

GUIDANCE ON BUILDING REGULATION CHARGES WITH EFFECT FROM 1 JUNE 2014 (reviewed annually)



DOMESTIC EXTENSIONS AND ALTERATIONS

The charges for Building Regulation work are required to cover the cost of the service with the exception of work that is carried out for the benefit of a disabled person that is charge exempt (see our application form for details)

There are two methods of establishing the charge for building work:

- 1 Individually determined charges and standard charges.
- 2 The charges for the majority of domestic extensions and alterations are standard charges and are listed in the tables below.

If you are carrying out multiple extensions and/or multiple types of alterations at the same time the Authority will be able to reduce the standard charges, you should ask for an individual assessment of the charge for this type of work.

If the charge for your building regulation work is not listed as a standard charge it will be individually determined.

THE USE OF PART P REGISTERED ELECTRICIANS

To reflect the Local Authorities costs, if relevant electrical work is **not** carried out using a qualified Part P Registered Electrician the standard charges are significantly increased.

An increased Inspection or Building Notice charge will apply when any **notifiable** electrical work is carried out using a **non** Part P registered electrician. This does not apply to if the only electrical work carried out is non-notifiable. (Your Electrician should be aware of the definition of non-notifiable work).

A Part P Registered Electrician is a qualified electrician who also has the necessary building regulations knowledge to enable his accreditation body to certify his work. In order to recover the Local Authority costs if anyone other than a Part P Registered Electrician undertakes the electrical work, an additional charge (See Table C, Category 5) is applicable.

A Regularisation Charge(Retrospective Application) - is to cover the cost of assessing your Application for Regularisation Certificate including all the inspections necessary and is payable upon submission of the Application. The Regularisation charge payable is the amount equal to **150%** of the net Plan/Inspection and Building Notice charge (No Vat).

TABLE B DOMESTIC EXTENSIONS TO A SINGLE BUILDING

Figures in **BOLD** include VAT at 20% (**VAT** is not payable on a Regularisation Charge)

CATEGORY	DESCRIPTION	PLANS/INSPECTION AND BUILDING CHARGES	REGULARISATION
SINGLE STOREY EXTENSIONS			
1	Single storey extension floor area not exceeding 10m ²	£325.00 £390.00	£487.50
2	Single storey extension floor exceeding 10m ² but not exceeding 40m ²	£404.17 £485.00	£606.26
3	Single storey extension floor exceeding 40m ² but not exceeding 100m ²	£466.67 £560.00	£700.00
TWO STOREY EXTENSIONS			
4	Two storey extension not exceeding 40m ²	£466.67 £560.00	£700.00
5	Two storey extension exceeding 40m ² but not exceeding 100m ²	£570.83 £685.00	£856.25
LOFT CONVERSIONS			
6	Loft conversion that does not include the construction of a 'Dormer'.	£420.83 £505.00	£631.25
7	Loft conversion that includes the construction of a 'Dormer'.	£466.67 £560.00	£700.00
GARAGES AND CARPORTS			
8	Erection or extension of a non exempt detached domestic garage or carport up to 100m ²	£245.83 £295.00	£368.75
9	Erection of a non exempt attached single storey extension of a domestic garage or carport up to 100m ²	£245.83 £295.00	£368.75
OTHER			
10	Conversion of a garage to a dwelling to a habitable room(s)	£245.83 £295.00	£368.75
11	Alterations to extend or create a basement up to 100m ²	£466.67 £560.00	£700.00

PLEASE NOTE: ADDITIONAL CHARGES WILL BE REQUIRED TO THE ABOVE BUILDING NOTICE OR PLAN CHARGE WHEN A PART 'P' COMPETENT ELECTRICIAN IS NOT USED, SEE TABLE C - CATEGORY 5.

