



# Rushcliffe Borough Council

## Charges for Building Control Services

Effective from 1<sup>st</sup> January 2011

1. This document is a simplified guide to the Rushcliffe Building Control Charges Scheme and to the provisions of the Building (Local Authority Charges) Regulations 2010. Please refer to these documents directly should further details or clarification be required.
2. Charges are payable as follows :-
  - a) Where you deposit a **Full Plans** application the charge is normally payable in **two** installments, a **Plan Charge** which is paid when the application is submitted and an **Inspection Charge** which will be invoiced following the first site inspection after works start. For smaller works however only a Plan Charge may be payable. VAT is payable on all Plan and Inspection Charges, and this has been included in the Charges shown in the tables for your convenience.
  - b) Where you deposit a **Building Notice** application, a single **Building Notice Charge** is payable with the application. VAT is payable on all Building Notice Charges, and this has been included in the Charges shown in the tables for your convenience.

**If your work is not covered by any of the descriptions given in Tables A-D, please contact us on 0115 914 8459 or e-mail [buildingcontrol@rushcliffe.gov.uk](mailto:buildingcontrol@rushcliffe.gov.uk) for an individual quotation.**

3. Some works, provided they are carried out **solely** for the benefit of a disabled person, are very often exempt from all fees. If you believe that your works may be exempt, please ring 0115 914 8459 and one of our officers will be happy to give you more information.
4. You may only use the estimated cost method to calculate the charge payable under Table D where your proposed work does not fit into one of the categories in Tables A, B or C.
5. The estimated cost must be calculated on a full commercial basis (i.e. the cost of having a builder carry out the work for you) even if you intend to carry out much of the work yourself. Only the cost of professional fees and VAT can be deducted. Where the Borough Council considers an estimate to be unreasonably low, we will ask you to provide justification for the figures used, and this may delay the acceptance of your application.
6. If you are building more than one domestic extension, then it is the total internal floor area of all the extensions added together which determines the fee in Table B.
7. Where you deposit a Regularisation Certificate application, a single Regularisation Charge is payable with the application and is not refundable.
8. Please note that all cheques should be made payable to Rushcliffe Borough Council.
9. A non-returnable minimum charge of £50 will be made to recover administration costs where an application is withdrawn before the plans are checked. An application may not be withdrawn once plans have been checked.

<b>Table A - Use this table if you intend to build a NEW DOMESTIC DWELLING (flats included) of up to 300m<sup>2</sup></b>									
Number of dwellings	Full Plans Applications						Building Notice Charge		
	Plan Charge			Inspection Charge			Charge	VAT	Total
	Charge	VAT	Total	Charge	VAT	Total			
1	£125.00	£25.00	<b>£150.00</b>	£266.49	£53.30	<b>£319.78</b>	£391.49	£78.30	<b>£469.78</b>
For more than one new dwelling, or for dwellings over 300m <sup>2</sup> floor area, please contact us on on 0115 914 8459 or e-mail <a href="mailto:buildingcontrol@rushcliffe.gov.uk">buildingcontrol@rushcliffe.gov.uk</a> for a quotation									

<b>Table B - Use this table for Certain Small Domestic Buildings and Extensions</b>									
	Full Plans Applications						Building Notice Charge		
	Plan Charge			Inspection Charge			Charge	VAT	Total
	Charge	VAT	Total	Charge	VAT	Total			
<b>A Garage or Carport not exceeding 36m<sup>2</sup></b>	£125.00	£25.00	<b>£150.00</b>	£73.00	£14.60	<b>£87.60</b>	£198.00	£39.60	<b>£237.60</b>
<b>A Garage or Carport exceeding 36m<sup>2</sup></b>	£125.00	£25.00	<b>£150.00</b>	£122.50	£24.50	<b>£147.00</b>	£247.50	£49.50	<b>£297.00</b>
<b>An extension or loft conversion where floor area does not exceed 20m<sup>2</sup></b>	£125.00	£25.00	<b>£150.00</b>	£172.00	£34.40	<b>£206.40</b>	£297.00	£59.40	<b>£356.40</b>
<b>An extension or loft conversion where floor area exceeds 20m<sup>2</sup>, but not 60m<sup>2</sup></b>	£125.00	£25.00	<b>£150.00</b>	£221.50	£44.30	<b>£265.80</b>	£346.50	£69.30	<b>£415.80</b>
<b>An extension or loft conversion where floor area exceeds 60m<sup>2</sup></b>	£125.00	£25.00	<b>£150.00</b>	£316.00	£63.20	<b>£379.20</b>	£441.00	£88.20	<b>£529.20</b>
<b>The conversion of a domestic garage into a habitable room(s)</b>	£125.00	£25.00	<b>£150.00</b>	£95.50	£19.10	<b>£114.60</b>	£220.50	£44.10	<b>£264.60</b>
Note that where more than one extension or loft conversion form 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									

