



Scheme for the Recovery of Building Regulation Charges and Associated Matters For The Leicestershire Building Control Partnership

To be read in conjunction with The Building [Local Authority Charges] Regulations 2010.

Standard Charges for all Domestic Building Work

This scheme and alignment of fees comes into effect on 1st April 2023 in respect of all Partnership Councils.

Working together as part of LABC

SUMMARY OF BUILDING CONTROL CHARGES FOR DOMESTIC WORK - EFFECTIVE FROM 1st April 2023

These charges form part of the Partnerships Building Control Charges Scheme

The Leicestershire Building Control Partnership includes Blaby DC, Harborough DC, Oadby and Wigston Borough Council, Hinckley and Bosworth Borough Council, Melton Borough Council and Rutland County Council

To determine the charges the Partnership will make for the delivery of its Building Control Service, please follow the following three steps:

Step 1

Decide which of the two tables referred to below are applicable to the work you will be carrying out:

Table A : applies to the creation of new dwellings only

Table B : applies to certain extensions, alterations or works to existing dwellings only

Step 2

Decide which one of the following three application types you will be making:

- Full Plans: You may use this application for any type of work. It has the benefit that the plans you submit to the Council will be assessed for compliance with the Building Regulations and approval of these will be a safeguard to both you and your builder that the work you intend to carry out meets the relevant requirements. Please note you **MUST** use this application type in the following cases:
1. if the Regulatory Reform (Fire Safety) Order 2005 applies to the building (essentially all buildings other than private dwellings);
 2. if the building will be within 3 meters of a drain or sewer held on the map of Severn Trent Water Authority;
 3. if the building will be erected fronting onto a private street.
- Building Notice: You may use this application type only for works connected with a single dwelling and is best suited for minor works such as replacement windows, etc. No safeguard of compliance exists with this application type as no plans are actually approved by the Council. This has the disadvantage that building work in progress sometimes has to be altered at extra cost to correct errors.
- Regularisation Application: This is applicable where the work was carried out after 11th November 1985 without Building Regulations consent and there is a need to retrospectively authorise the work.

Step 3

Note the maximum charge applicable from the relevant table according to the application type. Only ONE application type should be selected. In the case of Full Plans applications the charge usually has two parts, we would prefer this is paid in full upon submission of the application but if only the plan check fee is paid the Council will invoice for the inspection fee on commencement of the work, this fee should be paid before further inspections are booked. Charges for Building Notices and Regularisation applications are payable in full at the time of submission.

Ancillary Notes

1. For schemes within the Districts of the Leicestershire Building Control partnership a 60% reduction in the Inspection Fee will be applied to all garage conversions carried out at the same time as an extension to the property.
2. The fees shown assume that the works will be satisfactorily completed within 3 years of commencement. A fee of £60.82 plus VAT will be charged for subsequent inspections requested after 3 years from commencement.
3. Any applications not commenced within 3 years of the submission date will be invalid and will require a complete new application should the owner wish to proceed with the Scheme.
4. Any Councils forming part of the Leicestershire Building Control Partnership will, upon request, provide a written competitive quote for multiple schemes or larger more complex works not specified within these charges. Please feel free to discuss your scheme with one of our staff so that we may assist you.
5. Intermediate Completion Certificates may be requested. A fee of £60.82 plus VAT will be charged per inspection, which includes the issuing of the Certificate.
6. Works for disabled people: In certain circumstances, where work is solely for the benefit of people with disabilities, charges may not be payable. A "person with disabilities" means a person who is within any of the descriptions of persons to whom Section 29(1) for the National Assistance Act 1948, as extended by virtue of Section 8(2) of the Mental Health Act 1959, applied but disregarding the amendments made by paragraph 11 of Schedule 13 to the Children Act 1989. The words in section 8(2) of the Mental Health Act 1959 which extend the meaning of disabled person in section 29(1) of the National Assistance Act 1948, are prospectively repealed by the National Health Service and Community Care Act 1990, section 66(2), Schedule 10, as from a day to be appointed. A certificate or letter may be required from a health professional to this effect (for example from a doctor or occupational therapist) in support of an application for exemption from charges. Please contact Building Control for further information about the liability to pay charges on particular projects for people with disabilities.
7. Leicestershire Building Control Partnership Hourly rate is £60.82 plus VAT.

8. Written confirmation letters confirming exemption of building works are £30.41 plus VAT and £60.82 plus VAT if an inspection is required to confirm exemption.
9. Charge for written confirmation letters to satisfy Severn Trent Water Authority regarding building close to or over sewers or that a Soakaway will not be suitable is £30.41 plus VAT
10. Charge for completion confirmation letters in lieu of a completion certificate £30.41 plus VAT
11. Charge for duplicate copies of a completion certificate or previous confirmation letter sent out £30.41 plus VAT
12. Charge for an extensive search in relation to historic Building Control records at £60.82 plus VAT. Copying charges as noted below apply.
13. Charge for the reactivation of a closed file not completed within 3 years from commencement of the works, including 1 additional inspection is £60.82 plus VAT.
14. Charge for surveyor attendance in response to an emergency incident is £60.82 per hour plus VAT.
15. Charge for surveyor attendance in response to an emergency incident out of normal office hours is £91.22 plus VAT.
16. Charge for preparation of documents in relation to dangerous buildings is £60.82 plus VAT.
17. Photocopying charges in relation to providing historic data assuming that the relevant written Copyright permissions have been obtained. A4 copies at £0.21p per copy, A3 at £0.41 per copy and A1 copies at £2.07 per copy. Bulk copying charges and any other copying charges will be determined on a case-by-case basis and an individual quote given. All charges plus VAT

