

Guidance for customers on Building Regulation charges

The Building Regulations 2010 The Building (Local Authority Charges) Regulations 2010 Charges Scheme No. 2

In accordance with the new Building (Local Authority Charges) Regulations 2010, charges are made by the Council in connection with their function relating to the Building Regulations. These charges replace the Hammersmith and Fulham Building Regulations Charges Scheme Number 11, 2010, for work where an application form is received after 3rd January 2011.

Charge Scales

With effect from 1st October 2010, there are three main charge scales:

Schedule A (Charges for Standard Categories of work where Full Plans Application route has been selected).

Please use Schedule A for Plan charge & Inspection charge where building work relates to a standard category of work (eg Loft conversion or extension work or internal refurbishment work, etc.) including any other work which is outside the standard categories of work and which is less than £100k.

Schedule B (Charges for Standard Categories of work where the Building Notice Application route has been selected or where a Regularisation Application is submitted).

Please use Schedule B for the Building Notice charge or Regularisation charge (where relevant) where building work relates to a standard category of work (e.g. Loft conversion or extension work or internal refurbishment work, etc.) including any work which is outside the standard categories of work and which is less than £100k.

NOTE: Please note however in both Schedule A & B, where loft conversions are proposed, due to the additional checking required, they should be considered in their own right as a separate extension attracting a separate fee in addition to any other extensions proposed.

You may if you so wish request the Council to individually assess the combined project under Schedule C. Please note however the assessed charge may not be necessarily lower than the aggregated amounts of the standard charges.

Schedule C (Used when individually assessed charges apply, and lists the information required to make the assessment). *Please ensure that you provide as much of this project information as possible at this stage to assist with our charges assessment.* Individually assessed charges generally apply where the work proposed is outside the standard categories of work listed in Schedule A & B.

Types of Charges

There are four application types and five types of charge:

1) **Building Notice** applications where the full **Building Notice Charge** (see Schedule B) must be paid at the time of notification. This is mainly used for small domestic extensions and alterations. Where structural work is

involved, calculations may need to be provided. Upon satisfactory completion of works on site a Completion Certificate will be issued;



2) **Full Plan** applications where the **Plan Charge** (see Schedule A) must be paid with the deposit of plans. A subsequent re-submission further to a Rejection of Plans, may attract an additional fee where the original scheme has changed and additional plans checking may be required.

An invoice will be raised after the first inspection on site as this is when the **Inspection Charge** (see Schedule A) becomes payable. Please note if additional work is carried out to that of the originally proposed, an additional charge may be payable. *Where work is carried out to Shops, Factories, Offices, Railway Premises, Hotels & Boarding Houses, and Non-domestic Work places, a Full Plan Application must be made.* It can also be used for Domestic Loft Conversions and other Extensions and Erections of Domestic Buildings. It is important to start work before 3 years have expired or the Plan Approval may be withdrawn. Upon satisfactory completion of works on site a Completion Certificate will be issued;

3) **Regularisation** applications where the full **Regularisation Charge** must be paid at time of notification (see Schedule B). This applies where work was carried out after November 1985 **but** was **NOT** notified to Building Control at the time. It is usually necessary to open up works to show what has been done. A letter may be sent outlining what needs to be done to comply with the Building Regulations. Upon satisfactory completion of works on site a Regularisation Certificate may be issued; and

4) **Reversion** applications where the full **Reversion Charge** must be paid at the time of notification with the charge being assessed on an individual basis using the relevant factors listed in Schedule C. This is where an Approved Inspector has supervised Building Regulations but the work has reverted back to Local Authority Building Control. It is usually necessary to open up works to show what has been done. A letter may be sent outlining what needs to be done to comply with the Building Regulations. Upon satisfactory completion of works on site a Completion Certificate may be issued.

General Notes

Unless the required fee is included with an application form, it cannot be accepted as a valid application. Work may not legally start on site until the fee is received. If Cheque(s) are Dishonoured the application also cannot be accepted as valid.

No fees are charged, where the work is solely for the purpose of providing a means of access for disabled persons to or within a building, or for providing facilities designed to secure their greater health, safety, welfare or convenience and is carried out in relation to a building to which members of the public are admitted or is a dwelling occupied by a disabled person.

