



# 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	£1,916.85	£2,077.45
5	£696.21	£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	£485.67	£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	£299.67	£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>	£299.67	£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	£275.13	£533.46	£808.59	£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.	£324.21	Included	£324.21	£350.91

Description of Work		Plan Charge	Inspection Charge	Building Notice Charge	Regularisation Charge (VAT exempt)
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	£598.05	£808.59	£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