

Building Control Charges

The Building Act 1984 – The Building
(Local Authority Charges) Regulations 1998

Effective from 1st January 2010

Rochford District Council
Council Offices, South Street
Rochford, Essex SS4 1BW

Planning Services

1 Charges are payable as follows:

- (a) Before you build, extend, convert or make alterations to a property, you may need to submit a Building Regulation application to your Local Authority Building Control section and this will take the form of either a Full Plans application or a Building Notice submission. Please see our information leaflet 'your building regulation application' for further guidance.
- (b) If you submit a Full Plans application the **Plan Charge** (as specified in the attached schedules) must accompany the submitted drawings to cover an assessment of the proposed works and the passing or rejection of the plans. The **Inspection Charge** is a once-only payment that becomes due after the first inspection of the works on site. An invoice will be sent to the applicant for the relevant amount and this covers all necessary site inspections by Building Control Surveyors including the final inspection and issuing a completion certificate.
- (c) Where a Building Notice is submitted the **Building Notice Charge** (as specified in the attached schedules) is payable at the time of giving the Notice. The fee covers Building Control Surveyors visiting the site when notified to ensure work conforms to Building Regulations and the issuing of a completion certificate.
- (d) If you have carried out unauthorised building work you can apply for a Regularisation Certificate and you will need to pay a **Regularisation Charge** to cover the cost of assessing your application and all inspections. The Charge payable is 120% of the of the Building Notice fee excluding VAT.

2 Charges are not payable as follows:

- (a) Work solely for the benefit of a disabled person.
- (b) Where plans have previously been approved or rejected, no further charge is payable on re-submission for substantially the same work.
- (c) Informal consultations and pre-application advice on Building Regulation matters and standards.

3 Applications are not required for:

- (a) Certain exempt buildings and work as specified by Schedule 2 of the Building Regulations 2000; further information is available at the Planning Portal website www.planningportal.gov.uk.
- (b) The insertion of insulation material into an existing cavity wall, where installation is by an approved installer.
- (c) Replacement of windows, rooflights and doors, notifiable electrical installations, the provision of combustion appliances, oil storage tanks and un-vented hot water systems where installed by members of a Competent Persons Schemes, for example FENSA, NICEIC and CORGI.

Schedule 1: Charges for New Dwellings
New Houses, Bungalows and Flats (not exceeding 300 sq m
Floor Area)

Number of Dwellings	Full Plans	
	Plan Charge	Inspection Charge
1	£176.25	£442.98
2	£240.88	£613.35
3	£317.25	£779.03
4	£393.63	£900.05
5	£475.88	£996.40
6	£558.13	£1119.78
7	£581.63	£1196.15
8	£605.13	£1394.73
9	£628.63	£1593.30
10	£634.50	£1810.68
11	£640.38	£1983.40
12	£646.25	£2154.95
13	£652.13	£2328.85
14	£658.00	£2471.03
15	£663.88	£2642.58
16	£669.75	£2814.13
17	£675.63	£2985.68
18	£681.50	£3157.23
19	£687.38	£3290.00
20	£693.25	£3459.20
21	£705.00	£3537.93
22 - 30	£705.00 + £13.81 inc VAT for each dwelling in excess of 20	£3537.93 + £119.85 inc VAT for each dwelling in excess of 20
31 and over	Please ask for a quotation	

Schedule 1 Notes:

1. Discounts are available for developers who build “repeat or the same” type of dwellings, please ask for details.
2. For dwellings over 300m², please phone for a quotation.

