



Working in Partnership

BUILDING CONTROL CHARGES SCHEME

1st January 2010

This guide contains the Building Regulation Charges applicable to your proposed building work. It is an extract from the Babergh DC, Ipswich BC & Suffolk Coastal DC Scheme of Charges made under The Building (Local Authority Charges) Regulations 1998 as amended. A copy of the scheme is available on request. If you require any assistance please see over for guidance or contact the appropriate area office on one of the following: Babergh Building Control - Tel: 01473 825853, Ipswich Building Control – Tel: 01473 432954 or Suffolk Coastal Building Control – Tel: 01394 444219 during normal office hours.

**TABLE 1:
NEW DWELLINGS**

TABLE 1 – New dwellings up to 300m² floor area and flats up to 3 storeys
Figures in brackets include VAT at 17.5%

Number of Dwellings	Plan Charge		Inspection Charge		Number of Dwellings	Plan Charge		Inspection Charge	
1	£140	(164.50)	£450	(528.75)	18	£780	(916.50)	£3,345	(3930.38)
2	£270	(317.25)	£690	(810.75)	19	£790	(928.25)	£3,510	(4124.25)
3	£360	(423.00)	£810	(951.75)	20	£795	(934.13)	£3,680	(4324.00)
4	£420	(493.50)	£900	(1057.50)	21	£810	(951.75)	£3,795	(4459.13)
5	£525	(616.88)	£1,000	(1175.00)	22	£825	(969.38)	£3,905	(4588.38)
6	£630	(740.25)	£1,110	(1304.25)	23	£830	(975.25)	£4,020	(4723.50)
7	£650	(763.75)	£1,320	(1551.00)	24	£850	(998.75)	£4,130	(4852.75)
8	£690	(810.75)	£1,520	(1786.00)	25	£865	(1016.38)	£4,245	(4987.88)
9	£715	(840.13)	£1,735	(2038.63)	26	£870	(1,022.25)	£4,350	(5111.25)
10	£730	(857.75)	£1,955	(2297.13)	27	£890	(1,045.75)	£4,455	(5234.63)
11	£740	(869.50)	£2,130	(2502.75)	28	£895	(1051.63)	£4,570	(5369.75)
12	£745	(875.38)	£2,310	(2714.25)	29	£910	(1069.25)	£4,670	(5487.25)
13	£750	(881.25)	£2,485	(2919.88)	30	£915	(1075.13)	£4,780	(5616.50)
14	£760	(893.00)	£2,655	(3119.63)	31	£945	(1110.38)	£4,855	(5704.63)
15	£765	(898.88)	£2,835	(3331.13)	32 and over	£945 (1110.38) plus £6.50 (7.64) per dwelling over 31		£4,855 (5704.63) plus £100.00 (117.50) per dwelling over 31	
16	£770	(904.75)	£3,010	(3536.75)					
17	£775	(910.63)	£3,180	(3736.50)					

TABLE 2:

EXTENSIONS TO DWELLINGS DOMESTIC GARAGES CARPORTS SOME DOMESTIC SERVICES AND FITTINGS

TABLE 2 – CERTAIN SMALL BUILDINGS, EXTENSIONS & ALTERATIONS
Figures in brackets include VAT at 17.5%

Type of Work	Full Plans		Building Notice or Reversion Charge	Regularisation Charge
	Plan Charge	Inspection Charge		
Erection or extension of a detached or attached building which consists of a garage or carport or both having a floor area not exceeding 40m ² in total and intended to be used in common with an existing building, and which is not an exempt building.	£170 (£199.75)	-	£170 (£199.75)	£204
Erection or extension of a detached or attached building which consists of a garage or carport or both having a floor area exceeding 40m ² but does not exceed 60m ² in total and intended to be used in common with an existing building, and which is not an exempt building.	£285 (£334.88)	-	£285 (£334.88)	£342
Any extension of a dwelling where the total floor area of which does not exceed 10m ² , including means of access and work in connection with that extension.	£285 (£334.88)	-	£285 (£334.88)	£342
Any extension of a dwelling where the total floor area of which exceeds 10m ² but does not exceed 40m ² , including means of access and work in connection with that extension.	£140 (£164.50)	£260 (£305.50)	£400 (£470.00)	£480
Any extension of a dwelling where the total floor area of which exceeds 40m ² , but does not exceed 60m ² , including means of access and work in connection with that extension.	£140 (£164.50)	£375 (£440.63)	£515 (£605.13)	£618
Provision of any one of the following; replacement windows, boiler, chimney lining, hot water storage vessel, waste fitting or oil tank, in connection with a dwelling.	£80 (£94.00)	-	£80.00 (£94.00)	£96

