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**BUILDING REGULATION CHARGES  
THE BUILDING (LOCAL AUTHORITY CHARGES) REGULATIONS 2010  
01/04/2024**

**Explanatory Notes**

**1** Before you build, extend or convert, you or your agent must advise your local authority either by submitting Full Plans or a Building Notice. The fee payable depends on the type of work, the number of dwellings in a building and the total floor area. The following tables may be used in conjunction with the current Fees Regulations to calculate the fees. If you have any difficulties calculating the charges consult the Building Control Service at the above address or telephone number **01545 572487** or **01545 570881**

**2 Charges are payable as follows:** Should you submit Full Plans you will pay a plan charge at the time of submission to cover their passing or rejection. With Full Plans submissions, for most types of work, an inspection charge covering all necessary site visits will be payable following the first inspection. Should you submit a Building Notice, the appropriate Building Notice Charge is payable at the time of submission and covers all necessary checks and site visits. Should you apply for a **Regularisation** Certificate, in respect of unauthorised building work, commenced on or after 11<sup>th</sup> November 1985, you will pay a regularisation charge to cover the cost of assessing your application and all inspections. **The charge is equivalent to the Building Notice Charge (excluding VAT) plus 50%.** With the exception of the Regularisation charge, all local authority charges are subject to VAT at the appropriate rate. In certain cases the Local Authority may agree to charges being paid by installments. Consult your local authority building control office for details.

The charges for Building Regulation work is calculated to ensure full cost recovery for the fee borne part of the service, this has resulted in an hourly rate of £60. There are two ways that the Council may use to establish the charge for Building Work.

**1. Standard Charges**

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, or where the work involves extensive structural details and calculations, or fire engineered designs that are deemed to require verification by the Councils specialist consultants (full details are available from the authority) if the above is deemed applicable then the council may levy supplementary charges for carrying out their statutory functions.

The charges have also been set on the basis that the design and building work is undertaken by a person or company that is competent to carry out the design and building work referred to in the standard tables. If not, the work may incur supplementary charges.

If the basis on which the charge has been set or determined changes, the Local Authority will refund or request a supplementary charge and provide a written statement setting out the basis of the refund / supplementary charge and also state how this has been calculated

If chargeable advice has been given in respect of any of the work detailed in these tables and is likely to result in less time being taken by the authority than a reduction to the standard charge may be given.

**Note** – If your **domestic** proposal falls within any of the **Standard Charges** listed, and you propose to employ the services of an electrician who is not a Registered **Part P** Electrical Contractor, then the electrical charges in **Table B1** shall be paid in addition to the standard charge at application deposit stage.

## **2. Individually Determined Charge**

This method of determining the charge mainly relates to larger schemes, and the majority of non-domestic building work.

If your proposal does not fall within the standard charge tables, then the charge is individually determined. If your building work is defined as requiring an individual assessment then you should contact the Building Control Section at the above address, alternatively email at [buildingcontrol@ceredigion.gov.uk](mailto:buildingcontrol@ceredigion.gov.uk) preferably with “*Request for Building Regulation Charge*” in the title of the email and provide a description of the intended work. We will then contact you within 24 hours, alternatively telephone **01545 572487** or **01545 570881**.

### **Chargeable Advice**

The Council can make a charge for giving advice before an application or notice is received for a particular case, which is payable after the first hour of advice, on demand after the Council has confirmed the charge. This charge can be discounted from a subsequent application or notice received for the work in question in writing.

### **Exemption from charges (Facilities for the disabled)**

Work in relation to an existing dwelling that is occupied by a disabled person as a permanent residence; and where the whole of the building work in question is solely, to secure the greater health, safety, and welfare or convenience of a disabled person.

#### **Note**

In these regulations 'disabled person' means a person who is within any of the descriptions of persons to whom section 29 (1) of the National Assistance Act 1948, amended 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.

### **Exemption from Charges (Cavity Wall Insulation)**

The Insertion of insulating material into an existing cavity wall is exempt from fees, providing the installation is certified to an approved standard and work is carried out by an approved installer.

