
Building Control Charges 2010/11

Guidance Notes

The Building Regulation Charges are divided into Plan and Inspection Charge, Building Notice Charge and Regularisation Charge, and depend on the type of work.

The following tables show charges for particular types of work and are made under the Building (Local Authority Charges) Regulations 1998. The full scheme of charges can be viewed at the Council's Building Control & Planning reception upon request. **There is also a charges calculator available on the Building Control Web site – www.chelmsford.gov.uk/buildingcontrol**

VAT - All charges (except the Regularisation Charge) are subject to VAT at the appropriate rate.

Incorrect Charges - If the charge submitted is incorrect the Full Plans, Building Notice or Regularisation submission will be returned as not being deposited.

Full Plans Submissions -

The **Plan Charge** must be paid on deposit of the plans with the Council.

The **Inspection Charge** becomes payable after the first inspection has been undertaken.

Building Notices - The total charge must be paid when the Notice is submitted to the Council.

Regularisation Certificates - The charge is 120% of the appropriate Building Notice basic charge (ex VAT) payable on submission of application. This charge is VAT zero rated, therefore no VAT is payable.

Exemption from Charges - Where the whole of the work is an alteration and is **solely** to provide access and facilities in an existing dwelling or public building, or is for the provision or extension of a room in a dwelling **solely** to store or provide treatment, or facilities, for a person with a disability no charge shall be payable (appropriate evidence of a person's disability or special needs may be required – such as a letter from a medical practitioner or occupational therapist).

Floor Area - This means the total of the floor area of all storeys, measured internally.

Total Estimated Cost - This means an estimated reasonable amount that would be charged by a professional builder to carry out such work, but excluding professional fees and VAT.

Minor Works – With certain work the total charge due is payable on date of submission.

Payment - Cheques payable to "Chelmsford Borough Council", to be separate from any payment being made in relation to any Planning Application. Building Control Services accept **Credit or Debit Card** payment for deposit of application, in reception or by phone.

Advice - If you have any difficulty in calculating the correct charge please contact Building Control (Tel: 01245 606431).

Effective from 1st January 2010 (Rev E December 2009)

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Please note that this document is available in Large Print upon request

Schedule 1

New Dwellings

Houses and Flats not exceeding 300 m² nor more than 3 storeys

Number of Dwellings	Plan Charge			Inspection Charge		
	Basic Charge £	VAT £	Total £	Basic Charge £	VAT £	Total £
1	153.19	26.81	180.00	306.38	53.62	360.00
2	229.79	40.21	270.00	459.57	80.43	540.00
3	306.38	53.62	360.00	612.77	107.23	720.00
4	382.98	67.02	450.00	765.96	134.04	900.00
5	459.57	80.43	540.00	919.15	160.85	1080.00
6	485.11	84.89	570.00	1046.81	183.19	1230.00
7	510.64	89.36	600.00	1174.47	205.53	1380.00
8	536.17	93.83	630.00	1302.13	227.87	1530.00
9	561.70	98.30	660.00	1429.79	250.21	1680.00
10	587.23	102.77	690.00	1557.45	272.55	1830.00
11	595.74	104.26	700.00	1659.57	290.43	1950.00
12	604.26	105.74	710.00	1761.70	308.30	2070.00
13	612.77	107.23	720.00	1863.83	326.17	2190.00
14	621.28	108.72	730.00	1965.96	344.04	2310.00
15	629.79	110.21	740.00	2068.09	361.91	2430.00
16	638.30	111.70	750.00	2170.21	379.79	2550.00
17	646.81	113.19	760.00	2272.34	397.66	2670.00
18	655.32	114.68	770.00	2374.47	415.53	2790.00
19	663.83	116.17	780.00	2476.60	433.40	2910.00
20	672.34	117.66	790.00	2578.72	451.28	3030.00
21 and over	800.00 + 10.00 for each additional dwelling over 21 (INCLUDES VAT at 17.5%)			3,130.00 + 100.00 for each additional dwelling over 21 (INCLUDES VAT at 17.5%)		

There is also a charges calculator available on the Building Control Web site –
www.chelmsford.gov.uk/buildingcontrol

Schedule 2 Certain Domestic work (excluding Loft Conversions)

The charge for work outside these specific categories is calculated by reference to Schedule 3.

Description of Work	Full Plans						Building Notice		
	Plan Charge £			Inspection Charge £			Total Charge £		
	Basic Charge	VAT	Total	Basic Charge	VAT	Total	Basic Charge	VAT	Total
1) The replacement of a SINGLE window, roof light, roof window or external door.	51.06	8.94	60.00	Included in plan charge			51.06	8.94	60.00
2) The replacement of MORE THAN ONE window, roof light, roof window or external door.	102.13	17.87	120.00	Included in plan charge			102.13	17.87	120.00
3) A building or extension comprising SOLELY of a garage or carport; the total floor area of which does not exceed 40m ²	127.66	22.34	150.00	Included in plan charge			127.66	22.34	150.00
4) Extension of a dwelling; the total floor area of which does not exceed 10m ²	229.79	40.21	270.00	Included in plan charge			229.79	40.21	270.00
5) Extension of a dwelling; the total floor area of which exceeds 10m ² but does not exceed 40m ²	93.62	16.38	110.00	280.85	49.15	330.00	374.47	65.53	440.00
6) Extension of a dwelling; the total floor area of which exceeds 40m ² but does not exceed 60m ²	123.40	21.60	145.00	370.21	64.79	435.00	493.62	86.38	580.00

NB In categories 4), 5) and 6) above, floor area means the total aggregated floor area of one or more extensions to a single dwelling.