### Important Note for property owners.

All the fixed charges in this document have been calculated on the basis that you will be using an experienced builder to carry out the works for you, and that any electrical work which forms part of a domestic building project will be carried out by a member of a Part P Competent Persons scheme. If you do not do so, then it may lead to additional inspections being necessary, or in us having to bring in an electrical consultant to inspect the work. Should this happen, then we may have to ask you to pay an additional charge to cover any extra costs incurred by the Council in ensuring compliance with the Building Regulations.

We strongly recommend that you take the time to find the right builder for your project, and as always, that may not be the cheapest. Once you have selected a builder, try to talk to previous clients to make sure they were happy with the service they received.

Many individual areas of work are now covered by Competent Persons schemes, and we would recommend that you use a contractor in such a scheme wherever possible. In some cases members of Competent Persons schemes can carry out work without the need for a Building Regulation application at all, but even if an application is required we would still recommend that that you seek out the services of a Competent Person scheme member whenever possible. For example - any installation of a gas appliance should always be carried out by a GASSAFE registered technician, and we would strongly recommend that any electrical work is also carried out for you by a contractor belonging to a Part P electrical scheme.

Other Competent Persons schemes exist for the installation of solid fuel and oil fired heating appliances, replacement windows, hot water and heating systems, cavity wall insulation and re-roofing work etc. For a full list of the Competent Persons Schemes currently available, see the links section at [www.nottsbc.org](http://www.nottsbc.org)

<b>Table C - Use this table for certain specified alterations to a domestic dwelling</b>									
	<b>Full Plans Applications</b>						<b>Building Notice Charge</b>		
	<b>Plan Charge</b>			<b>Inspection Charge</b>			<b>Charge</b>	<b>VAT</b>	<b>Total</b>
	<b>Charge</b>	<b>VAT</b>	<b>Total</b>	<b>Charge</b>	<b>VAT</b>	<b>Total</b>			
Renovation of a thermal element to a single dwelling. (e.g. external insulation)	£100.00	£20.00	£120.00				£100.00	£20.00	£120.00
Replacement of up to 5 windows or doors (where all are replaced at the same time)	£100.00	£20.00	£120.00				£100.00	£20.00	£120.00
Replacement of 6 or more windows or doors ( where all are replaced at the same time)	£150.00	£30.00	£180.00				£150.00	£30.00	£180.00
Any electrical work other than the complete rewiring of a dwelling.	£179.17	£35.83	£215.00				£179.17	£35.83	£215.00
Electrical work involving the complete re-wiring of an existing dwelling.	£208.33	£41.67	£250.00				£208.33	£41.67	£250.00
Removal of a single load bearing wall or chimney stack	£100.00	£20.00	£120.00				£100.00	£20.00	£120.00
Installation of insulation into an existing cavity wall	£50.00	£10.00	£60.00				£50.00	£10.00	£60.00
Installation of PV panels or a solar heating system	£179.17	£35.83	£215.00				£179.17	£35.83	£215.00
Note - where work described in table C is to be carried out at the same time as work described in table B, then the table C charge will be reduced by 50%									

<b>Table D - Building Control fees for other work</b>									
<b>If your proposal is not covered in Table A, B or C, then the charge will be based on the ESTIMATED COST of the Building work.</b>									
<b>ESTIMATED COST of the Building work.</b>	<b>Full Plans Applications</b>						<b>Building Notice Charge</b>		
	<b>Plan Charge</b>			<b>Inspection Charge</b>			<b>Charge</b>	<b>VAT</b>	<b>Total</b>
	<b>Charge</b>	<b>VAT</b>	<b>Total</b>	<b>Charge</b>	<b>VAT</b>	<b>Total</b>			
<b>£1000 or less</b>	£125.00	£25.00	£150.00	£0.00	£0.00	£0.00	£125.00	£25.00	£150.00
<b>Over £1000 and less than £5000</b>	£125.00	£25.00	£150.00	£82.00	£16.40	£98.40	£207.00	£41.40	£248.40
<b>Over 5000 and less than £20,000</b>	£125.00	£25.00	£150.00	£172.00	£34.40	£206.40	£297.00	£59.40	£356.40
Where the estimated cost exceeds £20,000, please contact us on on 0115 914 8459 or e-mail <a href="mailto:buildingcontrol@rushcliffe.gov.uk">buildingcontrol@rushcliffe.gov.uk</a> for a quotation									