349.44	£436.80	£87.36	£524.16	£728.00	£145.60	£873.60
7500.00	9999.99	£300.30	£60.06	£360.36	£450.45	£90.09	£540.54	£750.75	£150.15	£900.90
10000.00	12499.99	£309.40	£61.88	£371.28	£464.10	£92.82	£556.92	£773.50	£154.70	£928.20
12500.00	14999.99	£318.50	£63.70	£382.20	£477.75	£95.55	£573.30	£796.25	£159.25	£955.50
15000.00	17499.99	£327.60	£65.52	£393.12	£491.40	£98.28	£589.68	£819.00	£163.80	£982.80
17500.00	20000.98	£336.70	£67.34	£404.04	£505.05	£101.01	£606.06	£841.75	£168.35	£1,010.10
20000.99	27999.99	£345.80	£69.16	£414.96	£518.70	£103.74	£622.44	£864.50	£172.90	£1,037.40
28000.00	35999.99	£354.90	£70.98	£425.88	£532.35	£106.47	£638.82	£887.25	£177.45	£1,064.70
36000.00	43999.99	£364.00	£72.80	£436.80	£546.00	£109.20	£655.20	£910.00	£182.00	£1,092.00
44000.00	51999.99	£373.10	£74.62	£447.72	£559.65	£111.93	£671.58	£932.75	£186.55	£1,119.30
52000.00	59999.99	£382.20	£76.44	£458.64	£573.30	£114.66	£687.96	£955.50	£191.10	£1,146.60
60000.00	67999.99	£391.30	£78.26	£469.56	£586.95	£117.39	£704.34	£978.25	£195.65	£1,173.90
68000.00	75999.99	£400.40	£80.08	£480.48	£600.60	£120.12	£720.72	£1,001.00	£200.20	£1,201.20
76000.00	83999.99	£409.50	£81.90	£491.40	£614.25	£122.85	£737.10	£1,023.75	£204.75	£1,228.50
84000.00	91999.99	£418.60	£83.72	£502.32	£627.90	£125.58	£753.48	£1,046.50	£209.30	£1,255.80
92000.00	100000.98	£427.70	£85.54	£513.24	£641.55	£128.31	£769.86	£1,069.25	£213.85	£1,283.10
100000.99	109999.99	£436.80	£87.36	£524.16	£655.20	£131.04	£786.24	£1,092.00	£218.40	£1,310.40
110000.00	119999.99	£445.90	£89.18	£535.08	£668.85	£133.77	£802.62	£1,114.75	£222.95	£1,337.70
120000.00	129999.99	£455.00	£91.00	£546.00	£682.50	£136.50	£819.00	£1,137.50	£227.50	£1,365.00
130000.00	139999.99	£464.10	£92.82	£556.92	£696.15	£139.23	£835.38	£1,160.25	£232.05	£1,392.30
140000.00	149999.99	£473.20	£94.64	£567.84	£709.80	£141.96	£851.76	£1,183.00	£236.60	£1,419.60
150000.00	159999.99	£482.30	£96.46	£578.76	£723.45	£144.69	£868.14	£1,205.75	£241.15	£1,446.90
160000.00	169999.99	£491.40	£98.28	£589.68	£737.10	£147.42	£884.52	£1,228.50	£245.70	£1,474.20
170000.00	179999.99	£500.50	£100.10	£600.60	£750.75	£150.15	£900.90	£1,251.25	£250.25	£1,501.50
180000.00	189999.99	£509.60	£101.92	£611.52	£764.40	£152.88	£917.28	£1,274.00	£254.80	£1,528.80
190000.00	199999.99	£518.70	£103.74	£622.44	£778.05	£155.61	£933.66	£1,296.75	£259.35	£1,556.10

For Charges based on work over £200,000 please contact this office for charge payable