RIBBLE VALLEY BOROUGH COUNCIL
BUILDING REGULATION CHARGES
The Building (Local Authority Charges) Regulations 2010
Charges with effect from 1st February 2012
(VAT rate of 20.00%)

Explanatory Notes

1. Before you build, extend or convert, you or your agent must advise your local authority either by submitting Full Plans or a Building Notice. The charges payable depends on the type of work, the number of dwellings in a building and the total floor area. The following tables may be used in conjunction with the current scheme to calculate the charges. If you have difficulties calculating the charges ring Building Control on 01200 414508.

2. Charges are payable as follows:

2.1 Should you submit Full Plans you will pay a plan charge at the time of submission to cover their passing or rejection.

2.2 With Full Plans submissions, for most types of work, an inspection charge covering all necessary site visits will normally be payable following the first inspection. You will be invoiced for this charge.

2.3 Should you submit a Building Notice, the appropriate Building Notice charge is payable at the time of submission and covers all necessary checks and site visits.

2.4 Should you apply for a regularisation certificate, regarding unauthorised building work, commenced on or after 11 November 1985, you will pay a regularisation charge to cover the cost of assessing your application and all inspections. The Local Authoriity will individually assess the charge.

3. Table A: Charges for small domestic buildings e.g., certain new dwelling houses and flats. Applicable where the total internal floor area of each dwelling, excluding any garage or carport does not exceed 700m² and the building has no more than three storeys, each basement level being counted as one storey. In any other case, Table E applies.

4. **Table B**: Where work comprises more than one domestic extension the total internal floor areas of all the extensions shown on the application may be added together to determine the relevant charge. If the extension(s) exceed 80m^2 or three storeys in height then Table E applies (subject to a minimum plan charge).

5. **Table C** Charges for certain alterations to dwellings.

6. **Table D** Charges for extension and new buildings other than dwellings.

7. **Table E** Applicable to all other building work not covered by Table A, B, C, or D. Total estimated cost means an estimate accepted by the local authority of a reasonable cost that would be charged by a person in business to carry out the work shown or described in the application excluding VAT and any professional fees paid to an architect, engineer or surveyor, etc., and also excluding land acquisition costs.

8. Floor area is measured as gross internal area on a horizontal plane measured 2 metres above floor level.

9. Exemptions/reduction in charges:

9.1 Where plans have been either approved or rejected no further charge is payable on resubmission for substantially the same work.

9.2 Works to provide access and/or facilities for disabled people to existing dwellings and buildings to which the public have access are exempt from charges. In 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 applied, as that section was extended by virtue of section 8(2) of the Mental Health Act 1959, but not taking into account amendments made to section 29(1) by paragraph 11 of schedule 13 to the Children Act 1989.

10. With the exception of the regularisation charge, all local authority Building Regulation charges are subject to VAT at the rate applicable at the time the application is deposited and for the inspection charge when the invoice is sent.

11. For work exceeding an estimated cost £150,000 or for complex work the Building Regulation charge will be individually assessed. Please tel. 01200 414508 or email building.control@ribblevalley.gov.uk

12. A full copy of the Ribble Valley Borough Council Scheme of Charges is available on request or may be viewed on www.ribblevalley.gov.uk

TABLE A
STANDARD CHARGES FOR NEW HOUSING
(up to 300m^2 floor area including flats and maisonettes but not conversions)

No of Dwellings	Plan Charge	Vat	Total	Inspect Charge	Vat	Total	Building Notice Charge	Vat	Total
1	200.00	40.00	**240.00**	500.00	100.00	**600.00**	800.00	160.00	**960.00**
2	300.00	60.00	**360.00**	700.00	140.00	**840.00**	1100.00	220.00	**1320.00**
3	312.50	62.50	**375.00**	800.00	160.00	**960.00**	1335.00	267.00	**1602.00**
4	400.00	80.00	**480.00**	950.00	190.00	**1140.00**	1500.00	300.00	**1800.00**
5	475.00	95.00	**570.00**	1000.00	200.00	**1200.00**	1713.86	342.77	**2056.63**
6	530.00	106.00	**636.00**	1170.00	234.00	**1404.00**	1952.28	390.46	**2342.74**
7	580.00	116.00	**696.00**	1300.00	260.00	**1560.00**	2141.05	428.21	**2569.26**
8	610.00	122.00	**732.00**	1450.00	290.00	**1740.00**	2330.27	466.05	**2796.32**
9	630.00	126.00	**756.00**	1700.00	340.00	**2040.00**	2591.50	518.30	**3109.80**
10	650.00	130.00	**780.00**	1880.00	376.00	**2256.00**	2855.11	571.02	**3426.13**

For more than 10 dwellings/flats the charge is individually determined.

