

Table B

Standard Charges for Extensions and Other Work to a Single Domestic Building

Description of Work	Plan Charge £		Inspection Charge £		Building Notice Charge £		Regularisation Charge
	Net Charge (Exc. VAT)	Total Charge (Inc. VAT)	Net Charge (Exc. VAT)	Total Charge (Inc. VAT)	Net Charge (Exc. VAT)	Total Charge (Inc. VAT)	Total Charge (VAT Exempt)
Garages and Carports							
1 Erection or extension of a single storey non exempt detached garage or carport up to 70m ²	122.07	146.48	134.46	161.35	256.53	307.84	384.80
2 Erection or extension of a single storey non exempt attached garage or carport up to 70m ²	122.07	146.48	134.46	161.35	256.53	307.84	384.80
3 Erection or extension of a detached garage up to 100m ² which includes room/s for use at first floor level	140.85	169.02	184.80	221.76	325.65	390.78	488.48
4 Garage and or outbuilding converted into habitable use with a maximum floor area of 36m ²	93.90	112.68	134.46	161.35	228.36	274.03	342.54
Extensions							
5 Extension of a dwelling the total floor area of which does not exceed 10m ²	122.07	146.48	159.63	191.56	281.70	338.04	366.21
6 Extension of a dwelling the total floor area of which exceeds 10m ² , but does not exceed 50m ²	140.85	169.02	234.75	281.70	375.60	450.72	563.40
7 Extension of a dwelling the total floor area of which exceeds 50m ² , but does not exceed 100m ²	159.63	191.56	384.99	461.99	544.62	653.54	816.93

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Loft Conversions							
8 Loft conversion with a floor area not exceeding 50m ² that does not include the construction of dormers	150.24	180.29	209.58	251.50	359.82	431.78	539.73
9 Loft conversion with a floor area not exceeding 50m ² that includes the construction of dormers	159.63	191.56	234.75	281.70	394.38	473.26	591.57
Replacement Windows / Doors							
10 Replacement of windows and/or doors up to a maximum of 5 in external walls of a single dwelling	18.78	22.54	34.56	41.47	53.34	64.01	80.01
11 Replacement of windows and/or doors up to a maximum of 20 in external walls of a single dwelling	18.78	22.54	59.34	71.21	78.12	93.74	117.18
Underpinning							
12 Traditional underpinning Charge is per metre run with a minimum charge indicated in brackets	37.56	45.07	24.79/metre (34.56 min)	29.75/metre (41.47 min)	24.79/metre (72.12 min)	29.75/metre (86.54 min)	37.19/metre (108.18 min)
13 Piling and needles	37.56	45.07	122.07	146.48	159.63	191.56	239.45
Charges for underpinning will be discounted by the percentage indicated if carried out at the same time as constructing an extension	50%	50%	50%	50%	50%	50%	No discount

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Other Alterations							
14 Renovation of a thermal element (price is per element, if more than 1 is carried out at the same time, each subsequent element is reduced by 50%) <i>e.g. plastering, rendering, replacing roof covering/s where there is no significant increase in weight, replacement floor etc see Approved Document L1B Appendix A</i>	37.56	45.07	59.34	71.21	96.90	116.28	145.35
15 Installation of an ancillary appliance carried out by a person registered with an appropriate competent person's scheme <i>e.g. Solid fuel appliance, replacement flue liner, unvented hot water system</i>	No additional charge	No additional charge	No additional charge	No additional charge	No additional charge	No additional charge	No additional charge
16 Installation of an ancillary appliance, other than by a person registered with an appropriate competent person's scheme <i>e.g. Solid fuel appliance, replacement flue liner, unvented hot water system</i>	37.56	45.07	59.34	71.21	96.90	116.28	145.35

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17	Alterations not described elsewhere including structural alterations and installation of controlled fittings							
	Estimated cost of work £0 - £2,000	56.34	67.61	59.34	71.21	115.68	138.82	173.52
	Estimated cost of work £2,001 - £5,000	65.73	78.88	109.68	131.62	175.41	210.49	263.12
	Estimated cost of work £5,001 - £10,000	93.90	112.68	134.46	161.35	228.36	274.03	342.54
	Estimated cost of work £10,001 - £20,000	112.68	135.22	159.63	191.56	272.31	326.77	408.47
	Estimated cost of work £20,001 - £30,000	140.85	169.02	259.54	311.45	400.39	480.47	600.59
	Estimated cost of work £30,001 - £50,000	159.63	191.56	384.99	461.99	544.62	653.54	816.93
Estimated cost of work £50,001 and over	Individually determined	Individually determined	Individually determined	Individually determined	Individually determined	Individually determined	Individually determined	

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Electrical Work							
18 Electrical works carried out by Part P installer registered with a Part P competent person self certification scheme in relation to a new dwelling, extension or alterations	No additional charge	No additional charge	No additional charge	No additional charge	No additional charge	No additional charge	No additional charge
19 Installer not registered with a Part P competent person self certification scheme but qualified to complete a BS7671 installation certificate and carry out test, (1 st fix inspection notification required)	56.34	67.61	84.39	101.27	140.73	168.88	211.10
20 Installer not registered with a Part P competent person self certification scheme and not qualified to complete a BS7671 installation and test certificate. (An electrical contractor will be appointed to inspect and test as deemed necessary by the Authority. This cost allows for 2 inspections only at a time to suit the Authority. Missed appointments or re-inspection will incur additional charges)	93.90	112.68	159.39 (+ 84.39 per extra visit above two included in this price)	191.27 (+ 101.27 per extra visit above two included in this price)	253.29 (+ 84.39 per extra visit above two included in this price)	303.95 (+ 101.27 per extra visit above two included in this price)	379.94 (+ 84.39 per extra visit above two included in this price)

Note:- Should extra visits be found necessary then additional cost will be charged, should less inspections be required a refund will be provided in instances where considered appropriate.

For schemes where the estimated cost exceeds £50,000 the charge is individually determined

Unless agreed otherwise schemes exceeding one years duration may be subject to additional charge.