

Building Act 1984, Building Regulations 2000
Building (Local Authority Charges) Regulations 1998
Full Guidance on Building Control Charges
(Effective from 1st January 2010)

A charges calculator is also available on our website

Please note that simplified Householder Guidance on Building Control Charges is also available on request.

The amount we charge varies depending on the type of work you intend to carry out, although the total amount which you pay will be the same whether you give us either Full Plans or a Building Notice. Guidance on deciding which type of application to submit is available on request. You should be able to calculate the charges payable by reference to the following notes and tables. Alternatively please try the automatic charge calculator available on our website. In case of difficulty, please do not hesitate to contact us.

Cheques should be made payable to “Royal Borough of Kingston upon Thames”

Types of Application and Charge

Full Plans Applications

Charges are normally made in two stages. A **Plan Charge** is payable when you give us the application. This enables us to check the plans and hopefully approve them. Sometimes, because of insufficient information for example and the legal time limits we have for checking the plans, we have to reject them. However, if required information is then resubmitted, providing the plans are for substantially the same work, no further plan charge is usually required. When the work starts and we have carried out our first inspection, an **Inspection Charge** normally becomes payable. If applicable, you will be sent an invoice for a single payment and this will cover all necessary inspections. If you choose to, you can of course include the inspection charge with your payment of the plan charge at the time you give us the application.

Building Notices

The **Building Notice Charge** is payable in full before work starts and at the time you give us the Building Notice. This payment covers all the checks and site inspections we consider necessary relating to the work described in the notice.

Regularisation Applications -

An application for a Regularisation Certificate is a procedure available to owners of unauthorised building work which has been carried out since 1985. This is work which has been completed without a Building Regulation application ever having been made. The purpose is to enable people to apply to us retrospectively, asking for confirmation that the work complies with the Regulations. Further information is available on request. The **Regularisation Charge** is payable in full at the time the application is made and is 120% of the equivalent building notice charge, excluding VAT. No VAT is payable on Regularisation charges.

Reversion Applications -

When work under the supervision of a private sector building control body reverts to local authority control before satisfactory completion, a **Reversion Charge** is payable which is equal to the Building Notice Charge.

Charge Amounts

Charges vary depending on the type of the work to be carried out and are calculated by reference to the following tables. Please note that for some schemes, for example a small domestic extension with **separate** internal alterations, you will need to refer to two tables to calculate the total charge payable; Table 2 to check the charge for the extension and Table 3 to check the charge for the internal alterations.

Stage Payments - The regulations do allow us to agree the payment of charges by instalments. If your total charge payable exceeds £1000 and you would like us to arrange stage payments, please contact us.

VAT - is payable on all Building Control charges where the Local Authority is not the only authorised provider of Building Control services. Therefore VAT is payable in all cases except Regularisation Charges.

Exemptions/Refunds of Charges

Disabled People - Building work carried out to existing dwellings or to public buildings wholly for the purpose of providing access and/or facilities designed to secure the greater health, safety, welfare or convenience of disabled people, are exempt from charges. For these regulations, "disabled person" means a person who is within any of the descriptions of persons to whom section 29(1) of the National Assistance Act 1948 applies.

Refunds - Where a charge is paid but work does not proceed, any request for a refund will be considered on the basis of costs incurred by the Council subject to a minimum administration charge of £50.00.

Table 1- Charges for most Newly Built Houses and Flats

This table is used where the total new internal floor area of each new dwelling, excluding any garage or car port does not exceed 300m² and the building has no more than three storeys (each basement level being counted as one storey). In any other case, the charge is based on Table 3 and the total estimated cost of the work. Where new housing estates contain repetitive work, a reduction in the charges may apply. In these cases please contact us for advice.