See notes on each Schedule for issues specific to that Schedule.

Schedule A (Standard charges for Full Plans Applications)

Full Plans & Inspection charges.

Note:

If the total floor area (other than loft conversions) of all extensions being done at the same time exceeds 60m² use Schedule C.

Loft conversions which create new internal useable floor area in roof space are to be treated as a separate extension in Schedule A. Building work to an existing room in the roof space which does not increase the useable floor area would be classed as an alteration, please use category (k) below.

For chargeable installations of Boiler Replacements, Cavity Fill Insulation and Un-vented Hot Water Systems (i.e. when the installer is not registered with a relevant government approved Competent Persons Scheme) please use work category (k).

FEE CHARGES	SCHEDULE 'A'
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Building Act 1984 The Building Regulations 2000 (as amended) The Building (Local Authority Charges) Regulations 2010

Full Plan and Inspection Charges

a) Domestic extensions and loft conversions to single dwellings	Plan Charge	VAT @ 20.0%	Total Plan Charge Payable	Inspection Charge	VAT @ 20.0%	Total Inspection Charge Payable
10m ² and under	463.40	92.68	556.08	0.00	0.00	0.00
40m ² and under	276.39	55.28	331.67	414.59	82.92	497.51
60m ² and under	368.52	73.70	442.22	552.79	110.56	663.35
Over 60m ²	Estimate required, individually assessed charges to be determined see Schedule C					

Total areas to be aggregated

b) Detached garages/carpports	Plan Charge	VAT @ 20.0%	Total Plan Charge Payable	Inspection Charge	VAT @ 20.0%	Total Inspection Charge Payable
40m ² and under	92.68	18.54	111.22	139.02	27.80	166.82
Over 40m ²	Estimate required, individually assessed charges to be determined see Schedule C					

c) Replacement windows carried out on its own (not part of a larger project) and not installed under a Competent Persons Scheme	Plan Charge	VAT @ 20.0%	Total Plan Charge Payable	Inspection Charge	VAT @ 20.0%	Total Inspection Charge Payable
Up to 5 windows	60.00	12.00	72.00	90.00	18.00	108.00
For every additional 5 windows	60.00	12.00	72.00	90.00	18.00	108.00

d) Underpinning	Plan Charge	VAT @ 20.0%	Total Plan Charge Payable	Inspection Charge	VAT @ 20.0%	Total Inspection Charge Payable
Up to 10m in length	300.00	60.00	360.00	450.00	90.00	540.00
Over 10m in length	Estimate required, individually assessed charges to be determined see Schedule C					

Full Plan and Inspection Charges (cont)

e) Domestic Basement Extensions	Plan Charge	VAT @ 20.0%	Total Plan Charge Payable	Inspection Charge	VAT @ 20.0%	Total Inspection Charge Payable
10m ²	300	60.00	360.00	450	90.00	540.00
10-40m ²	500	100.00	600.00	750	150.00	900.00
40-60m ²	660	132.00	792.00	990	198.00	1188.00
Over 60m ²	Estimate required, individually assessed charges to be determined see Schedule C					

f) Domestic Electrical Wiring carried out on its own (not part of a larger project) and not installed under a Competent Persons Scheme	Plan Charge	VAT @ 20.0%	Total Plan Charge Payable	Inspection Charge	VAT @ 20.0%	Total Inspection Charge Payable
Per dwelling	80.00	16.00	96.00	120.00	24.00	144.00

g) Commercial Fit Out (office or shop)	Plan Charge	VAT @ 20.0%	Total Plan Charge Payable	Inspection Charge	VAT @ 20.0%	Total Inspection Charge Payable
100m ² and under	137.1	27.42	164.52	205.65	41.13	246.78
Over 100m ²	Estimate required, individually assessed charges to be determined see Schedule C					

h) New houses and flats (no more than 3 storeys, inc basement)	Plan Charge	VAT @ 20.0%	Total Plan Charge Payable	Inspection Charge	VAT @ 20.0%	Total Inspection Charge Payable
Charge per flat (up to 10 flats)	240	48.00	288.00	360	72.00	432.00
House up to 300m ²	290	58.00	348.00	435	87.00	522.00
Each additional house of similar design up to 300m ²	240	48.00	288.00	360	72.00	432.00

