



BUILDING CONTROL CHARGES DOMESTIC (Revision A – 19th March 2012)

Building Act 1984, Building Regulations 2010
Building (Local Authority Charges) Regulations 2010

TABLE A

Standard Charges for the Creation of Dwellings of up to 300m² (including flats)

Number of Dwellings	Plan Charge			Inspection Charge		
	Net Charge £	VAT £	Gross Charge £	Net Charge £	VAT £	Gross Charge £
1	216.67	43.33	260.00	325.00	65.00	390.00
2	316.67	63.33	380.00	475.00	95.00	570.00
3	416.67	83.33	500.00	625.00	125.00	750.00
4	533.33	106.67	640.00	800.00	160.00	960.00
5	641.67	128.33	770.00	962.50	192.50	1155.00

Note:

1. Please contact Boston Borough Council Building Control on Tel: 01205 314295 for an individually determined charge where the following applies:
 - a) Dwelling with a floor area over 300m²
 - b) The number of dwellings that form a single application exceeds 5.
 - c) If you intend to use a Building Notice.

2. An additional charge is payable where relevant electrical work is undertaken by persons **not** registered in a relevant competent person scheme. The additional charge per dwelling is in accordance with Category 13, Table B.

TABLE B – Standard Charges for Domestic Extensions & Alterations to a Single Building

	Description	Basis of Charge	Plan Charge			Inspection Charge			Building Notice Charge		
			Net Charge £	VAT £	Gross Charge £	Net Charge £	VAT £	Gross Charge £	Net Charge £	VAT £	Gross Charge £
1	Extension floor area not exceeding 10m ²		150.00	30.00	180.00	225.00	45.00	270.00	375.00	75.00	450.00
2	Extension exceeding 10m ² but not exceeding 40m ²		175.00	35.00	210.00	258.33	51.67	310.00	508.33	101.67	610.00
3	Extension exceeding 40m ² but not exceeding 60m ²		208.33	41.67	250.00	308.33	61.67	370.00	616.67	123.33	740.00
4	Extension exceeding 60m ² but not exceeding 100m ²		225.00	45.00	270.00	341.67	68.33	410.00	666.67	133.33	800.00
5	Provision of one or more rooms in a roof space		183.33	36.67	220.00	275.00	55.00	330.00	533.33	106.67	640.00
6	Erection or extension of a detached or attached building which consists of a garage, car port or out building having a floor area not exceeding 100m ² in total and intended to be used in common with an existing building, and which is not an exempt building.		283.33	56.67	340.00	-	-	-	333.33	66.67	400.00
7	Conversion of a garage in a dwelling to a habitable room(s)		283.33	56.67	340.00	-	-	-	283.33	56.67	340.00
8	Installation of a controlled service		141.67	28.33	170.00	-	-	-	141.67	28.33	170.00
9	Underpinning		375.00	75.00	450.00	-	-	-	425.00	85.00	510.00
10	Renovation of a thermal element to a single dwelling		141.67	28.33	170.00	-	-	-	141.67	28.33	170.00
11	Internal alterations, installation of fittings (not electrical) and/or structural alterations. Estimated Cost: (If ancillary to the building of the extension no additional charge).	£0-5000	200.00	40.00	240.00	-	-	-	200.00	40.00	240.00
		£5001-10,000	358.33	71.67	430.00	-	-	-	358.33	71.67	430.00
		£10,001-15,000	358.33	71.67	430.00	-	-	-	358.33	71.67	430.00
		£15,001-25,000	358.33	71.67	430.00	-	-	-	358.33	71.67	430.00
		£25,001-50,000	550.00	110.00	660.00	-	-	-	650.00	130.00	780.00
		£50,001-75,000	683.33	136.67	820.00	-	-	-	833.33	166.67	1000.00
12	Up to 20 windows		108.33	21.67	130.00	-	-	-	108.33	21.67	130.00
13a	Electrical work not covered by table A or above (Non competent person scheme).		75.00	15.00	90.00	-	-	-	75.00	15.00	90.00
13b	Works where LA is requested to carry out electrical test		287.50	57.50	345.00	-	-	-	287.50	57.50	345.00
14	Re-roof		133.33	26.67	160.00	-	-	-	133.33	26.67	160.00
15	Conversion of a property into rooms for separate residential purposes		383.33	76.67	460.00	-	-	-	-	-	-
16	Domestic sewerage connection		158.33	31.67	190.00	-	-	-	158.33	31.67	190.00