Number of Dwellings	Full Plans Application £						Building Notice £			Regularisation £
	Plan Charge Payable on Deposit			Inspection Charge Invoiced after work starts			Full Amount Payable on deposit			Full Amount Payable on deposit
	Charge	VAT	Total	Charge	VAT	Total	Charge	VAT	Total	Total
1	200.00	35.00	235.00	400.00	70.00	470.00	600.00	105.00	705.00	720.00
2	240.00	42.00	282.00	560.00	98.00	658.00	800.00	140.00	940.00	960.00
3	270.00	47.25	317.25	663.00	116.03	779.03	933.00	163.28	1096.28	1119.60
4	335.00	58.63	393.63	766.00	134.05	900.05	1101.00	192.68	1293.68	1321.20
5	405.00	70.88	475.88	848.00	148.40	996.40	1253.00	219.28	1472.28	1503.60
6	475.00	83.13	558.13	953.00	166.78	1119.78	1428.00	249.90	1677.90	1713.60
7	495.00	86.63	581.63	1018.00	178.15	1196.15	1513.00	264.78	1777.78	1815.60
8	515.00	90.13	605.13	1187.00	207.73	1394.73	1702.00	297.85	1999.85	2042.40
9	535.00	93.63	628.63	1356.00	237.30	1593.30	1891.00	330.93	2221.93	2269.20
10	540.00	94.50	634.50	1541.00	269.68	1810.68	2081.00	364.18	2445.18	2497.20
11	545.00	95.38	640.38	1688.00	295.40	1983.40	2233.00	390.78	2623.78	2679.60
12	550.00	96.25	646.25	1834.00	320.95	2154.95	2384.00	417.20	2801.20	2860.80
13	555.00	97.13	652.13	1982.00	346.85	2328.85	2537.00	443.98	2980.98	3044.40
14	560.00	98.00	658.00	2103.00	368.03	2471.03	2663.00	466.03	3129.03	3195.60
15	565.00	98.88	663.88	2249.00	393.58	2642.58	2814.00	492.45	3306.45	3376.80
16	570.00	99.75	669.75	2395.00	419.13	2814.13	2965.00	518.88	3483.88	3558.00
17	575.00	100.63	675.63	2541.00	444.68	2985.68	3116.00	545.30	3661.30	3739.20
18	580.00	101.50	681.50	2687.00	470.23	3157.23	3267.00	571.73	3838.73	3920.40
19	585.00	102.38	687.38	2800.00	490.00	3290.00	3385.00	592.38	3977.38	4062.00
20	590.00	103.25	693.25	2944.00	515.20	3459.20	3534.00	618.45	4152.45	4240.80
21	600.00	105.00	705.00	3011.00	526.93	3537.93	3611.00	631.93	4242.93	4333.20
22 to 31	For each dwelling over 21 add £10.00 + VAT= £11.75			For each dwelling over 21 add £102.00 + VAT= £119.85			For each dwelling over 21 add £112.00 + VAT= £131.60			Each dwelling over 21 add £134.40
32 and over	For each dwelling over 31 add £5.00 + VAT= £5.88			For each dwelling over 31 add £75.00 + VAT= £88.13			For each dwelling over 31 add £80.00 + VAT= £94.00			Each dwelling over 31 add £96.00

Table 2 - Charges for Domestic Extensions and Garages less than 60m² floor area

Where the work involves more than one domestic extension, the total new floor area of all storeys of all extensions shown on the application must be added together to calculate the relevant charge. If part of the scheme includes work not associated with an extension, for example, the conversion of an existing garage to a habitable room, then the charge for this part should be calculated in accordance with Table 3 and added to the charge for the extension according to Table 2. If the total new floor area of the extension(s) exceed 60m² or 3 storeys in height then the charge is calculated according to Table 3 and the estimated cost of work.

Type of Work	Full Plans Application £						Building Notice £			Regular -isation £ Pay on Deposit
	Plan Charge Payable on Deposit			Inspection Charge Invoiced after work starts			Full amount Payable on Deposit			
	Charge	VAT	Total	Charge	VAT	Total	Charge	VAT	Total	Total
1. Any extension of a dwelling, including the provision of one or more rooms in roof space, the total floor area of which does not exceed 10m² including means of access and work in connection with that extension.	119.15	20.85	140.00	180.85	31.65	212.50	300.00	52.50	352.50	360.00
2. Any extension of a dwelling, including the provision of one or more rooms in roof space, the total floor area of which exceeds 10m² but does not exceed 40m² , including means of access and work in connection with that extension.	119.15	20.85	140.00	280.85	49.15	330.00	400.00	70.00	470.00	480.00
3. Any extension of a dwelling, including the provision of one or more rooms in roof space, the total floor area of which exceeds 40m² but does not exceed 60m² , including means of access and work in connection with that extension.	119.15	20.85	140.00	380.85	66.65	447.50	500.00	87.50	587.50	600.00
4. Erection or extension of an attached or detached 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.	119.15	20.85	140.00	130.85	22.90	153.75	250.00	43.75	293.75	300.00