Where the total or the aggregation of the floor area of one or more extensions referred to in categories 4), 5) and 6) above exceeds 60m² the charge must be calculated by reference to Schedule 3.

Schedule 3

Other Building Work (not defined in schedules 1 & 2)

Cost of Work (based on Builders estimate)	Full Plans						Building Notice		
	Plan Charge £			Inspection Charge £			Building Notice Charge £		
	Charge	VAT	Total	Charge	VAT	Total	Charge	VAT	Total
0 - 2000	102.13	17.87	120.00	Included in Plan Charge			102.13	17.87	120.00
2001 - 5000	170.21	29.79	200.00	Included in Plan Charge			170.21	29.79	200.00
5001 - 6000	45.96	8.04	54.00	137.87	24.13	162.00	183.83	32.17	216.00
6001 - 7000	49.36	8.64	58.00	148.09	25.91	174.00	197.45	34.55	232.00
7001 - 8000	52.77	9.23	62.00	158.30	27.70	186.00	211.06	36.94	248.00
8001 - 9000	56.17	9.83	66.00	168.51	29.49	198.00	224.68	39.32	264.00
9001 - 10,000	59.57	10.43	70.00	178.72	31.28	210.00	238.30	41.70	280.00
10,001 - 11,000	62.98	11.02	74.00	188.94	33.06	222.00	251.91	44.09	296.00
11,001 - 12,000	66.38	11.62	78.00	199.15	34.85	234.00	265.53	46.47	312.00
12,001 - 13,000	69.79	12.21	82.00	209.36	36.64	246.00	279.15	48.85	328.00
13,001 - 14,000	73.19	12.81	86.00	219.57	38.43	258.00	292.77	51.23	344.00
14,001 - 15,000	76.60	13.40	90.00	229.79	40.21	270.00	306.38	53.62	360.00
15,001 - 16,000	80.00	14.00	94.00	240.00	42.00	282.00	320.00	56.00	376.00
16,001 - 17,000	83.40	14.60	98.00	250.21	43.79	294.00	333.62	58.38	392.00
17,001 - 18,000	86.81	15.19	102.00	260.43	45.57	306.00	347.23	60.77	408.00
18,001 - 19,000	90.21	15.79	106.00	270.64	47.36	318.00	360.85	63.15	424.00
19,001 - 20,000	93.62	16.38	110.00	280.85	49.15	330.00	374.47	65.53	440.00
20,001 - 21,000	97.02	16.98	114.00	291.06	50.94	342.00	388.09	67.91	456.00
21,001 - 22,000	100.43	17.57	118.00	301.28	52.72	354.00	401.70	70.30	472.00
22,001 - 23,000	103.83	18.17	122.00	311.49	54.51	366.00	415.32	72.68	488.00
23,001 - 24,000	107.23	18.77	126.00	321.70	56.30	378.00	428.94	75.06	504.00
24,001 - 25,000	110.64	19.36	130.00	331.91	58.09	390.00	442.55	77.45	520.00
25,001 - 26,000	114.04	19.96	134.00	342.13	59.87	402.00	456.17	79.83	536.00
26,001 - 27,000	117.45	20.55	138.00	352.34	61.66	414.00	469.79	82.21	552.00
27,001 - 28,000	120.85	21.15	142.00	362.55	63.45	426.00	483.40	84.60	568.00
28,001 - 29,000	124.26	21.74	146.00	372.77	65.23	438.00	497.02	86.98	584.00
29,001 - 30,000	127.66	22.34	150.00	382.98	67.02	450.00	510.64	89.36	600.00
30,001 - 40,000	150.00 plus 3.00 for every 1,000 or part thereof over 30,000 (INCLUDES VAT at 17.5%)			450.00 plus 9.00 for every 1,000 or part thereof over 30,000 (INCLUDES VAT at 17.5%)			600.00 plus 12.00 for every 1,000 or part thereof over 30,000 (INCLUDES VAT at 17.5%)		
40,001 - 70,000	180.00 plus 2.00 for every 1,000 or part thereof over 40,000 (INCLUDES VAT at 17.5%)			540.00 plus 6.00 for every 1,000 or part thereof over 40,000 (INCLUDES VAT at 17.5%)			720.00 plus 8.00 for every 1,000 or part thereof over 40,000 (INCLUDES VAT at 17.5%)		
70,001- 500,000	240.00 plus 1.00 for every 1,000 or part thereof over 70,000 (INCLUDES VAT at 17.5%)			720.00 plus 3.00 for every 1,000 or part thereof over 70,000 (INCLUDES VAT at 17.5%)			960.00 plus 4.00 for every 1,000 or part thereof over 70,000 (INCLUDES VAT at 17.5%)		
500,001 - 10M	670.00 plus 0.50 for every 1000 or part thereof over 500,000 (INCLUDES VAT at 17.5%)			2,010.00 plus 1.50 for every 1000 or part thereof over 500,000 (INCLUDES VAT at 17.5%)			2,680.00 plus 2.00 for every 1000 or part thereof over 500,000 (INCLUDES VAT at 17.5%)		
Over 10M	5,420.00 plus 0.25 for every 1000 or part thereof over 10M (INCLUDES VAT at 17.5%)			16,260.00 plus 0.75 for every 1000 or part thereof over 10M (INCLUDES VAT at 17.5%)			21,680.00 plus 1.00 for every 1000 or part thereof over 10M (INCLUDES VAT at 17.5%)		

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