STREET NAMING AND NUMBERING CHARGES

Where the developer has chosen to use the Leicestershire Building Control Partnerships Services to carry out the full Building Control function on the development the charges for street numbering and naming will be waived. Exceptions apply to applications submitted at Harborough DC, Rutland County Council and Hinckley and Bosworth Borough Council and any applications for street naming and numbering requests at these Councils should be made direct. Please refer to the Schedule of Charges overleaf for the Partnerships charges.

Fees and Charges (Recovery)

	£
Renaming/renumbering of existing property	£43.06
Naming/numbering of one to five properties	£43.06
Naming/numbering for more than five plots	£20.80 each additional plot
Naming of a street	£161.46
Change to a development after notification	£52 admin fee + £15.60 per plot
Street re-naming at residents' request	£269.10
Written confirmation of postal address details	£26.91
Numbering of new flat complex	£26 per plot

Notes

1. After notification means after the Council has renamed the street.
2. Compensation relates to monies paid to residents to help them pay for the cost of informing all parties that they correspond with, regarding the change to their address.
3. Where the developer has chosen to use the Leicestershire Building Control Partnerships services to carry out the full Building Control function on the development the charges for street numbering and naming will be waived. **Exceptions** apply to applications submitted at Harborough DC, Rutland County Council and Hinckley and Bosworth Borough Council as this function is undertaken by other sections outside of Building Control, within these districts, at their standard costs.

DEMOLITION APPLICATION CHARGES

Service Fee

Building Type	Charge
Domestic	£129.17
Commercial up to 130m2 floor area	£129.17
Commercial above 130m2 floor area	£193.75

Note:

- Sites containing multiple buildings or dwellings will incur an additional charge of £26.91 per non-exempt unit.
- Exempt buildings. Buildings that have a volume of less than 49.56 cubic meters will not require permission to demolish.

TABLE A
Standard Charges for the Creation of, or Conversion to, New Housing (Up to 300m² in floor area)

Number of dwellings	Plan Charge		Inspection Charge		Building Notice Charge		Regularisation Charge
	Net Charge (Exc. VAT)	Total Charge (Inc. VAT)	Net Charge (Exc. VAT)	Total Charge (Inc. VAT)	Net Charge (Exc. VAT)	Total Charge (Inc. VAT)	Total Charge (VAT Exempt)
1	£182.45	£218.94	£498.70	£598.44	£681.15	£817.38	£885.49
2	£273.67	£328.40	£668.98	£802.78	£942.66	£1,131.19	£1,225.45
3	£352.74	£423.29	£869.68	£1,043.62	£1,222.42	£1,466.90	£1,589.14
4	£443.97	£532.76	£997.39	£1,196.87	£1,441.36	£1,729.63	£1,873.76
5	£523.03	£627.64	£1,100.78	£1,320.94	£1,623.80	£1,948.56	£2,110.94
6 or more	Individually determined	Individually determined	Individually determined	Individually determined	Individually determined	Individually determined	Individually determined

Note: For individually determined charges, please contact a member of the Building Control Team to discuss your scheme and a quote for our charges.

For electrical work not covered under a Competent Persons Scheme (Part P registered) the basic charge per dwelling will be as per items 19 and 20 in Table B (account will be given to repetitive work and a discount may be applied). This charge is additional to the inspection charge, building notice charge or regularisation charge.

Unless agreed otherwise schemes exceeding one year in duration may be subject to additional charges.

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

Description of Work	Plan Charge		Inspection Charge		Building Notice Charge		Regularisation Charge
	Net Charge (Exc. VAT)	Total Charge (Inc. VAT)	Net Charge (Exc. VAT)	Total Charge (Inc. VAT)	Net Charge (Exc. VAT)	Total Charge (Inc. VAT)	Total Charge (VAT Exempt)
Garages and Carports							
1 Erection or extension of a single storey non exempt detached/attached garage or carport up to 70m ²	£164.20	£197.04	£200.69	£240.83	£364.90	£437.88	£474.37
2 Erection or extension of a detached garage up to 100m ² which includes room/s for use at first floor level	£164.20	£197.04	£249.35	£299.22	£413.55	£496.26	£537.62
3 Garage, outbuilding or conservatory converted into habitable use with a maximum floor area of 36m ²	£164.20	£197.04	£225.02	£270.02	£389.23	£467.08	£505.99
Extensions							
4 Extension of a dwelling the total floor area of which does not exceed 10m ²	£176.37	£211.64	£200.69	£240.83	£377.06	£452.47	£490.18
5 Extension of a dwelling the total floor area of which exceeds 10m ² , but does not exceed 50m ²	£200.69	£240.83	£395.31	£474.37	£596.00	£715.20	£774.80
6 Extension of a dwelling the total floor area of which exceeds 50m ² , but does not exceed 100m ²	£225.02	£270.02	£443.96	£532.75	£668.98	£802.78	£869.68

