

## **Building Regulation Charges**

*with effect from 1<sup>st</sup> April 2009*

(VAT rate of 15% from 1<sup>st</sup> December 2008)

*The following guidance notes and schedules are designed to assist you in determining the charges which have to be paid for applications, notices and inspections in relation to building work to which the Building Regulations apply.*

*Full details are contained within the Building (Local Authority Charges) Regulations 1998 and the Great Yarmouth Borough Council Building Regulation Charges Scheme.*

- **A Full Plans** application requires payment of the Plan Charge plus VAT when plans are deposited with the Council. Plans will **not** be considered as having been deposited until payment has been received. The applicant will be invoiced for the Inspection Charge plus VAT after the first inspection has been made.

**Agents should ensure that their clients are aware that an inspection charge will be invoiced when building work starts, and should advise them how much that charge will be.**

- **A Building Notice Charge** is payable when a building notice is given to the Council. This charge is the total of the Plan Charge and Inspection Charge plus VAT. A building notice will **not** be considered as having been given until payment has been made.
- **A Regularisation Charge** is payable where work has been carried out without either full plans or a building notice having been given to the Council. This charge is 120% of the building notice charge and no VAT is payable.
- **Work for People with Disabilities.** In certain circumstances, where building work is solely for the benefit of people with disabilities, charges may not be payable. A person with disabilities is a person to whom section 29 (1) of the National Assistance Act 1948 (as extended) applies. A certificate or letter may be required from a health professional in support of an application for exemption from charges.
- **Similar or Repetitive Work.** Reductions to the charges detailed in the Schedules may be available where your application relates to work or buildings that are substantially the same as each other or substantially the same as other work applied for or built by the same applicant in the Great Yarmouth Borough Council area.

For further information about Building Regulation Charges,  
Services the Building Control Section can provide,  
or to request a large print version of this leaflet

**please telephone (01493) 846396**

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**email: [buildingcontrol@great-yarmouth.gov.uk](mailto:buildingcontrol@great-yarmouth.gov.uk)**



## Schedule 1 (Table A)

### Charges for one or more small domestic buildings and connected work

The erection of a small domestic building including any connected drainage work within the curtilage of that building up to three storeys (a basement is to be counted as one storey), with a total floor area not exceeding 300m<sup>2</sup> excluding any garage or carport.

| Number of Dwellings/<br>Types | Plan Charge<br>£  |        |        | Number of Dwellings | Inspection Charge<br>£                                     |        |         |
|-------------------------------|---|--------|--------|---------------------|--|--------|---------|
|                               | Charge  | VAT    | Total  |                     | Charge   | VAT    | Total   |
| 1                             | 236.00  | 35.40  | 271.40 | 1                   | 346.00   | 51.90  | 397.90  |
| 2                             | 284.00  | 42.60  | 326.60 | 2                   | 510.00   | 76.50  | 586.50  |
| 3                             | 356.00  | 53.40  | 409.40 | 3                   | 656.00   | 98.40  | 754.40  |
| 4                             | 470.00  | 70.50  | 540.50 | 4                   | 774.00   | 116.10 | 890.10  |
| 5                             | 556.00  | 83.40  | 639.40 | 5                   | 932.00   | 139.80 | 1071.80 |
| 6                             | 632.00  | 94.80  | 726.80 | 6                   | 1024.00  | 153.60 | 1177.60 |
| 7                             | 656.00  | 98.40  | 754.40 | 7                   | 1198.00  | 179.70 | 1377.70 |
| 8                             | 680.00  | 102.00 | 782.00 | 8                   | 1392.00  | 208.80 | 1600.80 |
| 9                             | 706.00  | 105.90 | 811.90 | 9                   | 1598.00  | 239.70 | 1837.70 |
| 10                            | 712.00  | 106.80 | 818.80 | 10                  | 1820.00  | 273.00 | 2093.00 |
| 11                            | 718.00  | 107.70 | 825.70 | 11                  | 1996.00  | 299.40 | 2295.40 |
| 12                            | 724.00  | 108.60 | 832.60 | 12                  | 2176.00  | 326.40 | 2502.40 |
| 13                            | 730.00  | 109.50 | 839.50 | 13                  | 2346.00  | 351.90 | 2697.90 |
| 14                            | 740.00  | 111.00 | 851.00 | 14                  | 2520.00  | 378.00 | 2898.00 |
| 15                            | 746.00  | 111.90 | 857.90 | 15                  | 2696.00  | 404.40 | 3100.40 |
| 16                            | 748.00  | 112.20 | 860.20 | 16                  | 2877.00  | 431.55 | 3308.55 |
| 17                            | 756.00  | 113.40 | 869.40 | 17                  | 3056.00  | 458.40 | 3514.40 |
| 18                            | 762.00  | 114.30 | 876.30 | 18                  | 3232.00  | 484.80 | 3716.80 |
| 19                            | 766.00  | 114.90 | 880.90 | 19                  | 3412.00  | 511.80 | 3923.80 |
| 20                            | 772.00  | 115.80 | 887.80 | 20                  | 3586.00  | 537.90 | 4123.90 |
| 21 to 30                      | £ 784.00 plus £ 15.00 for each dwelling / type over 21 plus VAT |        |        | 21 to 30            | £ 3715.00 plus £ 125.00 for each dwelling over 21 plus VAT |        |         |
| 31 and over                   | £ 934.00 plus £ 10.00 for each dwelling / type over 31 plus VAT |        |        | 31 and over         | £ 4965.00 plus £ 90.00 for each dwelling over 31 plus VAT  |        |         |