TABLE 3: ALL OTHER WORK

TABLE 3 – Work Other Than That to Which Schedules 1 and 2 Apply
The table is based on the estimated cost of the work (which must be the total cost that a builder would charge)

Total Cost £	FULL PLANS			INSPECTION			BUILDING NOTICE		
	Charge £	VAT £	Total £	Charge £	VAT £	Total £	Charge £	VAT £	Total £
0-1000	100.00	17.50	117.50	-	-	-	100.00	17.50	117.50
1001-2000	125.00	21.88	146.88	-	-	-	125.00	21.88	146.88
2001-5000	170.00	29.75	199.75	-	-	-	170.00	29.75	199.75
5001-10,000	55.00	9.63	64.63	165.00	28.88	193.88	220.00	38.50	258.50
10,001-15,000	65.00	11.38	76.38	195.00	34.13	229.13	260.00	45.50	305.50
15,001-20,000	80.00	14.00	94.00	230.00	40.25	270.25	310.00	54.25	364.25
20,001-25,000	90.00	15.75	105.75	260.00	45.50	305.50	350.00	61.25	411.25
25,001-30,000	100.00	17.50	117.50	295.00	51.63	346.63	395.00	69.13	464.13
30,001-35,000	110.00	19.25	129.25	325.00	56.88	381.88	435.00	76.13	511.13
35,001-40,000	120.00	21.00	141.00	355.00	62.13	417.13	475.00	83.13	558.13
40,001-45,000	130.00	22.75	152.75	385.00	67.38	452.38	515.00	90.13	605.13
45,001-50,000	140.00	24.50	164.50	415.00	72.63	487.68	555.00	97.13	652.13
50,001-55,000	150.00	26.25	176.25	450.00	78.75	528.75	600.00	105.00	705.00
55,001-60,000	160.00	28.00	188.00	480.00	84.00	564.00	640.00	112.00	752.00
60,001-65,000	170.00	29.75	199.75	510.00	89.25	599.25	680.00	119.00	799.00
65,001-70,000	180.00	31.50	211.50	540.00	94.50	634.50	720.00	126.00	846.00
70,001-75,000	190.00	33.25	223.25	570.00	99.75	669.75	760.00	133.00	893.00
75,001-80,000	200.00	35.00	235.00	605.00	105.88	710.88	805.00	140.88	945.88
80,001-85,000	210.00	36.75	246.75	635.00	111.13	746.13	845.00	147.87	992.88
85,001-90,000	220.00	38.50	258.50	665.00	116.38	781.38	885.00	154.88	1039.88
90,001-95,000	230.00	40.25	270.25	695.00	121.63	816.63	925.00	161.88	1086.88
95,001-100,000	240.00	42.00	282.00	725.00	126.88	851.88	965.00	168.88	1133.88

Where an extension to a dwelling, the floor area of which exceeds 60m² including means of access and work in connection with that extension, the sum of the plan charge and the inspection charge or the building notice charge must not be less than £515 plus VAT

Loft conversions the minimum total charge is £310 plus vat.

Where the estimated cost exceeds £100,000 please contact the relevant area Building Control Team who will be pleased to advise you of the charges payable, payment methods and to discuss your service requirements.

PAYMENTS & CHARGES

Cheques should be made payable to the relevant authority i.e. Babergh District Council, Ipswich Borough Council or Suffolk Coastal District Council.

VAT is payable on all charges except a Regularisation application.

Building Notice Charges must be paid at the time the application is submitted.

The **Regularisation Charge** is 120% of the Building Notice Charge.

APPLICATION TYPE GUIDANCE

- **Plan Charge:** A charge for or in connection with the passing or rejection by a local authority of plans of proposed building work deposited in accordance with section 16 of the Act.
- **Inspection Charge:** A charge for or in connection with the inspection of building work for which plans have been deposited in accordance with the Principal Regulations and section 16 of the Act.
- **Building Notice Charge:** A charge for or in connection with the consideration of a building notice which has been given to the local authority in accordance with the Principal Regulations. The building notice charge shall be equal to the sum of the plan charge and the inspection charge.
- **Reversion Charge:** A charge for or in connection with the consideration of building work reverting to local authority control. This reversion charge shall be equal to the building notice charge.
- **Regularisation Charge:** A charge for or in connection with the consideration of an application under regulation 21 of the Principal Regulations and the inspection of any building work to which the application relates. The regularisation charge shall be 20% greater than the building notice charge.

Babergh Building Control – Council Offices, Corks Lane, Hadleigh IP7 6SJ
Ipswich Building Control – Grafton House, 15-17 Russell Road, Ipswich IP1 2DE
Suffolk Coastal Building Control – Council Offices, Melton Hill, Woodbridge IP12 1AU

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