

**Fee Schedule 2 - Residential Only**  
**Minimum Building Regulation Charges for Certain Small Buildings, Extensions, Alterations, Cavity Wall Insulation and Reroofing**  
For any combination(s) of the Work Codes below, a reduction of 25% is applicable to the total charge\*.

COD	Deposit of Plans						Building Notice			Regularization	
	Plan charge			Inspection charge			charge	VAT 20%	total	charge	Description of work types
	charge	VAT 20%	total	charge	VAT 20%	total					
1	£276	£55.20	£331.20	£414	£82.80	£496.80	£ 690.00	£138.00	£828.00	£897.00	Any extension of a dwelling including Basements, the total floor area of which does not exceed 10m <sup>2</sup> , including means of access and work in connection with that extension.
2	£551	£110.16	£660.96	£826	£165.24	£991.44	£ 1,377.00	£275.40	£1,652.40	£1,790.10	Any extension of a dwelling including Basements, the total floor area of which exceeds 10m <sup>2</sup> , but does not exceed 60m <sup>2</sup> , including means of access and work in connection with that extension
2.1	USE SCHEDULE 3										Any extension of a dwelling including Basements, the total floor area of which exceeds 60m <sup>2</sup> , including means of access and work in connection with that extension (Estimate required, individually assessed charges to be determined see Schedule 3)
3	£413.00	£82.60	£495.60	£619.50	£123.90	£743.40	£1,032.50	£206.50	£1,239.00	£1,342.25	Loft conversions, including means of access and work in connection with that loft conversion not exceeding 60m <sup>2</sup> , including means of access and work in connection with that extension.
3.1	USE SCHEDULE 3										Loft conversions, including means of access and work in connection with that loft conversion, the total floor area of which exceeds 60m <sup>2</sup> , including means of access and work in connection with that extension (Estimate required, individually assessed charges to be determined see Schedule 3)
4	£ 481.90	£96.38	£578.28	£ 722.85	£144.57	£867.42	£1,204.75	£240.95	£1,445.70	£1,566.18	Underpinning up to 10m in length
4.1	USE SCHEDULE 3										Underpinning 10m in length plus
5	£372.00	£74.40	£446.40	NOT APPLICABLE			£372.00	£74.40	£446.40	£483.60	Domestic Electrical Wiring for dwellings up to 3 bedrooms
5.1	USE SCHEDULE 3										Domestic Electrical Wiring for dwellings in excess of 3 bedrooms (Estimate required, individually assessed charges to be determined see Schedule 3)
6.1	USE SCHEDULE 3										Domestic Refurbishment, Window Replacement and New houses and flats (Estimate required, individually assessed charges to be determined see Schedule 3).
7.1	NOT APPLICABLE										Carbon Neutral Development (Estimate required, individually assessed charges to be determined see Schedule 3)
8	£861.00	£172.20	£1,033.20	NOT APPLICABLE			£861.00	£172.20	£1,033.20	£1,119.30	Fire Risk Assessment (up to 5 hours)
8.1	£174.40	£34.88	£209.28	NOT APPLICABLE			£174.40	£34.88	£209.28	£226.72	Fire Risk Assessment (per hour over 5 hours)
9	£173.00	£34.60	£207.60	NOT APPLICABLE			£173.00	£34.60	£207.60	£224.90	EPC (Energy Performance Certificate) /SAP (Standard Assessment Procedure) calculation - New build house up to 3 storey
9.1	£116.00	£23.20	£139.20	NOT APPLICABLE			£116.00	£23.20	£139.20	£150.80	EPC (Energy Performance Certificate) /SAP (Standard Assessment Procedure) calculation - Conversion of a 3 storey building to single flats per floor /per flat
9.2	£123.00	£24.60	£147.60	NOT APPLICABLE			£123.00	£24.60	£147.60	£159.90	EPC (Energy Performance Certificate) /SAP (Standard Assessment Procedure) calculation - All buildings over three storeys - Bespoke assessment per hour
10	£123.00	£24.60	£147.60	NOT APPLICABLE			£123.00	£24.60	£147.60	£159.90	Access Audits - per hour for audit and report
11	£530.00	£106.00	£636.00	NOT APPLICABLE			£530.00	£106.00	£636.00	£689.00	Reroofing of a single dwelling
11.1	USE SCHEDULE 3										Reroofing of all other residential buildings.
12	£ 139.52	£27.90	£167.42	£ 209.28	£41.86	£251.14	£ 348.80	£69.76	£418.56	£453.44	Emergency lighting in communal areas in buildings or blocks of 5 flats or less.
13	£ 139.52	£27.90	£167.42	£ 209.28	£41.86	£251.14	£ 348.80	£69.76	£418.56	£453.44	Smoke detectors to communal areas in buildings or blocks of 5 flats or less
14	£ 209.28	£41.86	£251.14	£ 313.92	£62.78	£376.70	£ 523.20	£104.64	£627.84	£680.16	New front entrance doors in buildings or blocks of 5 flats or less
15	£ 139.52	£27.90	£167.42	£ 209.28	£41.86	£251.14	£ 348.80	£69.76	£418.56	£453.44	Heat/CO detectors for flats in buildings or blocks of 5 flats or less

A reduction of 50% would apply if the 4 items above (12-15) are done in one application.  
A reduction of 20% would apply if 2 categories are used in one application.

[REDACTED] the rest of the charges have been set out by Cabinet previously and they had not been updated on website. 8/11/19 JPI