

Appendix 1 B



Scheme for the Recovery of Building Regulation Charges and Associated Matters For The Leicestershire Building Control Partnership

To Be Read In Conjunction With The Building [Local Authority Charges] Regulations 2010.

Standard Charges for all Non Domestic Building Work

This scheme and alignment of fees comes into effect on 1st April 2021 in respect of all Partnership Councils.

Working together as part of LABC



SUMMARY OF BUILDING CONTROL CHARGES FOR NON-DOMESTIC WORK - EFFECTIVE FROM 1st April 2021

These charges form part of the Partnerships "Building Control Charges Scheme".

The Leicestershire Building Control Partnership includes Blaby DC, Harborough DC, Oadby and Wigston Borough Council, Hinckley and Bosworth Borough Council and Melton Borough Council

To determine the charges the Partnership will make for the delivery of its Building Control Service, please follow the following three steps:

Step 1

Decide which one of the following three application types you will be making:

- Full Plans: You may use this application for any type of work. It has the benefit that the plans you submit to the Council will be assessed for compliance with the Building Regulations and approval of these will be a safeguard to both you and your builder that the work you intend to carry out meets the relevant requirements. Please note you **MUST** use this application type in the following cases:
1. if the Regulatory Reform (Fire Safety) Order 2005 applies to the building (essentially all buildings other than private dwellings);
 2. if the building will be within 3 meters of a drain or sewer held on the map of Severn Trent Water Authority;
 3. if the building will be erected fronting onto a private street.
- Building Notice: You may use this application type where the Regulatory Reform (Fire Safety) Order 2005 does not apply. No safeguard of compliance exists with this application type as no plans are actually approved by the Council. This has the disadvantage that building work in progress sometimes has to be altered at extra cost to correct errors.
- Regularisation Application: This applicable is where the work was carried out after 11th November 1985 without Building Regulations consent and there is a need to retrospectively authorise the work.

Step 2

Note the maximum charge applicable from the relevant table according to the application type. Only ONE application type should be selected. In the case of Full Plans applications, the charge usually has two parts, the second of which, if applicable, the Council will invoice for on commencement of the work. Charges for Building Notices and Regularisation applications are payable in full at the time of submission.

Where the table does not cover the proposed work then an individually determined charge applies. In order to determine a price the following information will be required:

1. Proposed use and current use where applicable
2. Floor area and number of storeys
3. Nature of the design work and if high risk or innovative techniques are to be used
4. Estimated cost of the Building Control & Corporate Property Manager Length of contract (build time)
5. Details of the main contractor and or all consultants involved.

Step 3

Note the maximum charge applicable from the relevant table according to the application type. Only ONE application type should be selected. In the case of Full Plans applications, the charge usually has two parts, the second of which, if applicable, the Council will invoice for on commencement of the work. Charges for Building Notices and Regularisation applications are payable in full at the time of submission.

Ancillary Notes

1. The fees shown assume that the works will be satisfactorily completed within 3 years of commencement. A fee of £56.50 plus VAT will be charged for subsequent inspections requested after 3 years from commencement.
2. Any applications not commenced within 3 years of submission will be invalid and will require a complete new submission should the owner wish to proceed with the Scheme.
3. Any Councils forming part of the Leicestershire Building Control Partnership will, upon request, provide a written competitive quote for multiple schemes or larger more complex works not specified within these charges. Please feel free to discuss your scheme with one of our staff so that we may assist you.
4. Intermediate Completion Certificates may be requested. A fee of £56.50 plus VAT will be charged per inspection which includes the issuing of the Certificate.

5. Works for disabled people: In certain circumstances, where work is solely for the benefit of people with disabilities, charges may not be payable. A "person with disabilities" means a person who is within any of the descriptions of persons to whom Section 29(1) for the National Assistance Act 1948, as extended by virtue of Section 8(2) of the Mental Health Act 1959, applied but disregarding the amendments made by paragraph 11 of Schedule 13 to the Children Act 1989. The words in section 8(2) of the Mental Health Act 1959 which extend the meaning of disabled person in section 29(1) of the National Assistance Act 1948, are prospectively repealed by the National Health Service and Community Care Act 1990, section 66(2), Schedule 10, as from a day to be appointed. A certificate or letter may be required from a health professional to this effect (for example from a doctor or occupational therapist) in support of an application for exemption from charges.

Please contact Building Control for further information about the liability to pay charges on particular projects for people with disabilities.

