



# Leicestershire Building Control Partnership

Working on behalf of six Leicestershire Councils including Blaby District Council, Harborough District Council, Hinckley & Bosworth Borough Council, Melton Borough Council, Oadby & Wigston Borough Council and Rutland County Council

## Domestic Works Fees from 1<sup>st</sup> April 2026

**Standard Charges for the Creation of, or Conversion to, New Housing** (Up to 300m<sup>2</sup> in floor area, electrical works completed under competent persons scheme) (all charges include VAT unless otherwise stated)

Number of dwellings	Plan Charge	Inspection Charge	Building Notice Charge	Regularisation Charge (VAT exempt)
1	£242.84	£663.92	£906.76	£981.68
2	£364.25	£889.97	£1,254.22	£1,358.42
3	£468.88	£1,157.35	£1,626.23	£1,762.07
4	£590.30	£1,326.56	£1,916.84	£2,077.45
5	£696.20	£1,464.77	£2,160.98	£2,340.09
6 or more	Individually determined	Individually determined	Individually determined	Individually determined

## Standard Charges for Extensions and Other Work to a Single Domestic Building

(all charges include VAT unless otherwise stated)

Description of Work		Plan Charge	Inspection Charge	Building Notice Charge	Regularisation Charge (VAT exempt)
<b>Garages and Carports</b>					
1	Erection or extension of a single storey non exempt detached/attached garage or carport up to 70m <sup>2</sup>	£218.29	£267.38	£485.66	£526.36
2	Erection or extension of a detached garage up to 100m <sup>2</sup> which includes room/s for use at first floor level	£218.29	£331.96	£550.26	£596.33
3	Garage, outbuilding or conservatory converted into habitable use with a maximum floor area of 36m <sup>2</sup>	£218.29	£299.66	£517.96	£560.80
<b>Extensions</b>					
4	Extension of a dwelling the total floor area of which does not exceed 10m <sup>2</sup>	£235.09	£267.38	£502.46	£543.58
5	Extension of a dwelling the total floor area of which exceeds 10m <sup>2</sup> , but does not exceed 50m <sup>2</sup>	£267.38	£525.71	£793.09	£858.97
6	Extension of a dwelling the total floor area of which exceeds 50m <sup>2</sup> , but does not exceed 100m <sup>2</sup>	£299.66	£590.30	£889.97	£964.45
<b>Loft Conversions</b>					
7	Loft conversion with a floor area not exceeding 50m <sup>2</sup> that does not include the construction of dormers	£275.12	£533.46	£808.58	£876.19
8	Loft conversion with a floor area not exceeding 50m <sup>2</sup> that includes the construction of dormers	£339.71	£607.09	£946.80	£1,025.81

Description of Work		Plan Charge	Inspection Charge	Building Notice Charge	Regularisation Charge (VAT exempt)
<b>Replacement Windows / Doors</b>					
9	Replacement of windows and/or doors up to a maximum of 5 in external walls of a single dwelling	£170.50	Included	£170.50	£184.06
10	Replacement of windows and/or doors up to a maximum of 20 in external walls of a single dwelling	£210.54	Included	£210.54	£228.20
<b>Underpinning</b>					
11	Traditional underpinning Charge is per meter run	£104.63	Included	£104.63	£114.10
12	Piling and needles	£542.51	Included	£542.51	£587.71
<b>Other Alterations</b>					
13	Renovation of a thermal element <i>e.g. re-roof (if no significant increase in weight)</i>	£202.79	Included	£202.79	£219.59
14	Installation of an ancillary appliance, other than by a person registered with an appropriate competent person's scheme <i>e.g. log burner</i>	£331.96	Included	£331.96	£359.52
15	Installation of a lightweight solid roof onto an existing previously exempt conservatory or similar structure	£364.25	Included	£364.25	£393.96
16	Installation of PV panels or a Solar Heating system or a Heat Pump set up.	£324.20	Included	£324.20	£350.91

	<b>Description of Work</b>	<b>Plan Charge</b>	<b>Inspection Charge</b>	<b>Building Notice Charge</b>	<b>Regularisation Charge (VAT exempt)</b>
17	Alterations not described elsewhere including structural alterations and installation of controlled fittings				
	Estimated cost of work £0 - £2,000	£235.09	Included	£235.09	£254.03
	Estimated cost of work £2,001 - £5,000	£372.00	Included	£372.00	£403.65
	Estimated cost of work £5,001 - £10,000	£136.92	£339.71	£476.63	£516.67
	Estimated cost of work £10,001 - £20,000	£170.50	£372.00	£542.51	£587.71
	Estimated cost of work £20,001 - £30,000	£202.79	£477.92	£680.72	£736.26
	Estimated cost of work £30,001 - £50,000	£210.54	£598.04	£808.58	£876.19
	Estimated cost of work £50,001 and over	Individually determined	Individually determined	Individually determined	Individually determined
<b>Electrical Work</b>					
18	Installer not registered with a Part P competent person self certification scheme but qualified to complete a BS7671 installation certificate and carry out test	£267.38	Included	£267.38	£289.55
19	Installer not registered with a Part P competent person self certification scheme and not qualified to complete a BS7671 installation and test certificate	£267.38	£396.55	£663.92	£719.04