**TABLE C
DOMESTIC ALTERATIONS TO A SINGLE BUILDING**

Figures in **BOLD** include VAT at 20% (VAT is not payable on a Regularisation Charge)

CATEGORY		BASIC CHARGE	PLANS/ INSPECTION AND BUILDING NOTICE CHARGES	REGULARISATION	DETAILS OF ANY REDUCTION FOR WORKS CARRIED OUT AT THE SAME TIME AS WORK REFERRED TO IN TABLE B
1	Underpinning	Fixed Price	£229.17 £275.00	£343.76	50%
2	Renovation of a thermal element to a single dwelling	Fixed Price	£87.50 £105.00	£131.25	50%
INTERNAL ALTERATIONS					
3	Internal alterations, installation of fittings (not electrical) and/or, structural alterations (If ancillary to the building of the extension no additional charge)	Fixed Price based on estimated cost bands			
		Estimated cost £0 - £2000	£125.00 £150.00	£187.50	50%
		Estimated cost £2000 - £5000	£204.17 £245.00	£306.26	50%
		Estimated cost exceeding £5,001 up to £15,000	£245.83 £295.00	£368.00	50%
		Estimated cost exceeding £15,001 and up to £25,000	£345.83 £415.00	£518.74	50%
		Estimated cost exceeding £25,001 up to £40,000	£441.67 £530.00	£662.50	50%
		Estimated cost exceeding £40,001 up to £60,000	£537.50 £645.00	£806.35	50%

CATEGORY	BASIC CHARGE	PLANS/INSPECTION AND BUILDING NOTICE CHARGES	REGULARISATION	DETAILS OF ANY REDUCTION FOR WORKS CARRIED OUT AT THE SAME TIME AS WORK REFERRED TO TABLE B	
WINDOW REPLACEMENT					
4	Window replacement (non-competent persons scheme)	Fixed price grouped by numbers of windows: 1-3 windows 4-20 windows 20+ windows	£83.33 £100.00 £125.00 £150.00 £208.33 £250.00	£125.00 £187.50 £312.50	50% 50% 50%
ELECTRICAL WORK					
5	Work relating to electrical installation which is notifiable as defined in The Building Regulations 2000 Part P Electrical Safety	Electrical work (not competent persons scheme) Work carried out by a qualified Electrician in accordance with 887671	£133.33 £160.00	£200.00	N/A
		Electrical work carried out by others.	£279.17 £335.00	£418.76	N/A
INSTALLATION OF HEAT PRODUCING APPLIANCE					
6	Installation of solid fuel heat producing appliance Where the installer is not a member of a 'Competent Persons Scheme'	Fixed Price	£125.00 £150.00	£187.50	N/A

EXAMPLE of a reduction in standard charges when applicable work referred to in Table C is carried out at the same time as work in Table B:

Description of Work It is proposed to build a single storey extension with a floor area of 10m ² and also carry out internal structural alterations with an estimated cost of £5,000	
Charge for Extension Plan, Inspection/Building Notice Charge for extension = £325.00 + VAT	Charge for Alterations Plan, Inspection/Building Notice Charge for alterations = £204.17 - 50% reduction = £102.00 VAT
Total charge for extension and alterations = £325.00 + £102.00 = £427.00 + VAT	

IMPORTANT NOTES

These 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 (details available from the authority) and/or the duration of the building work from commencement to completion does not exceed 12 months.

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 relevant design and building work. If they are not, the work may incur supplementary charges.

INDIVIDUALLY DETERMINED CHARGES

If the work you are carrying out is not listed as a standard charge, the charge will be individually determined.

This method of determining the charge mainly relates to larger schemes and includes the following types of building work:

- Applications subject to a reversion charge (work reverting from an approved inspector to the Local Authority);
- Building work that is in relation to more than one building;
- Building work consisting of alterations to a domestic property (other than extensions) where the estimated cost exceeds £60,000;
- Building work consisting of a domestic extension where the floor area exceeds 100m²
- Building work consisting of a non-exempt domestic garage or carport with a floor area over 100m²

If your building work is defined as requiring an individual assessment of a charge you should e-mail Building Control at: building.control@newport.gov.uk preferably with 'request for building regulation charge' in the title of the e-mail and provide a description of the intended work. We will contact you within 24 hours (Monday-Friday) or alternatively telephone Newport 01633 656656 and ask for Building Control.

