



Householder Guidance on Building Control Charges

(Effective from 1st December 2008 - VAT @ 15%)

A charges calculator is also available on our website

This guidance is a simplified version of our Full Guidance on Building Control Charges a copy of which is 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 an automatic charges calculator is 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).

Exemptions/Refunds of Charges

Disabled People -

Building work carried out 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.

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 the retention of a minimum administration charge of £50.00.

Charge Amounts -

The table below covers domestic extensions, loft conversions and garages where the new internal floor area is less than 60m². Where more than one extension is involved, the total new internal floor area of all storeys of all extensions shown on the application must be added together. If the total new floor area exceeds 60m², then the charge is calculated by the estimated cost of work and the table opposite. Charges for all other types of work to dwellings are calculated according to the estimated cost of the work. If your proposal relates to both an extension and other separate alterations you will need to refer to two tables to calculate the total charge payable. Firstly the Floor Area table to check the charge for the extension and then the Estimated Cost table to check the charge for the internal alterations. These two amounts should then be added together to calculate the total charge payable.

Floor Area Charges for Domestic Extensions Amounts payable (Inc. VAT @ 15% where applicable)				
Type of Work	Full Plans Application		Building Notice	Regularisation
	£		£	£
	Plan Charge (Payable on Deposit)	Inspection Charge (Invoiced after start of work)	(Full Amount Payable on Deposit)	(Full Amount Payable on Deposit)
1. Any extension of a dwelling, including loft conversions, where the total floor area is less than 10m² .	137.02	207.98	345.00	360.00
2. Any extension of a dwelling, including loft conversions, where the total floor area is more than 10m² but less than 40m² .	137.02	322.98	460.00	480.00
3. Any extension of a dwelling, including loft conversions, where the total floor area is more than 40m² but less than 60m² .	137.02	437.98	575.00	600.00
4. Erection or extension of an attached or detached garage or carport having a floor area less than 40m² .	137.02	150.48	287.50	300.00

Estimated Cost Charges for 'Other Work'

Amounts Payable (Including VAT @ 15% where applicable)

This table deals with extensions over 60m² in floor area and/or all other building work which is not covered by the floor area charges table. The total estimated cost means a reasonable estimate that would be charged by a professional builder to carry out the work. No allowance should therefore be made for own labour for example. The estimate should exclude VAT and any professional fees paid to an architect, engineer or surveyor etc.

Estimated Cost	Full Plans Application		Building Notice	Regularisation
	£		£	£
	Plan Charge (Payable on Deposit)	Inspection Charge (Invoiced after start of work)	(Full Amount Payable on Deposit)	(Full Amount Payable on Deposit)
0-2,000	172.50	Included in Plan Charge	172.50	180.00
2,001-5,000	230.00		230.00	240.00
5,001-6,000	60.38	181.13	241.50	252.00
6,001-7,000	63.25	189.75	253.00	264.00
7,001-8,000	66.13	198.38	264.50	276.00
8,001-9,000	69.00	207.00	276.00	288.00
9,001-10,000	71.88	215.63	287.50	300.00
10,001-11,000	74.75	224.25	299.00	312.00
11,001-12,000	77.63	232.88	310.50	324.00
12,001-13,000	80.50	241.50	322.00	336.00
13,001-14,000	83.38	250.13	333.50	348.00
14,001-15,000	86.25	258.75	345.00	360.00
15,001-16,000	89.13	267.38	356.50	372.00
16,001-17,000	92.00	276.00	368.00	384.00
17,001-18,000	94.88	284.63	379.50	396.00
18,001-19,000	97.75	293.25	391.00	408.00
19,001-20,000	100.63	301.88	402.50	420.00
20,001-21,000	102.78	308.35	411.13	429.00
21,001-22,000	104.93	314.82	419.75	438.00
22,001-23,000	107.08	321.30	428.38	447.00
23,001-24,000	109.23	327.77	437.00	456.00
24,001-25,000	111.38	334.25	445.63	465.00
25,001-26,000	113.53	340.72	454.25	474.00
26,001-27,000	115.68	347.20	462.88	483.00
27,001-28,000	117.83	353.67	471.50	492.00
28,001-29,000	119.98	360.15	480.13	501.00
29,001-30,000	122.13	366.62	488.75	510.00
30,001-31,000	124.28	373.09	497.38	519.00
31,001-32,000	126.43	379.57	506.00	528.00
32,001-33,000	128.58	386.04	514.63	537.00
33,001-34,000	130.73	392.52	523.25	546.00
34,001-35,000	132.88	398.99	531.88	555.00
35,001-36,000	135.03	405.47	540.50	564.00
36,001-37,000	137.18	411.94	549.13	573.00
37,001-38,000	139.33	418.42	557.75	582.00
38,001-39,000	141.48	424.89	566.38	591.00
39,001-40,000	143.64	431.37	575.00	600.00
40,001-41,000	145.79	437.84	583.63	609.00
41,001-42,000	147.94	444.31	592.25	618.00