Description of Work	Plan Charge		Inspection Charge		Building Notice Charge		Regularisation Charge
	Net Charge (Exc. VAT)	Total Charge (Inc. VAT)	Net Charge (Exc. VAT)	Total Charge (Inc. VAT)	Net Charge (Exc. VAT)	Total Charge (Inc. VAT)	Total Charge (VAT Exempt)
Loft Conversions							
7 Loft conversion with a floor area not exceeding 50m ² that does not include the construction of dormers	£206.78	£248.14	£401.39	£481.67	£608.17	£729.80	£790.62
8 Loft conversion with a floor area not exceeding 50m ² that includes the construction of dormers	£255.43	£306.52	£456.12	£547.34	£711.55	£853.86	£925.02
Replacement Windows / Doors							
9 Replacement of windows and/or doors up to a maximum of 5 in external walls of a single dwelling	£127.71	£153.25	Included	Included	£127.71	£153.25	£166.03
10 Replacement of windows and/or doors up to a maximum of 20 in external walls of a single dwelling	£158.12	£189.74	Included	Included	£158.12	£189.74	£205.56
Underpinning							
11 Traditional underpinning Charge is per meter run	£79.06	£94.87	Included	Included	£79.06	£94.87	£102.78
12 Piling and needles	£407.47	£488.96	Included	Included	£407.47	£488.96	£529.71

Description of Work	Plan Charge		Inspection Charge		Building Notice Charge		Regularisation Charge
	Net Charge (Exc. VAT)	Total Charge (Inc. VAT)	Net Charge (Exc. VAT)	Total Charge (Inc. VAT)	Net Charge (Exc. VAT)	Total Charge (Inc. VAT)	Total Charge (VAT Exempt)
Other Alterations							
13 Renovation of a thermal element <i>e.g. plastering, rendering, replacing roof covering/s where there is no significant increase in weight, replacement floor etc see Approved Document L1B Appendix A</i>	£152.04	£182.45	Included	Included	£152.04	£182.45	£197.65
14 Installation of an ancillary appliance carried out by a person registered with an appropriate competent person's scheme <i>e.g. Solid fuel appliance, replacement flue liner, unvented hot water system</i>	No additional charge	No additional charge	No additional charge	No additional charge	No additional charge	No additional charge	No additional charge
15 Installation of an ancillary appliance, other than by a person registered with an appropriate competent person's scheme <i>e.g. Solid fuel appliance, replacement flue liner, unvented hot water system</i>	£249.35	£299.22	Included	Included	£249.35	£299.22	£324.15
16 Installation of a lightweight solid roof onto an existing previously exempt conservatory or similar structure	£273.67	£328.40	Included	Included	£273.67	£328.40	£355.78
17 Installation of PV panels or a Solar Heating system or a Heat Pump set up.	£243.27	£291.92	Included	Included	£243.27	£291.92	£316.25

Description of Work	Plan Charge		Inspection Charge		Building Notice Charge		Regularisation Charge
	Net Charge (Exc. VAT)	Total Charge (Inc. VAT)	Net Charge (Exc. VAT)	Total Charge (Inc. VAT)	Net Charge (Exc. VAT)	Total Charge (Inc. VAT)	Total Charge (VAT Exempt)
Electrical Work							
19 Electrical works carried out by Part P installer registered with a Part P competent person self certification scheme in relation to a new dwelling, extension or alterations	No additional charge	No additional charge	No additional charge	No additional charge	No additional charge	No additional charge	No additional charge
20 Installer not registered with a Part P competent person self certification scheme but qualified to complete a BS7671 installation certificate and carry out test, (1st fix inspection notification required)	£200.69	£240.83	Included	Included	£200.69	£240.83	£260.90
21 Installer not registered with a Part P competent person self certification scheme and not qualified to complete a BS7671 installation and test certificate, LBCP will appoint a electrical contractor to inspect and test as deemed necessary by LBCP, this cost allows for 2 inspections only at a time to suit us and missed appointment or re-inspection will incur additional charges	£200.69	£240.83	£298.00	£357.60	£498.70	£598.44	£648.30

Note:- Should extra visits be found necessary then additional cost will be charged, should less inspections be required a refund will be provided in instances where considered appropriate.

For schemes where the estimated cost exceeds £50,000 the charge is individually determined

These standard charges have been set by the Authority on the basis that the building work does not consist of, or include, innovative or high risk construction techniques.

The charges have also been set on the basis that the design and building work, referred to in the standard charges, are undertaken by a person or company that has sufficient capability, knowledge and experience. If not, the work may incur supplementary charges.

Unless agreed otherwise schemes exceeding one years duration may be subject to additional charge.