### **Complaints about Charges**

If you have a complaint about the level of charges you should initially raise your concern with the Building Control Manager on **01545 572487** or **01545 570881**, or email [buildingcontrol@ceredigion.gov.uk](mailto:buildingcontrol@ceredigion.gov.uk) entering 'Building Regulation Fees' in the title. If your complaint is not satisfactorily resolved by the officer, then the Council has a comprehensive complaints handling procedure please log on to - [www.ceredigion.gov.uk/English/Your-Council/Complaints/Pages/How-Do-I-Make-a-Complaint.aspx](http://www.ceredigion.gov.uk/English/Your-Council/Complaints/Pages/How-Do-I-Make-a-Complaint.aspx)

**The above notes are for guidance only and do not substitute the Statutory Instrument 2010 (SI 2010 / 404) which contains the full statement of the Regulations.**

**TABLE A****Small Domestic Dwellings up to 300m2 including Conversion of outbuildings to dwellings**

This covers the fees for the construction of new dwellings and conversions of outbuilding to create dwellings, up to a maximum 300m2 .The construction of housing developments in excess of 10 units or for the construction of dwellings above 300m2, then please contact the Building Control Service.

**TABLE B****Small Domestic Work**

This covers certain specific work to domestic properties, if more than one extension is to be built at the same time then the floor area may be aggregated to ascertain a total floor area. If an extension (or extensions) exceeds 100m2, then please contact the Building Control Section.

**TABLE B (1)****Domestic Electrical Installations**

This table covers the provision of electrical installations in domestic properties, where the installation is **not** carried out by a registered **Part P** competent person; this is a person who is a qualified electrician who also has the necessary Building Regulation knowledge to enable their accreditation body to certify their work.

**TABLE C Small Non Domestic Work**

This table covers common, specific work in non-domestic premises

**TABLE D****Any other work**

Applicable to other building work not covered above. The total estimated cost means an estimate accepted by the local authority of a reasonable cost that would be charged by a person in business to carry out the work shown or described in the application, excluding VAT and any professional charges paid to an architect, engineer or surveyor etc., and also excluding land acquisition costs.

**TABLE A (Schedule 1: Small Domestic Dwellings up to 300m2, including outbuilding conversions to dwellings)**

Number of Dwellings	FULL PLANS				BUILDING NOTICE	
	Plan Charge (£)		Site Inspection Charge (£)		Building Notice Charge (£)	
	<i>Without VAT</i>	<i>With VAT</i>	<i>Without VAT</i>	<i>With VAT</i>	<i>Without VAT</i>	<i>With VAT</i>
1	290.00	<b>348.00</b>	604.00	<b>724.80</b>	895.00	<b>1,074.00</b>
2	378.00	<b>453.60</b>	849.00	<b>1,018.80</b>	1,227.00	<b>1,472.40</b>
3	465.00	<b>558.00</b>	1,068.00	<b>1,281.60</b>	1,532.00	<b>1,838.40</b>
4	551.00	<b>661.20</b>	1,307.00	<b>1,568.40</b>	1,857.00	<b>2,228.40</b>
5	651.00	<b>781.20</b>	1,565.00	<b>1,878.00</b>	2,216.00	<b>2,659.20</b>
6	742.00	<b>890.40</b>	1,818.00	<b>2,181.60</b>	2,560.00	<b>3,072.00</b>
7	830.00	<b>996.00</b>	2,063.00	<b>2,475.60</b>	2,893.00	<b>3,471.60</b>
8	916.00	<b>1,099.20</b>	2,282.00	<b>2,738.40</b>	3,197.00	<b>3,836.40</b>
9	942.00	<b>1,130.40</b>	2,541.00	<b>3,049.20</b>	3,483.00	<b>4,179.60</b>
10	1008.00	<b>1,209.60</b>	2,779.00	<b>3,334.80</b>	3,787.00	<b>4,544.40</b>

**Conversion to:**

Flats 1- 4	358.00	<b>429.60</b>	669.00	<b>802.80</b>	1,028.00	<b>1,233.60</b>
Flats 5 -10	484.00	<b>580.80</b>	922.00	<b>1,106.40</b>	1,406.40	<b>1,687.20</b>