Estimated Cost (Continued)	Full Plans Application		Building Notice	Regularisation
	£		£	£
	Plan Charge (Payable on Deposit)	Inspection Charge (Invoiced after start of work)	(Full Amount Payable on Deposit)	(Full Amount Payable on Deposit)
42,001-43,000	150.09	450.79	600.88	627.00
43,001-44,000	152.24	457.26	609.50	636.00
44,001-45,000	154.39	463.74	618.13	645.00
45,001-46,000	156.54	470.21	626.75	654.00
46,001-47,000	158.69	476.69	635.38	663.00
47,001-48,000	160.84	483.16	644.00	672.00
48,001-49,000	162.99	489.64	652.63	681.00
49,001-50,000	165.14	496.11	661.25	690.00
50,001-51,000	167.29	502.58	669.88	699.00
51,001-52,000	169.44	509.06	678.50	708.00
52,001-53,000	171.59	515.53	687.13	717.00
53,001-54,000	173.74	522.01	695.75	726.00
54,001-55,000	175.89	528.48	704.38	735.00
55,001-56,000	178.04	534.96	713.00	744.00
56,001-57,000	180.19	541.43	721.63	753.00
57,001-58,000	182.34	547.91	730.25	762.00
58,001-59,000	184.49	554.38	738.88	771.00
59,001-60,000	186.65	560.86	747.50	780.00
60,001-61,000	188.80	567.33	756.13	789.00
61,001-62,000	190.95	573.80	764.75	798.00
62,001-63,000	193.10	580.28	773.38	807.00
63,001-64,000	195.25	586.75	782.00	816.00
64,001-65,000	197.40	593.23	790.63	825.00
65,001-66,000	199.55	599.70	799.25	834.00
66,001-67,000	201.70	606.18	807.88	843.00
67,001-68,000	203.85	612.65	816.50	852.00
68,001-69,000	206.00	619.13	825.13	861.00
69,001-70,000	208.15	625.60	833.75	870.00
70,001-71,000	210.30	632.07	842.38	879.00
71,001-72,000	212.45	638.55	851.00	888.00
72,001-73,000	214.60	645.02	859.63	897.00
73,001-74,000	216.75	651.50	868.25	906.00
74,001-75,000	218.90	657.97	876.88	915.00
75,001-76,000	221.05	664.45	885.50	924.00
76,001-77,000	223.20	670.92	894.13	933.00
77,001-78,000	225.35	677.40	902.75	942.00
78,001-79,000	227.50	683.87	911.38	951.00
79,001-80,000	229.66	690.35	920.00	960.00
80,001-81,000	231.82	696.81	928.63	969.00
81,001-82,000	233.98	703.27	937.25	978.00
82,001-83,000	236.14	709.73	945.88	987.00
83,001-84,000	238.30	716.20	954.50	996.00
84,001-85,000	240.47	722.66	963.13	1005.00
Exceeding £85,000	For projects with an estimated cost exceeding £85,000, please use the charges calculator on our website or 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.