6. Leicestershire Building Control Partnership Hourly rate is £56.50 plus VAT.
7. Written confirmation letters confirming exemption of building works are £28.25 plus VAT and £56.50 plus VAT if an inspection is required to confirm exemption.
8. Charge for written confirmation letters to satisfy Severn Trent Water Authority regarding building close to or over sewers or that a Soakaway will not be suitable is £28.25 plus VAT
9. Charge for completion confirmation letters in lieu of a completion certificate £28.25 plus VAT
10. Charge for duplicate copies of a completion certificate or previous confirmation letter sent out £28.25 plus VAT
11. Charge for an extensive search in relation to historic Building Control records at £56.50 plus VAT. Copying charges as noted below apply.
12. Charge for the reactivation of a closed file not completed within 3 years including 1 additional inspection is £56.50 plus VAT
13. Charge for surveyor attendance in response to an emergency incident is £56.50 per hour plus VAT.
14. Charge for surveyor attendance in response to an emergency incident out of normal office hours is £84.75 plus VAT.
15. Charge for preparation of documents in relation to dangerous buildings is £56.50 plus VAT.

16. Photocopying charges in relation to providing historic data assuming that the relevant written Copyright permissions have been obtained. A4 copies at £0.20p per copy, A3 at £0.40p per copy and A1 copies at £2.00 per copy. Bulk copying charges and any other copying charges will be determined on a case by case basis and an individual quote given. All Charges plus VAT

Street Naming and Numbering Charges

Where the developer has chosen to use the Leicestershire Building Control Partnerships Services to carry out the full Building Control function on the development the charges for street numbering and naming will be waived. Exceptions apply to applications submitted at Harborough DC and Hinckley and Bosworth Borough Council and any applications for street naming and numbering requests at these Councils should be made direct. Please refer to the Schedule of Charges overleaf for the Partnerships charges.

STREET NAMING AND NUMBERING CHARGES

Fees and Charges (Recovery)

	£
Renaming/renumbering of existing property	40.00
Naming/numbering of one to five properties	40.00 each
Naming/numbering for more than five plots	20.00 each additional plot
Naming of a street	150.00 each
Change to a development after notification	50.00 admin fee plus £15 per plot
Street re-naming at residents' request	250.00 plus all compensation met by applicant with two thirds majority agreement from residents
Written confirmation of postal address details	25.00
Numbering of new flat complex	25.00 per plot

Notes

1. After notification means after the Council has renamed the street.
2. Compensation relates to monies paid to residents to help them pay for the cost of informing all parties that they correspond with,

- regarding the change to their address.
3. Where the developer has chosen to use the Leicestershire Building Control Partnerships services to carry out the full Building Control function on the development the charges for street numbering and naming will be waived. **Exceptions** apply to applications submitted at Harborough DC and Hinckley and Bosworth Borough Council as this function is undertaken by other sections outside of Building Control, within these districts at their standard costs.

DEMOLITION APPLICATION CHARGES

Service Fee

Building Type	Charge
Domestic	£120.00
Commercial up to 130m ² floor area	£120.00
Commercial above 130m ² floor area	£180.00

Note:

- Sites containing multiple buildings or dwellings will incur an additional charge of £25.00 per non-exempt unit.
- Exempt buildings. Buildings that have a volume of less than 49.56 cubic meters will not require permission to demolish.

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)
4	Work not described elsewhere including structural alterations and installation of controlled fittings Estimated cost of work £0 - £5,000	£259.90 (4.6 hrs)	£311.88	Included	Included	£259.90 (4.6 hrs)	£311.88	£337.87
	Estimated cost of work £5,001 - £10,000	£96.05 (1.7 hrs)	£115.26	£237.30 (4.2 hrs)	£284.76	£333.35 (5.9 hrs)	£400.02	£433.35
	Estimated cost of work £10,001 - £20,000	£118.65 (2.1 hrs)	£142.38	£259.90 (4.6 hrs)	£311.88	£378.55 (6.7 hrs)	£454.26	£492.11
	Estimated cost of work £20,001 - £30,000	£141.25 (2.5 hrs)	£169.50	£333.35 (5.9 hrs)	£400.02	N/A	N/A	£616.98
	Estimated cost of work £30,001 - £50,000	£146.90 (2.6 hrs)	£176.28	£418.10 (7.4 hrs)	£501.72	N/A	N/A	£734.00

