

Building Regulation Standard Charges

Types of Building Regulations Applications:

Full Plans: If you wish to have your plans checked and approved before the work starts, to avoid any costly errors and corrective work on site by not being fully up to speed with the ever changing regulations, we recommend you apply using the Full Plans form. A Building Regulations application deposited under this procedure needs to contain plans and other information showing all construction details, preferably well in advance of when work is to start on site. If your plans comply with the Building Regulations you will receive a notice stating that they have been approved. If the plans are not satisfactory, you may be asked to make amendments or provide more details. Alternatively, a conditional approval may be issued. This will either specify modifications which must be made to the plans; or will specify further plans which must be deposited. If your plans are rejected the reasons will be stated in the notice. A full plans approval notice is valid for three years from the date of deposit of the plans.

Building Notice: If the work is uncomplicated and you are happy that you or your builder has a reasonably good understanding of the Building Regulations, then you can use a building notice form. The advantage of the building notice procedure is that detailed drawings are not formally required for approval, although some details such as structural calculations may be required. You may start work 48 hours after your notice has been received. Plans are not required with this process so it's quicker and less detailed than the full plans application. It is designed to enable some types of building work to get under way quickly; although it is perhaps best suited to small or basic work.

There are also specific exclusions in the Regulations as to when building notices cannot be used in relation to domestic work, a building notice cannot be used:

- For work which will be built close to or over the top of rain water and foul drains shown on the 'map of sewers'
- Where a new building will front onto a private street

A 'building notice' is valid for three years from the date the notice was given to the local authority, after which it will automatically lapse if the building work has not commenced.

Regularisation: If the work has already recently started or possibly even been completed without proper consent, then a retrospective application can be made using a Regularisation form. You can even use this if the work was carried out by a former owner. Any work can potentially be regularised as long as it was carried out after the 11 November 1985. The purpose of the process is to regularise the unauthorised works and obtain a certificate of Regularisation. Depending on the circumstances, exposure, removal and/or rectification of works may be necessary to establish compliance with the Building Regulations.

Building Control Consultancy at Test Valley Borough Council

Planning and Building Service, Beech Hurst, Weyhill Road, Andover, Hampshire, SP10 3AJ

Telephone: 01264 368741 / 8312

Email: buildingcontrol@testvalley.gov.uk

Website: www.testvalley.gov.uk/planning-and-building/buildingcontrol

Please remember that we are always happy to assist and give further guidance where possible. Should you require any further assistance, please contact us.

New Dwellings

Schedules 1 & 1a

Valid from 1st April 2022 – 31st March 2023

When do I use the charges listed on this sheet?

The charges for Building Regulation work are intended to cover the cost of the service. There are two methods that the council may use to establish the charge for building work.

Standard Charges

These cover specific categories of work (subject to certain conditions) which are shown in:-

Schedules 1 & 1a - New Dwellings (New build or conversion) **(This sheet)**

Schedules 2 & 3 - Work to an Existing Single Dwelling **(Available separately)**

Schedules 4 & 5 - Non Domestic Work **(Available separately)**

Individually Assessed Charges

Where the work does not fall within any of the Tables of Standard Charges, the charges will need to be individually determined. In this situation a written quote will need to be obtained from us. In order to provide an accurate quote we will need a reasonable amount of information from you. If you need a quote, please ring our Administration Support team on 01264 368312 to discuss your project.

Are there any conditions for the use of Standard Charges?

In setting these charges a number of assumptions have been made:

- the duration of the building work from commencement to completion does not exceed 24 months,
- the design is undertaken by a person or organisation that is competent to carry out the design for the work in question,
- the building work is undertaken by a person or organisation that is competent to carry out the work in question.

All the above assumptions must be true for the standard charge to apply, if at any time the building work falls outside the scope of the above assumptions an additional charge may become payable.

Pre-application advice

We are always happy to engage in discussion about any proposed project. Advice up to 1 hour in duration prior to an application being made is free of charge. Where extensive advice on a more complex project would be beneficial we would need to agree the basis upon how this would be undertaken beforehand.

Additional Charge

An additional charge of £250.83 + VAT can be applied for work when the relevant building work, or part thereof, has not been carried out by a person referred to in Regulation 7(5) (g) or (h) of the Building (Local Authority Charges) Regulations 2010 applies. It is additional to the inspection charge, building notice charge or regularisation charge.