**TABLE B – Small Domestic Work**

Type of Work	FULL PLANS				BUILDING NOTICE	
	Plan Charge (£)		Site Inspection Charge (£)		Building Notice Charge (£)	
	<i>Without VAT</i>	<i>With VAT</i>	<i>Without VAT</i>	<i>With VAT</i>	<i>Without VAT</i>	<i>With VAT</i>
<b>Domestic Garage Conversion to habitable accommodation</b>	132.00	<b>158.40</b>	200.00	<b>240.00</b>	332.00	<b>398.40</b>
<b>Garage/carport extension ( up to 60m<sup>2</sup>)</b>	132.00	<b>158.40</b>	285.00	<b>342.00</b>	417.00	<b>500.40</b>
<b>Erection of a detached, non-exempt garage (up to 100m<sup>2</sup>)</b>	173.00	<b>207.60</b>	325.00	<b>390.00</b>	498.00	<b>597.60</b>
<b>Any extension of a dwelling or loft conversion (total floor area not exceeding 10m<sup>2</sup>)</b>	173.00	<b>207.60</b>	325.00	<b>390.00</b>	498.00	<b>597.60</b>
<b>Any extension of a dwelling or loft conversion (total floor area exceeding 10m<sup>2</sup> but not exceeding 20m<sup>2</sup>)</b>	173.00	<b>207.60</b>	412.00	<b>494.40</b>	585.00	<b>702.00</b>
<b>Any extension of a dwelling or loft conversion (total floor area exceeding 20m<sup>2</sup> but not exceeding 40m<sup>2</sup>)</b>	219.00	<b>268.40</b>	452.00	<b>542.40</b>	670.00	<b>804.00</b>
<b>Any extension of a dwelling or loft conversion (total floor area exceeding 40m<sup>2</sup> but not exceeding 100m<sup>2</sup>)</b>	259.00	<b>310.80</b>	498.00	<b>597.60</b>	757.00	<b>908.40</b>
<b>Domestic window replacement (Non Competent Person) up to 10 windows</b>	172.00	<b>206.40</b>			172.00	<b>206.40</b>
<b>Domestic window replacement (Non Competent person) between 10 and 20 windows</b>	233.00	<b>279.60</b>			233.00	<b>279.60</b>
<b>Installation of a controlled service or fitting in isolation of other building works</b>	215.00	<b>258.00</b>			215.00	<b>258.00</b>
<b>Renovation of a thermal element (Dwelling)</b>	215.00	<b>258.00</b>			215.00	<b>258.00</b>

**TABLE B1 – Domestic Electrical installations**

Type of Work	BUILDING NOTICE	
	Building Notice Charge (£)	
	<i>Without VAT</i>	<i>With VAT</i>
Any electrical work other than the rewiring of a dwelling	418.00	501.60
Electrical installation in new dwellings or complete rewire	670.00	804.00

**TABLE C – Small Non Domestic Work**

Type of Work	BUILDING NOTICE	
	Building Notice Charge (£)	
	<i>Without VAT</i>	<i>With VAT</i>
Non Domestic window Installation up to 20 windows	292.00	350.40
Non Domestic window installations over 20	397.00	476.40
Renovation of thermal element (Non Domestic) estimated cost up to £50,000	439.00	526.80
Renovation of thermal element (Non Domestic) estimated cost over £50,000	563.00	675.60

**TABLE D (Any other work)**

Estimated cost of work £	FULL PLANS				BUILDING NOTICE	
	Plan Charge (£)		Inspection Charge (£)		Building Notice (£)	
	<i>Without VAT</i>	<i>With VAT</i>	<i>Without VAT</i>	<i>With VAT</i>	<i>Without VAT</i>	<i>With VAT</i>
0 - 5,000	272.00	<b>326.40</b>			272.00	<b>326.40</b>
5,001 - 15,000	173.00	<b>207.60</b>	285.00	<b>342.00</b>	459.00	<b>550.80</b>
15,001 - 25,000	259.00	<b>310.80</b>	365.00	<b>438.00</b>	623.00	<b>747.60</b>
25,001 - 40,000	298.00	<b>357.60</b>	491.00	<b>589.20</b>	790.00	<b>948.60</b>
40,001 - 60,000	352.00	<b>422.40</b>	642.00	<b>770.40</b>	993.00	<b>1,191.60</b>
60,001 - 80,000	384.00	<b>460.80</b>	683.00	<b>819.60</b>	1069.00	<b>1,282.80</b>
80,001 - 100,000	426.00	<b>511.20</b>	810.00	<b>972.00</b>	1,235.00	<b>1,482.00</b>

If a proposal does not fall within the standard charge table, then applicants shall request an individually determined charge for the Building Control Service, by emailing the following address - [buildingcontrol@ceredigion.gov.uk](mailto:buildingcontrol@ceredigion.gov.uk) alternatively telephone 01545 572487 or 01545 570881.

An application for a Regularisation Certificate, in respect of unauthorised building work, commenced on or after 11<sup>th</sup> November 1985, incurs a regularization charge to cover the cost of assessing the application and all inspections. The charge is equivalent to the Building Notice Charge (excluding VAT) plus 50%.