Note:

1. Where more than one extension forms part of the same application, **and are to be built at the same time**, the floor areas can be added together and a single charge paid based on the total floor area.
2. Please contact Boston Borough Council Building Control on Tel: 01205 314295 for an individually determined charge if the proposed work does not fit into any of the aforementioned categories/relates to more than one building.
3. An additional charge is payable where relevant electrical work is undertaken by persons **not** registered in a relevant competent person scheme. The additional charge per dwelling is in accordance with Category 13, Table B.

TABLE C

Standard Charges for Other, Non Domestic Work – Extension and New Build

		Assembly and Recreational Use and Office, Shop and Commercial Other Residential (Institution and Other)						Industrial and Storage Use					
		Plan Charge			Inspection Charge			Plan Charge			Inspection Charge		
		Net Charge £	VAT £	Gross Charge £	Net Charge £	VAT £	Gross Charge £	Net Charge £	VAT £	Gross Charge £	Net Charge £	VAT £	Gross Charge £
1	Floor area not exceeding 40m ²	203.33	40.67	244.00	305.00	61.00	366.00	160.00	32.00	192.00	240.00	48.00	288.00
2	Floor area exceeding 40m ² but not exceeding 100m ²	306.67	61.33	368.00	460.00	92.00	552.00	216.67	43.33	260.00	325.00	65.00	390.00
3	Floor area exceeding 100m ² but not exceeding 200m ²	416.67	83.33	500.00	625.00	125.00	750.00	286.68	57.33	344.00	430.00	86.00	516.00

Note:

Please contact Boston Borough Council Building Control on Tel: 01205 314295 for an individually determined charge if the proposed work does not fit into any of the aforementioned categories/relates to more than one building.

TABLE D

Standard Charges for All Other Non Domestic Work – Alterations

Category of Work		Basis of Charge	Plan Charge			Inspection Charge		
			Net Charge £	VAT £	Gross Charge £	Net Charge £	VAT £	Gross Charge £
1	The installation of any fitting or other works ancillary to the building of an extension	Included in the charge for the building			N/A			
2	Window replacement and New Shop front(s) (Non competent person scheme)	Fixed price grouped by numbers of windows e.g.						
		Per installation up to 20 windows	225.00	45.00	270.00	-	-	-
		Per installation over 20 windows up to 50 windows	300.00	60.00	360.00	-	-	-
3	Alterations not described elsewhere including structural alterations and installation of controlled fittings	Estimated cost up to £5000	216.67	43.33	260.00	-	-	-
		Estimated cost exceeding £5000 and up to £25,000	300.00	60.00	360.00	-	-	-
		Estimated cost exceeding £25,000 and up to £50,000	200.00	40.00	240.00	300.00	60.00	360.00
		Estimated cost exceeding £50,000 and up to £100,000	300.00	60.00	360.00	450.00	90.00	540.00
		Estimated cost exceeding £100,000 and up to £150,000	350.00	70.00	420.00	525.00	105.00	630.00
4	Installation of a Mezzanine floor up to 500m ²	Fixed price	300.00	60.00	360.00	-	-	-
5	Office or shop fit out	Fixed price based on floor area bands						
		Floor up to 500m ²	300.00	60.00	360.00	-	-	-
		500m ² to 2000m ²	200.00	40.00	240.00	300.00	60.00	360.00

Note:

Please contact Boston Borough Council Building Control on Tel: 01205 314295 for an individually determined charge if the proposed work does not fit into any of the aforementioned categories/relates to more than one building.