Table 3 - Charges for Other Work (Not Covered by Tables 1 or 2)

This table deals with all other building work not covered by Tables 1 or 2. The total estimated cost means a reasonable estimate that would be charged by a person in business to carry out the work shown or described in the application. No allowance should therefore be made for own labour for example. The estimate should exclude VAT, land purchase costs, and any professional fees paid to an architect, engineer or surveyor etc.

Total Estimated Cost of Work	Full Plans Application £						Building Notice £			Regular -isation £ Payable on Deposit
	Plan Charge Payable on Deposit			Inspection Charge Invoiced After Work Starts			Full Amount Payable on Deposit			
	Charge	VAT	Total	Charge	VAT	Total	Charge	VAT	Total	Total
0-2,000	150.00	26.25	176.25	Included in Plan Charge			150.00	26.25	176.25	180.00
2,001-5,000	200.00	35.00	235.00				200.00	35.00	235.00	240.00
5,001-6,000	52.50	9.19	61.69	157.50	27.56	185.06	210.00	36.75	246.75	252.00
6,001-7,000	55.00	9.63	64.63	165.00	28.88	193.88	220.00	38.50	258.50	264.00
7,001-8,000	57.50	10.06	67.56	172.50	30.19	202.69	230.00	40.25	270.25	276.00
8,001-9,000	60.00	10.50	70.50	180.00	31.50	211.50	240.00	42.00	282.00	288.00
9,001-10,000	62.50	10.94	73.44	187.50	32.81	220.31	250.00	43.75	293.75	300.00
10,001-11,000	65.00	11.38	76.38	195.00	34.13	229.13	260.00	45.50	305.50	312.00
11,001-12,000	67.50	11.81	79.31	202.50	35.44	237.94	270.00	47.50	317.25	324.00
12,001-13,000	70.00	12.25	82.25	210.00	36.75	246.75	280.00	49.00	329.00	336.00
13,001-14,000	72.50	12.69	85.19	217.50	38.06	255.56	290.00	50.75	340.75	348.00
14,001-15,000	75.00	13.13	88.13	225.00	39.38	264.38	300.00	52.50	352.50	360.00
15,001-16,000	77.50	13.56	91.06	232.50	40.69	273.19	310.00	54.25	364.25	372.00
16,001-17,000	80.00	14.00	94.00	240.00	42.00	282.00	320.00	56.00	376.00	384.00
17,001-18,000	82.50	14.44	96.94	247.50	43.31	290.81	330.00	57.75	387.75	396.00
18,001-19,000	85.00	14.88	99.88	255.00	44.63	299.63	340.00	59.50	399.50	408.00
19,001-20,000	87.50	15.31	102.81	262.50	45.94	308.44	350.00	61.25	411.25	420.00