**Schedule 2: Charges for Small Domestic Buildings and Extensions
Domestic Garages and Extensions (not exceeding 60 m²)
and Replacement windows**

Type of work	Full plans		Building notice	Regularisation certificate
	Plan Charge	Inspection Charge		
1. Erection or extension of a detached / attached garage or carport or both with a floor area not exceeding 40m² and is not exempt.	£130.00	Inc. in plan fee	£130.00	£132.77
2. Erection or extension of a detached / attached garage or carport or both , with a floor area exceeding 40m² but not exceeding 60m²	£263.00	Inc. in plan fee	£263.00	£268.60
3. An extension(s)² of a dwelling with a floor area not exceeding 10m² .	£270.25	Inc. in plan fee	£270.25	£276.00
4. An extension(s)² (exc' rooms in the roof) of a dwelling with a floor area exceeding 10m² but not exceeding 40m² .	£117.50	£352.50	£470.00	£480.00
5. An Extension(s) (exc' rooms in the roof) of a dwelling with a total floor area exceeding 40m² but not exceeding 60m² .	£152.75	£458.25	£611.00	£624.00
5. The replacement of one or more windows or external glazed doors in a dwelling.	n/a	n/a	£117.50	£120.00

Schedule 2 Notes:

1. Works relating to non-domestic properties, use Schedule 3.
2. Where multiple extensions are proposed the Charge is based on the total floor area.
3. The Charge for an extension(s) in excess of 60 m² floor area, is based on the estimated cost, refer to Schedule 3.
4. The minimum charge for any extensions which exceed 60m² is £48,000.
5. Where other works are being carried out in addition to an extension the Charge is the sum of Schedule 2 and Schedule 3.

Schedule 3: Charges for Other Works
Non-domestic Work, Domestic Garages and Extensions
(exceeding 60 m²) Loft Conversions and Alterations

Estimated Cost of Works (£)	Full Plans		Building Notice	Regularisation Certificate
	Plan Charge	Inspection Charge		
0 – 2,000	£117.50	n/a	£117.50	£120.00
2,001 – 5,000	£193.88	n/a	£193.88	£198.00
5,001 – 6,000	£51.11	£153.34	£204.45	£208.80
6,001 – 7,000	£53.76	£161.27	£215.03	£219.60
7,001 – 8,000	£56.40	£169.20	£225.60	£230.40
8,001 – 9,000	£59.04	£177.13	£236.18	£241.20
9,001 – 10,000	£61.69	£185.06	£246.75	£252.00
10,001 – 11,000	£64.33	£192.99	£257.33	£262.80
11,000 – 12,000	£66.98	£200.93	£267.90	£273.60
12,001 – 13,000	£69.62	£208.86	£278.48	£284.40
13,001 – 14,000	£72.26	£216.79	£289.05	£295.20
14,001 – 15,000	£74.91	£224.72	£299.63	£306.00
15,001 – 16,000	£77.55	£232.65	£310.20	£316.80
16,001 – 17,000	£80.19	£240.58	£320.78	£327.60
17,001 – 18,000	£82.84	£248.51	£331.35	£338.40
18,001 – 19,000	£85.48	£256.44	£341.93	£349.20
19,001 – 20,000	£88.13	£264.38	£352.50	£360.00
20,000 – 100,000	25% of the Building Notice Charge	75% of the Building Notice Charge	£352.50 + £9.40 inc VAT for each £1,000 (or part thereof)	120% of the Building Notice Charge exc VAT
100,001 – 1m	25% of the Building Notice Charge	75% of the Building Notice Charge	£1,104.50 + £4.11 inc VAT for each £1,000 (or part thereof)	120% of the Building Notice Charge exc VAT
For work over £1m	Please ask for a Quotation			

General Notes:

1. All fees listed in the tables are **inclusive of VAT** at the standard rate of 17.5% (except Regularisation Certificates).
2. All cheques should be made payable to Rochford District Council.
3. Estimated cost of work means an estimate, accepted by the Authority, as being a reasonable amount that would be charged by a person in business to carry out such work. A reduction cannot be allowed for DIY work.

Further guidance, application forms or advice can be obtained from:

Building Control, Rochford District Council, South Street, Rochford, Essex SS4 1BW
www.rochford.gov.uk E-mail: building.control@rochford.gov.uk
 Tel: 01702 318081 Fax: 01702 318181

Before works commence you, your Agent or builder should ensure that **Planning Permission**, Conservation Area &/or Listed Building consent has been obtained or that you have written confirmation that consent is not required. You can obtain guidance at www.rochford.gov.uk or contact our Planning section on 01702 318191 or email planning.applications@rochford.gov.uk.