Description of Work		Hours	Plan Charge		Inspection Charge	
			Net Charge (Exc. VAT)	Total Charge (Inc. VAT)	Net Charge (Exc. VAT)	Total Charge (Inc. VAT)
4	Costs based on a 30/70 split					
	Estimated cost of work £50,001-£55,000	10.5	£177.98	£213.57	£415.27	£498.32
	Estimated cost of work £55,001- £60,000	11.0	£186.45	£223.74	£435.05	£522.06
	Estimated cost of work £60,001 - £65,000	11.5	£194.93	£233.91	£454.82	£545.78
	Estimated cost of work £65,001 - £70,000	12.0	£203.40	£244.08	£474.60	£569.52
	Estimated cost of work £70,001 - £75,000	12.5	£211.88	£254.25	£494.37	£593.24
	Estimated cost of work £75,001 - £80,000	13.0	£220.35	£264.42	£514.15	£616.98
	Estimated cost of work £80,001 - £85,000	13.5	£228.83	£274.59	£533.92	£640.70
	Estimated cost of work £85,001 - £90,000	14.0	£237.30	£284.76	£553.70	£664.44
	Estimated cost of work £90001 - £95,000	14.5	£245.78	£294.93	£573.47	£688.16

Description of Work		Hours	Plan Charge		Inspection Charge	
			Net Charge (Exc. VAT)	Total Charge (Inc. VAT)	Net Charge (Exc. VAT)	Total Charge (Inc. VAT)
4	Costs based on a 30/70 split					
	Estimated cost of work £95,001 - £100,000	15.0	£254.25	£305.10	£593.25	£711.90
	Estimated cost of work £100,001 - £110,000	15.5	£262.73	£315.27	£613.02	£735.62
	Estimated cost of work £110,001 - £120,000	16	£271.20	£325.44	£632.80	£759.36
	Estimated cost of work £120,001- £130,000	16.5	£279.68	£335.61	£652.57	£783.08
	Estimated cost of work £130,001- £140,000	17.0	£288.15	£345.78	£672.35	£806.82
	Estimated cost of work £140,001- £150,000	17.5	£296.63	£355.95	£692.12	£830.54
	Estimated cost of work £150,001- £160,000	18.0	£305.10	£366.12	£711.90	£854.28
	Estimated cost of work £160,001- £170,000	18.5	£313.58	£376.29	£731.67	£878.00
	Estimated cost of work £170,001- £180,000	19	£322.05	£386.46	£751.45	£901.74

Description of Work		Hours	Plan Charge		Inspection Charge	
			Net Charge (Exc. VAT)	Total Charge (Inc. VAT)	Net Charge (Exc. VAT)	Total Charge (Inc. VAT)
4	Costs based on a 30/70 split					
	Estimated cost of work £180,001- £190,000	19.5	£330.53	£396.63	£771.22	£925.46
	Estimated cost of work £190,001 - £200,000	20	£339.00	£406.80	£791.00	£949.20
	Estimated cost of work £200,001- £250,000	21.0	£355.95	£427.14	£830.55	£996.66
	Estimated cost of work £250,001- £300,000	22.0	£372.90	£447.48	£870.10	£1044.12
	Estimated cost of work £300,001- £350,000	23.0	£389.85	£467.82	£909.65	£1091.58
	Estimated cost of work £350,001- £400,000	24.0	£406.80	£488.16	£949.20	£1139.04
	Estimated cost of work £400,001- £450,000	25.0	£423.75	£508.50	£988.75	£1186.50
	Estimated cost of work £450,001- £500,000	26.0	£440.70	£528.84	£1028.30	£1233.96
	Estimated cost of work £500,001- £550,000	27.0	£457.65	£549.18	£1067.85	£1281.42

Description of Work		Hours	Plan Charge		Inspection Charge	
			Net Charge (Exc. VAT)	Total Charge (Inc. VAT)	Net Charge (Exc. VAT)	Total Charge (Inc. VAT)
4	Costs based on a 30/70 split					
	Estimated cost of work £550,001- £600,000	28.0	£474.60	£569.52	£1107.40	£1328.88
	Estimated cost of work £600,001- £700,000	29.5	£491.55	£589.86	£1146.95	£1376.34
	Estimated cost of work £700,001- £800,000	31.0	£525.45	£630.54	£1226.05	£1471.26
	Estimated cost of work £800,001- £900,000	32.5	£550.88	£661.05	£1285.37	£1542.44
	Estimated cost of work £900,001- £1,000,000	34.0	£576.30	£691.56	£1344.70	£1613.64
	Estimated cost of work £1,000,001- £1,100,000	35.5	£601.73	£722.07	£1404.02	£1684.82
	Estimated cost of work £1,100,001 £1,200,000	37.0	£627.15	£752.58	£1463.35	£1756.02
	Estimated cost of work £1,200,001- £1,300,000	38.5	£652.58	£783.09	£1522.67	£1863.20
	Estimated cost of work £1,300,001-1,400,000	40.0	£678.00	£813.60	£1582.00	£1898.40