Table 3 Cont'd Estimated Cost of Work	Full Plans Application £						Building Notice £			Regular -isation Charge £
	Plan Charge			Inspection Charge			Charge	VAT	Total	Total
	Charge	VAT	Total	Charge	VAT	Total				
20,001-21,000	89.37	15.64	105.01	268.13	46.92	315.05	357.50	62.56	420.06	429.00
21,001-22,000	91.24	15.97	107.21	273.76	47.91	321.67	365.00	63.88	428.88	438.00
22,001-23,000	93.11	16.29	109.40	279.39	48.89	328.28	372.50	65.19	437.69	447.00
23,001-24,000	94.98	16.62	111.60	285.02	49.88	334.90	380.00	66.50	446.50	456.00
24,001-25,000	96.85	16.95	113.80	290.65	50.86	341.51	387.50	67.81	455.31	465.00
25,001-26,000	98.72	17.28	116.00	296.28	51.85	348.13	395.00	69.13	464.13	474.00
26,001-27,000	100.59	17.60	118.19	301.91	52.83	354.74	402.50	70.44	472.94	483.00
27,001-28,000	102.46	17.93	120.39	307.54	53.82	361.36	410.00	71.75	481.75	492.00
28,001-29,000	104.33	18.26	122.59	313.17	54.80	367.97	417.50	73.06	490.56	501.00
29,001-30,000	106.20	18.59	124.79	318.80	55.79	374.59	425.00	74.38	499.38	510.00
30,001-31,000	108.07	18.91	126.98	324.43	56.78	381.21	432.50	75.69	508.19	519.00
31,001-32,000	109.94	19.24	129.18	330.06	57.76	387.82	440.00	77.00	517.00	528.00
32,001-33,000	111.81	19.57	131.38	335.69	58.75	394.44	447.50	78.31	525.81	537.00
33,001-34,000	113.68	19.89	133.57	341.32	59.73	401.05	455.00	79.63	534.63	546.00
34,001-35,000	115.55	20.22	135.77	346.95	60.72	407.67	462.50	80.94	543.44	555.00
35,001-36,000	117.42	20.55	137.97	352.58	61.70	414.28	470.00	82.25	552.25	564.00
36,001-37,000	119.29	20.88	140.17	358.21	62.69	420.90	477.50	83.56	561.06	573.00
37,001-38,000	121.16	21.20	142.36	363.84	63.67	427.51	485.00	84.88	569.88	582.00
38,001-39,000	123.03	21.53	144.56	369.47	64.66	434.13	492.50	86.19	578.69	591.00
39,001-40,000	124.90	21.86	146.76	375.10	65.64	440.74	500.00	87.50	587.50	600.00
40,001-41,000	126.77	22.18	148.95	380.73	66.63	447.36	507.50	88.81	596.31	609.00
41,001-42,000	128.64	22.51	151.15	386.36	66.61	453.97	515.00	90.13	605.13	618.00
42,001-43,000	130.51	22.84	153.35	391.99	68.60	460.59	522.50	91.44	613.94	627.00
43,001-44,000	132.38	23.17	155.55	397.62	69.58	467.20	530.00	92.75	622.75	636.00
44,001-45,000	134.25	23.49	157.74	403.25	70.57	473.82	537.50	94.06	631.56	645.00
45,001-46,000	136.12	23.82	159.94	408.88	71.55	480.43	545.00	95.37	640.38	654.00
46,001-47,000	137.99	24.15	162.14	414.51	72.54	487.05	552.50	96.69	649.19	663.00
47,001-48,000	139.86	24.48	164.34	420.14	73.52	493.66	560.00	98.00	658.00	672.00
48,001-49,000	141.73	24.80	166.53	425.77	74.51	500.28	567.50	99.31	666.81	681.00
49,001-50,000	143.60	25.13	168.73	431.40	75.50	506.90	575.00	100.63	675.63	690.00
50,001-51,000	145.47	25.46	171.93	437.03	76.48	513.51	582.50	101.94	684.44	699.00
51,001-52,000	147.34	25.78	173.12	442.66	77.47	520.13	590.00	103.25	693.25	708.00
52,001-53,000	149.21	26.11	175.32	448.29	78.45	526.74	597.50	104.56	702.06	717.00
53,001-54,000	151.08	26.44	177.52	453.92	79.44	533.36	605.00	105.88	710.88	726.00
54,001-55,000	152.95	26.77	179.72	459.55	80.42	539.97	612.50	107.19	719.69	735.00
55,001-56,000	154.82	27.09	181.91	465.18	81.41	546.59	620.00	108.50	728.50	744.00
56,001-57,000	156.69	27.42	184.11	470.81	82.39	553.20	627.50	109.81	737.31	753.00