i) Other Work: Estimated cost of Building Work (excluding VAT) (£)	Plan Charge	VAT @ 20.0%	Total Plan Charge Payable	Inspection Charge	VAT @ 20.0%	Total Inspection Charge Payable
2,000 or less	230.33	46.07	276.40	No inspection charge (included in plan charge)		
2,001 to 5,000	383.88	76.78	460.66			
Exceeding 5000, not exceeding 20000	£383.88 plus £20.94 for every £1000 (or part thereof) by which the cost exceeds £5000 plus VAT					
Exceeding 20,000 not exceeding 100,000*	£697.91 plus £18.17 for every £1000 (or part thereof) by which the cost exceeds £20000 plus VAT					
Exceeding 100,000	Estimate required, individually assessed charges to be determined see Schedule C					

Schedule B (Standard Charges for Building Notice Applications & Regularisation Applications)

Building Notice Charges & Regularisation Charges

Note:

If the total floor area (other than loft conversions) of all extensions being done at the same time exceeds 60m² use Schedule C.
Loft conversions which create new internal useable floor area in roof space are to be treated as a separate extension in Schedule B. Building work to an existing room in the roof space which does not increase the useable floor area would be classed as an alteration, please use category (h) below.

For chargeable installations of Boiler Replacements, Cavity Fill Insulation and Un-vented Hot Water Systems (i.e. when the installer is not registered with a relevant government approved Competent Persons Scheme) please use work category (h).

FEE CHARGES **SCHEDULE 'B'**

Building Act 1984 The Building Regulations 2000 (as amended) The Building (Local Authority Charges) Regulations 2010

<u>Building Notice Charges</u>	<u>Regularisation Charges</u>
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	Charge	VAT @ 20.0%	Total Charge Payable	Charge	VAT @ 0%	Total Charge Payable
a) Domestic extensions and loft conversions to single dwellings						
10m ² and under	463.40	92.68	556.08	556.08	0.00	556.08
40m ² and under	690.98	138.20	829.18	829.18	0.00	829.18
60m ² and under	921.31	184.26	1105.57	1105.57	0.00	1105.57
Over 60m ²	Estimate required, individually assessed charges to be determined see Schedule C					

Total areas to be aggregated

b) Detached garages/carports						
40m ² and under	231.70	46.34	278.04	278.04	0.00	278.04
Over 40m ²	Estimate required, individually assessed charges to be determined see Schedule C					

c) Replacement windows carried out on its own (not part of a larger project) and not installed under a Competent Persons Scheme						
Up to 5 windows	150.00	30.00	180.00	180.00	0.00	180.00
For every additional 5 windows	150.00	30.00	180.00	180.00	0.00	180.00

d) Underpinning						
Up to 10m in length	750.00	150.00	900.00	900.00	0.00	900.00
Over 10m in length	Estimate required, individually assessed charges to be determined see Schedule C					

Building Notice Charges (cont)				Regularisation Charges (cont)					
e) Domestic Basement Extensions				Charge	VAT @ 20.0%	Total Charge Payable	Charge	VAT @ 0%	Total Inspection Charge Payable
10m ²	750	150.00	900.00	900.00	0.00	900.00			
10-40m ²	1250	250.00	1500.00	1500.00	0.00	1500.00			
40-60m ²	1650	330.00	1980.00	1980.00	0.00	1980.00			
Over 60m ²	Estimate required, individually assessed charges to be determined see Schedule C								
f) Domestic Electrical Wiring carried out on its own (not part of a larger project) and not installed under a Competent Persons Scheme									
Per dwelling	200.00	40.00	240.00	240.00	0.00	240.00			
g) New houses and flats (no more than 3 storeys, inc basement)									
Charge per flat (up to 10 flats)	600.00	120.00	720.00	720.00	0.00	720.00			
House up to 300m ²	725.00	145.00	870.00	870.00	0.00	870.00			
Each additional house of similar design up to 300m ²	600.00	120.00	720.00	720.00	0.00	720.00			
h) Other Work: Estimated cost of Building Work (excluding VAT) (£)									
2,000 or less	230.33	46.07	276.40	276.40	0.00	276.39			
2,001 to 5,000	383.88	76.78	460.66	460.66	0.00	460.66			
Exceeding 5000, not exceeding 20000	£383.88 plus £20.94 for every £1000 (or part thereof) by which the cost exceeds £5000 plus VAT								
Exceeding 20,000 not exceeding 100,000*	£697.91 plus £18.17 for every £1000 (or part thereof) by which the cost exceeds £20000 plus VAT								
Exceeding 100,000	Estimate required, individually assessed charges to be determined see Schedule C								