STANDARD CHARGES FOR NEW HOUSING (floor area between 301m^2 and 700m^2)

	Plan Charge	Vat	Total	Inspect Charge	Vat	Total	Building Notice Charge	Vat	Total
Single Dwelling with floor area between 301m^2 and 500m^2	200.00	40.00	**240.00**	650.00	130.00	**780.00**	1000.00	200.00	**1200.00**
Single Dwelling with floor area between 501m^2 and 700m^2	200.00	40.00	**240.00**	850.00	170.00	**1020.00**	1200.00	240.00	**1440.00**

If the floor area of the dwelling exceeds 700m² the charge is individually determined.

All the above charges are on the basis that any controlled electrical work is carried out by a person who is a member of a registered Competent Person Scheme, if this is not the case an additional charge may apply.

TABLE B

STANDARD CHARGES FOR CERTAIN SMALL BUILDINGS, EXTENSIONS AND ALTERATIONS TO DWELLINGS

CHARGES FOR CERTAIN SMALL BUILDINGS, EXTENSIONS AND DOMESTIC ALTERATIONS									
Proposal	**Plan Fee**	**VAT**	**Total**	**Insp. Fee**	**VAT**	**Total**	**Building Notice Charge**	**VAT**	**Total**
CATEGORY 1. Extensions to dwellings									
Extension(s):- Internal floor area not exceeding **6m^2**	312.50	62.50	**375.00**	Inc	Inc	Inc	375.00	75.00	**450.00**
Internal floor area over **6m^2** but not exceeding **40m^2**	166.67	33.33	**200.00**	279.17	55.83	**335.00**	535.00	107.00	**642.00**
Internal floor are over **40m^2** but not exceeding **60m^2**	166.67	33.33	**200.00**	395.83	79.17	**475.00**	675.00	135.00	**810.00**
Internal floor are over **60m^2** but not exceeding **80m^2**	166.67	33.33	**200.00**	500.00	100.00	**600.00**	800.00	160.00	**960.00**
CATEGORY 2. Garages and Carports ***Erection or extension of a detached or attached building or an extension to a dwelling:***									
which consists of a garage, carport, or both, having a floor area not exceeding **40m^2** in total and is intended to be used in common with an existing building & the conversion of an attached garage into a habitable room.	229.17	45.83	**275.00**	Inc.	Inc.	Inc.	275.00	55.00	**330.00**
Where the garage extension exceeds a floor area of **40m^2** but does not exceed **60m^2**	333.33	66.67	**400.00**	Inc.	Inc.	Inc.	390.00	78.00	**468.00**
CATEGORY 3. Loft Conversions and Dormers *Formation of a room in a roof space, including means of access thereto. Fees for lofts greater than 40m^2 are to be based on the cost of work.*									
Without a dormer but not exceeding **40m^2** in floor area*	312.50	62.50	**375.00**	Inc.	Inc.	Inc.	375.00	75.00	**450.00**
With a dormer but not exceeding **40m^2** in floor area*	166.67	33.33	**200.00**	250.00	50.00	**300.00**	490.00	98.00	**588.00**

WHERE THE EXTENSION TO THE DWELLING EXCEEDS 80M^2 IN FLOOR AREA, THE CHARGE IS BASED ON THE ESTIMATED COST IN TABLE E, SUBJECT TO THE SUM OF THE PLAN CHARGE AND INSPECTION CHARGE BEING NOT LESS THAN £761.67 (nett of Vat). THE TOTAL ESTIMATED COST OF THE WORK MUST THEREFORE BE AT LEAST £50,001.

Note: All the above charges are on the basis that any controlled electrical work is carried out by a person who is a member of a registered Competent Person Scheme, if this is not the case an additional charge may apply.