Description of Work		Hours	Plan Charge		Inspection Charge	
			Net Charge (Exc. VAT)	Total Charge (Inc. VAT)	Net Charge (Exc. VAT)	Total Charge (Inc. VAT)
4	Costs based on a 30/70 split					
	Estimated cost of work £1,400,001-£1,500,000	41.5	£703.43	£844.11	£1641.32	£1969.58
	Estimated cost of work £1,5001- £1,600,000	43.0	£728.85	£874.62	£1700.65	£2040.78
	Estimated cost of work £1,600,000- £1,700,000	44.5	£754.28	£905.13	£1759.97	£2111.96
	Estimated cost of work £1,700,001- £1,800,000	46.0	£779.70	£935.64	£1819.30	£2183.14
	Estimated cost of work £1,800,001- £1,900,000	47.5	£805.13	£966.15	£1878.62	£2254.34
	Estimated cost of work £1,900,001- £2,000,000	49.0	£830.65	£996.78	£1937.85	£2325.42
	Estimated cost of work £2,000,001- £2,100,000	50.5	£855.98	£1027.17	£1997.27	£2396.72
	Estimated cost of work £2,100,001 - £2,200,000	52.0	£882.40	£1058.88	£2056.60	£2467.92
	Estimated cost of work £2,200,001 - £2,300,000	53.5	£906.85	£1088.22	£2115.9	£2539.08

Description of Work		Hours	Plan Charge		Inspection Charge	
			Net Charge (Exc. VAT)	Total Charge (Inc. VAT)	Net Charge (Exc. VAT)	Total Charge (Inc. VAT)
4	Costs based on a 30/70 split					
	Estimated cost of work £2,300,001 - £2,400,000	55.0	£932.30	£1118.76	£2,175.20	£2610.24
	Estimated cost of work £2,400,001 - £2,500,000	56.5	£957.68	£1149.21	£2234.57	£2681.48
	Estimated cost of work £2,500,001 - £2,600,000	58.0	£983.10	£1179.72	£2293.90	£2752.68
	Estimated cost of work £2,600,001 - £2,700,000	59.5	£1008.53	£1210.23	£2353.22	£2823.86
	Estimated cost of work £2,700,001 - £2,800,000	61.0	£1033.95	£1240.74	£2412.55	£2895.06
	Estimated cost of work £2,800,001 - £2,900,000	62.5	£1060.05	£1272.06	£2471.87	£2966.24
	Estimated cost of work £2,900,001 - £3,000,000	64.0	£1084.80	£1301.76	£2531.20	£3037.44
	Estimated cost of work £3,000,001 - £3,100,000	65.5	£1110.23	£1332.27	£2590.52	£3108.62
	Estimated cost of work £3,100,001 - £3,200,000	67	£1135.65	£1362.78	£2649.85	£3179.82

Description of Work		Hours	Plan Charge		Inspection Charge	
			Net Charge (Exc. VAT)	Total Charge (Inc. VAT)	Net Charge (Exc. VAT)	Total Charge (Inc. VAT)
4	Costs based on a 30/70 split					
	Estimated cost of work £3,200,001 - £3,300,000	68.5	£1161.08	£1393.29	£2709.17	£3251.00
	Estimated cost of work £3,300,001 - £3,400,000	70	£1186.50	£1423.80	£2768.50	£3322.20
	Estimated cost of work £3,400,001 - £3,500,000	71.5	£1211.93	£1454.31	£2827.82	£3393.38
	Estimated cost of work £3,500,001 - £3,600,000	73.0	£1237.35	£1484.82	£2887.15	£3464.58
	Estimated cost of work £3,600,001 - £3,700,000	74.5	£1262.78	£1515.33	£2946.47	£3535.76
	Estimated cost of work £3,700,001 - £3,800,000	76.0	£1268.20	£1521.84	£3005.80	£3606.96
	Estimated cost of work £3,800,01 - £3,900,000	77.5	£1305.15	£1566.18	£3045.35	£3654.42
	Estimated cost of work £3,900,001 - £4,000,000	79.0	£1339.05	£1606.86	£3124.45	£3749.34
	Estimates thereafter to be individually determined. Please contact a member of the Partnership					