Schedule C (Individually assessed Charges)

Charges for Building Work outside the standard categories listed in Schedules A and B.

FEE CHARGES	SCHEDULE	'C'
INDIVIDUALLY ASSESSED CHARGES		

Individual assessment of *building regulation charges*, on a project by project basis when projects arise, are to be determined after full plans, inspections, building notices, reversion applications, and regularisation applications have been submitted to the Council. The charges determined will be specified and confirmed in writing taking into account the factors listed below. The charges may be increased or decreased depending on the assessment which will be specified and confirmed in writing.

Individual assessment of *chargeable building regulation advice*, on a project-by-project basis when projects arise, will be determined before such advice is given. The first hour of officer time is free of charge. The charge determined will be confirmed in writing taking into account the factors listed below. The charge may be increased or decreased depending on the assessment which will be specified and confirmed in writing.

SCHEDULE C – Assessed charges for building projects outside the standard categories listed in Schedule A & B or estimated cost of work in excess of £100,000

Individual assessment of *building regulation charges & chargeable building regulations advice*, on a project by project basis when projects arise, are to be determined after full plans, building notices, reversion applications, and regularisation applications have been submitted to the Council. The charges determined will be specified and confirmed in writing taking into account the factors listed below.

1. the existing use of a building, or the proposed use of the building after completion of the building work;
2. the different kinds of building work described in regulation 3(1)(a) to (i) of the Building Regulations 2000 (as amended).
3. the floor area of the building or extension.
4. the estimated duration of the building work and the anticipated number of inspections to be carried out.
5. the estimated cost of the building work;
6. the nature of the design of the building work and whether innovative or high risk construction techniques are to be used; and
7. whether the person who intends to carry out part of the building work is a person named in a self-certification scheme or list of exemptions under schedule 2A of the Building Regulations 2000 (as amended); or is carrying out the descriptions of work where no building notice or deposit of full plans is required under schedule 2B of the Building Regulations 2000 (as amended) both as mentioned in building regulation 12(5), or is a person who is registered by the British Institute of Non-destructive Testing under regulation 20B (4) of the Building Regulations 2000 (as amended);
8. whether in respect of the building work a notification has been made that design details approved by Robust Details Limited are to be used as outlined in regulation 20A (4) of the Building Regulations 2000 (as amended);
9. whether an application or building notice is in respect of two or more buildings or building works all of which are substantially the same as each other;
10. whether an application or building notice is in respect of building work which is substantially the same as building work in respect of which plans have previously been deposited or building works inspected by the London Borough of Hammersmith and Fulham
11. whether chargeable advice has been given which is likely to result in less time being taken by the London Borough of Hammersmith and Fulham to perform the chargeable function; and
12. whether it is necessary to engage and to incur the costs of a consultant to provide specialist advice or services in relation to a particular aspect of the building work.

The charges may be increased or decreased depending on the assessment, which will be specified and confirmed in writing. The hourly rate of London Borough of Hammersmith and Fulham Building Control Service is £100/hr

Notes: Where the London Borough of Hammersmith and Fulham has determined a building regulation charge as an assessed charge, and the actual amount of work required of an officer of the Council is more than that which was originally determined and for which payment has been made, the London Borough of Hammersmith and Fulham may raise a supplementary charge in respect of any additional work carried out by its officer. The request for any supplementary charge will be accompanied by a statement setting out the reason for the assessment and the calculation of the supplementary charge necessary. The total charge is calculated initially and then VAT applied at the appropriate rate to determine the total charge payable.