TABLE C

STANDARD CHARGES FOR ALTERATIONS TO DWELLINGS

Proposal	Plan Fee	VAT	Total	Insp. Fee	VAT	Total	Building Notice Fee	VAT	Total
1. Installation of replacement windows and doors in a dwelling where the number of windows / doors does not exceed 20.	60.00	12.00	**72.00**	Inc.	Inc.	Inc.	60.00	12.00	**72.00**
2. Underpinning with a cost not exceeding £30,000.	233.33	46.67	**280.00**	Inc.	Inc.	Inc.	233.33	46.67	**280.00**
3. Controlled Electrical work* to a single dwelling *(not carried out in conjunction with work being undertaken that falls within Table B)*	179.17	35.83	**215.00**	Inc.	Inc.	Inc.	179.17	35.83	**215.00**
4. Renovation of a thermal element *(excluding cavity wall insulation)* i.e. work involving recovering of a roof or renovation of an external wall to which L1b applies	91.67	18.33	**110.00**	Inc.	Inc	Inc	91.67	18.33	**110.00**
5. Formation of a single en suite bathroom/shower room or cloakroom within an existing dwelling *(excluding electrical work)*	200.00	40.00	**240.00**	Inc	Inc	Inc	200.00	40.00	**240.00**
6. Removal or partial removal of chimney breast	200.00	40.00	**240.00**	Inc	Inc	Inc	200.00	40.00	**240.00**
7 Removal of wall and insertion of one or two steel beams maximum span 4 metres	200.00	40.00	**240.00**	Inc	Inc	Inc	200.00	40.00	**240.00**
8 The insertion of insulating material in a cavity wall of an existing property*	25.00	5.00	**30.00**	Inc	Inc	Inc	25.00	5.00	**30.00**

* Not carried out under a Competent Person Scheme

Where it is intended to carry out additional work internally within a dwelling at the same time as undertaking alterations as defined in Table C then the charge for all of the internal work (including work as defined in table C) may be assessed using the total estimated cost of work as set out in table E). All other work within dwellings will be charged as set out in table E.

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TABLE D
EXTENSIONS AND NEW BUILD – OTHER THAN TO DWELLINGS

(i.e. shops, offices, industrial, hotels, storage, assembly etc.)

Note – must be submitted as a full plans application (other than application for replacement windows)

Category of Work	Proposal	Plan Fee	VAT	Total	Insp. Fee	VAT	Total
1	Internal floor area not exceeding **6m2**	312.50	62.50	**375.00**	Inc	Inc	Inc
2	Internal floor area over **6m^2** but not exceeding **40m^2**	166.67	33.33	**200.00**	279.17	55.83	**335.00**
3	Internal floor are over **40m^2** but not exceeding **80m^2**	166.67	33.33	**200.00**	450.00	90.00	**540.00**
4	**Shop fit** out not exceeding a value of £50,000	300.00	60.00	**360.00**	Inc	Inc	Inc
5	**Replacement windows**						
	a – not exceeding 10 windows	104.17	20.83	**125.00**	Inc	Inc	Inc
	b – between 11 – 20 windows	191.67	38.33	**230.00**	Inc	Inc	Inc

TABLE E
STANDARD CHARGES FOR ALL OTHER WORK NOT IN TABLES A, B, C & D
(excludes individually determined charges)

Estimated Cost										
From	To	Plan Fee	VAT	Total	Insp. Fee	VAT	Total	Building Notice Fee	VAT	Total
0	1,000	108.33	21.67	**130.00**	Inc	Inc	Inc	125.00	25.00	**150.00**
1,001	2,000	200.00	40.00	**240.00**	Inc	Inc	Inc	220.00	44.00	**264.00**
2,001	5,000	216.67	43.33	**260.00**	Inc	Inc	Inc	260.00	52.00	**312.00**
5,001	7,000	233.33	46.67	**280.00**	Inc	Inc	Inc	280.00	56.00	**336.00**
7,001	10,000	266.67	53.33	**320.00**	Inc	Inc	Inc	320.00	64.00	**384.00**
10,001	20,000	329.17	65.83	**395.00**	Inc	Inc	Inc	395.00	79.00	**474.00**
20,001	30,000	166.67	33.33	**200.00**	275.00	55.00	**330.00**	462.00	92.40	**554.00**
30,001	40,000	208.33	41.67	**250.00**	320.00	64.00	**384.00**	549.00	109.80	**658.80**
40,001	50,000	250.00	50.00	**300.00**	385.00	77.00	**462.00**	648.00	129.60	**777.60**
50,001	75,000	291.67	58.33	**350.00**	470.00	94.00	**564.00**	798.00	159.60	**957.60**
75,001	100,000	333.33	66.67	**400.00**	583.33	116.67	**700.00**	1020.00	204.00	**1224.00**
100.001	150,000	375.00	75.00	**450.00**	666.67	133.33	**800.00**	1200.00	240.00	**1440.00**

Where it is intended to carry out additional work on a dwelling at the same time as undertaking an extension within table B then the charge for this additional work (as indicated in Table E) shall be discounted by 50% subject to a maximum estimated cost of less than £10,000

Note: In respect of domestic work the above charges are on the basis that any controlled electrical work is carried out by a person who is a member of a registered Competent Person Scheme, if this is not the case an additional charge may apply.

Where the estimated cost of work exceeds £150,000 Ribble Valley Borough Council will individually assess the charge.