The Building (Local Authority Charges) Regulations 2010
Ribble Valley Borough Council - Scheme of Charges
From 1st February 2012

Please complete this form where charge is based on estimated cost of work

(for new dwellings, domestic extensions, certain domestic internal alterations and minor non residential work please refer to Tables, A, B, C and D)

To: RIBBLE VALLEY BOROUGH COUNCIL

*I/We submit the undermentioned estimate(s) for the work(s) *to/in connection with the building(s) shown on the accompanying application under building regulations as required by the Ribble Valley Council Scheme of Building Regulation Charges.*

DESCRIPTION OF WORK	Estimated cost of work £
TOTAL COST OF WORK	£

Date …….. Signed ……..

*Agent/Applicant/Builder

*Delete as appropriate

Note Do not include VAT in the total cost of work.

The estimate is the total cost of carrying out the work and should be of such reasonable amount as would be charged by a **person in business as a builder**. ***(Estimates for DIY work are not acceptable)***

Work to provide access to dwellings or buildings frequented by the public for the sole benefit of disabled persons is exempted from payment. Further information is available on request.

For further details on charges contact Building Control Services (01200 414508 or visit web site **www.ribblevalley.gov.uk**)

BUILDING CONTROL SERVICES, CHURCH WALK, CLITHEROE. BB7 2RA

RIBBLE VALLEY BOROUGH COUNCIL
BUILDING REGULATION CHARGES
TABLE E – Charges for all other work

Valid for applications submitted from 01/02/2012

(vat rate 20%)

TABLE E CALCULATION OF CHARGES FOR WORK NOT IN SCHEDULES A, B, C and D

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	53.35	**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	**554.40**
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**	666.77	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 the charge will be individually assessed by Ribble Valley Borough Council.

1. Where a "**Full Plans**" application is made in most cases a plan charge is payable the time of application and an invoice for the inspection charge will be sent following the first inspection on site.

2. If a "**Building Notice**" is used the charge at the time of submission is the sum set out in the table.

3. For a "**Regularisation**" application (related to unauthorised work) the charge will be determined by the Council (No VAT is payable on a Regularisation charge).

4. **Charges in Table E** are based upon an estimated cost, which means a reasonable estimate (exclusive of VAT) that would be charged for carrying out all the work, by a professional contractor, no reductions are made for D.I.Y. proposals.

5. When it is intended to carry out more than one extension to a dwelling, the areas of the extensions may be aggregated in determining a total internal floor area to which the fee may then be applied. Please note however, the area of loft conversions or garage conversions may not be aggregated to an extension but a 50% discount can be applied.

6. Vat is calculated at the rate applicable when the charge is due.

7. Refer to explanatory notes for details of other charges.