Schedule 1: New Dwellings up to 300m²

Number of Dwellings		Full Plans		Building Notice Charge	Regularisation Charge (No VAT)
		Plan Charge	Inspection Charge		
1	Charge	£165.83	£530.00	£695.83	£933.00
	Charge +VAT	£199.00	£636.00	£835.00	
2	Charge	£250.00	£794.17	£1,045.00	£1,400.00
	Charge +VAT	£300.00	£953.00	£1,254.00	
3	Charge	£333.33	£1,059.17	£1,393.33	£1,867.00
	Charge +VAT	£400.00	£1,271.00	£1,627.00	
4	Charge	£416.67	£1,323.33	£1,740.00	£2,333.00
	Charge +VAT	£500.00	£1,588.00	£2,088.00	
5	Charge	£500.00	£1,588.33	£2,088.33	£2,800.00
	Charge +VAT	£600.00	£1,906.00	£2,506.00	
6	Charge	£592.50	£1,881.67	£2,474.17	£3,316.00
	Charge +VAT	£711.00	£2,258.00	£2,969.00	
7	Charge	£662.50	£2,103.33	£2,765.83	£3,710.00
	Charge +VAT	£795.00	£2,524.00	£3,319.00	
8	Charge	£728.33	£2,313.33	£3,041.67	£4,078.00
	Charge +VAT	£874.00	£2,776.00	£3,650.00	
9	Charge	£803.33	£2,550.00	£3,353.33	£4,496.00
	Charge +VAT	£964.00	£3,060.00	£4,024.00	
10	Charge	£875.00	£2,787.50	£3,663.33	£4,913.00
	Charge +VAT	£1,050.00	£3,345.00	£4,396.00	
11	Charge	£943.33	£2,995.83	£3,940.00	£5,281.00
	Charge +VAT	£1,132.00	£3,595.00	£4,728.00	
12	Charge	£1009.17	£3205.00	£4,214.17	£5,650.00
	Charge +VAT	£1,211.00	£3,846.00	£5,057.00	
13	Charge	£1,075.00	£3,413.33	£4,488.33	£6,017.00
	Charge +VAT	£1,290.00	£4,096.00	£5,386.00	
14	Charge	£1,162.50	£3,691.67	£4,854.17	£6,509.00
	Charge +VAT	£1,395.00	£4,430.00	£5,825.00	
15	Charge	£1,206.67	£3,833.33	£5,039.17	£6,756.00
	Charge +VAT	£1,448.00	£4,600.00	£6,047.00	
16	Charge	£1,276.67	£4,055.00	£5,331.67	£7,149.00
	Charge +VAT	£1,532.00	£4,866.00	£6,398.00	
17	Charge	£1,338.33	£4,250.00	£5,587.50	£7,493.00
	Charge +VAT	£1,606.00	£5,100.00	£6,705.00	
18	Charge	£1400.00	£4445.00	£5,844.17	£7,836.00
	Charge +VAT	£1,680.00	£5,334.00	£7,013.00	
19	Charge	£1,465.83	£4,653.33	£6,119.17	£8,202.00
	Charge +VAT	£1,759.00	£5,584.00	£7,34.00	

Information relevant to standard charge schedule 1

- These standard charges are limited to new dwelling-houses or flats not exceeding 3 storeys in height or exceeding 300m² floor area.
- Please contact us if you are intending to build more than 20 dwellings.
- Value Added Tax (VAT) is applied at the standard rate. VAT is not applied to Regularisation Certificate Applications.

Electrical Work Additional Charge

The charges in Tables 1 and 1a are reduced on the basis that electrical work in any dwelling is carried out by an electrician registered with an accredited competent persons scheme; commonly known as a Part P electrician. If this is not to be the case then an additional fixed cost charge is payable for Building Control to inspect the works. In that case, the electrical wiring must be inspected by Building Control before it is covered over.

Schedule 1a: New Dwellings over 300m²

Size of Dwelling		Full Plans		Building Notice Charge	Regularisation Charge (No VAT)
		Plan Charge	Inspection Charge		
300m ² to 399m ²	Charge	£360.00	£1,141.67	£1,502.50	£2,014.00
	Charge +VAT	£432.00	£1,370.00	£1,803.00	
400m ² to 499m ²	Charge	£376.67	£1,199.17	£1,576.67	£2,113.00
	Charge +VAT	£452.00	£1,439.00	£1,892.00	
500m ² to 599m ²	Charge	£400.00	£1,268.33	£1,667.50	£2,236.00
	Charge +VAT	£480.00	£1,522.00	£2,001.00	
600m ² to 699m ²	Charge	£416.67	£1,323.33	£1,740.00	£2,333.00
	Charge +VAT	£500.00	£1,588.00	£2,088.00	
700m ² and over	Individually determined charge, please contact us.				