57,001-58,000	158.56	27.75	186.31	476.44	83.38	559.82	635.00	111.13	746.13	762.00
58,001-59,000	160.43	28.08	188.51	482.07	84.36	566.43	642.50	112.44	754.94	771.00
59,001-60,000	162.30	28.40	190.70	487.70	85.35	573.05	650.00	113.75	763.75	780.00
60,001-61,000	164.17	28.73	192.90	493.33	86.33	579.66	657.50	115.06	772.56	789.00
61,001-62,000	166.04	29.06	195.10	498.96	87.32	586.28	665.00	116.38	781.38	798.00
62,001-63,000	167.91	29.38	197.29	504.59	88.30	592.89	672.50	117.69	790.19	807.00
63,001-64,000	169.78	29.71	199.49	510.22	89.29	599.51	680.00	119.00	799.00	816.00
64,001-65,000	171.65	30.04	201.69	515.85	90.27	606.12	687.50	120.31	807.81	825.00
65,001-66,000	173.52	30.37	203.89	521.48	91.26	612.74	695.00	121.63	816.63	834.00
66,001-67,000	175.39	30.69	206.08	527.11	92.24	619.35	702.50	122.94	825.44	843.00
67,001-68,000	177.26	31.02	208.28	532.74	93.23	625.97	710.00	124.25	834.25	852.00
68,001-69,000	179.13	31.35	210.48	538.37	94.21	632.58	717.50	125.56	843.06	861.00
69,001-70,000	181.00	31.68	212.68	544.00	95.20	639.20	725.00	126.88	851.88	870.00
70,001-71,000	182.87	32.00	214.87	549.63	96.19	645.82	732.50	128.19	860.69	879.00
71,001-72,000	184.74	32.33	217.07	555.26	97.17	652.43	740.00	129.50	869.50	888.00
72,001-73,000	186.61	32.66	219.27	560.89	98.16	659.05	747.50	130.81	878.31	897.00
73,001-74,000	188.48	32.98	221.46	566.52	99.14	665.66	755.00	132.13	887.13	906.00
74,001-75,000	190.35	33.31	223.66	572.15	100.13	672.28	762.50	133.44	895.94	915.00
75,001-76,000	192.22	33.64	225.86	577.78	101.11	678.89	770.00	134.75	904.75	924.00
76,001-77,000	194.09	33.97	228.06	583.41	102.10	685.51	777.50	136.06	913.56	933.00
77,001-78,000	195.96	34.29	230.25	589.04	103.08	692.12	785.00	137.38	922.38	942.00
78,001-79,000	197.83	34.62	232.45	594.67	104.07	698.74	792.50	138.69	931.19	951.00
79,001-80,000	199.70	34.95	234.65	600.30	105.05	705.35	800.00	140.00	940.00	960.00
80,001-100,000	To £199.70 exc VAT add £1.88 for each £1000 (or part thereof) over £80,000 up to £100,000 then add VAT			To £600.30 exc VAT add £5.62 for each £1000 (or part thereof) over £80,000 up to £100,000 then add VAT			To £800.00 exc VAT add £7.50 for each £1000 (or part thereof) over £80,000 up to £100,000 then add VAT			To £960 add £9 for each £1k (or part) >£80k <£100k
100,001-£1m	To £237.10 exc VAT add £0.62 exc VAT for each £1000 (or part thereof) over £100,000 up to £1m, then add VAT			To £712.90 exc VAT add £1.88 for each £1000 (or part thereof) over £100,000 up to £1m, then add VAT			To £950.00 exc VAT add £2.50 exc VAT for each £1000 (or part thereof) over £100,000 up to £1m, then add VAT			To £1140 add £3 for each £1k (or part) >£80k<£100k
Exceeding £1m	For projects with an estimated cost exceeding £1m, please contact us on 020 8547 4700.									

These notes are for guidance only and do not substitute the Building (Local Authority Charges) Regulations 1998 S.I. No. 3129 which contains the full statement of the law and should be read in conjunction with the current Building Regulations Charges Scheme (available separately on request). If you have any difficulty in calculating charges please do not hesitate to call in and see us or contact us on 020-8547 4699.