## Schedule 2 (Table B) - Charges for certain small buildings, extensions and alterations

| Type of Work  | Full Plans Application Charge |       |        |                     |       |        | Building Notice Charge |       |        |
|---|-------------------------------|-------|--------|---------------------|-------|--------|------------------------|-------|--------|
|   | Plan Charge £                 |       |        | Inspection Charge £ |       |        |                        |       |        |
|   | Charge                        | VAT   | Total  | Charge              | VAT   | Total  | Charge                 | VAT   | Total  |
| 1. Erection or extension of a detached or attached building which consists of a garage or carport or both, having a floor area which does not exceed 40m <sup>2</sup> in total and intended to be used in common with an existing building, and which is not an exempt building.  | 64.00                         | 9.60  | 73.60  | 96.00               | 14.40 | 110.40 | 160.00                 | 24.00 | 184.00 |
| 2. Erection or extension of a detached or attached building which consists of a garage or carport or both, having a floor area which exceeds 40m <sup>2</sup> in total but does not exceed 60m <sup>2</sup> in total and intended to be used in common with an existing building, and which is not an exempt building.                  | 116.00                        | 17.40 | 133.40 | 174.00              | 26.10 | 200.10 | 290.00                 | 43.50 | 333.50 |
| 3. Any extension of a dwelling the total floor area of which does not exceed 10m <sup>2</sup> , including means of access and work in connection with that extension.   | 116.00                        | 17.40 | 133.40 | 174.00              | 26.10 | 200.10 | 290.00                 | 43.50 | 333.50 |
| 4. Any extension of a dwelling the total floor area of which exceeds 10m <sup>2</sup> , but does not exceed 40m <sup>2</sup> including means of access and work in connection with that extension.  | 165.00                        | 24.75 | 189.75 | 247.00              | 37.05 | 284.05 | 412.00                 | 61.80 | 473.80 |
| 5. Any extension of a dwelling the total floor area of which exceeds 40m <sup>2</sup> , but does not exceed 60m <sup>2</sup> including means of access and work in connection with that extension.  | 214.00                        | 32.10 | 246.10 | 322.00              | 48.30 | 370.30 | 536.00                 | 80.40 | 616.40 |
| <b>Notes:</b>   |                               |       |        |                     |       |        |                        |       |        |
| 1. Where building work is for the erection of more than one extension to a single private dwelling, the total floor areas of all such extensions must be aggregated to determine the charge payable in accordance with the table above.   |                               |       |        |                     |       |        |                        |       |        |
| 2. Any alterations to a dwelling which are required as a result of a proposed extension will be included in the above charges. However, when any other alterations are shown on the deposited plans which are not directly connected with the proposed extension, a separate charge is payable which should be calculated from Table C. |                               |       |        |                     |       |        |                        |       |        |
| 3. In the table, a reference to an "extension" is a reference to an extension which has no more than three storeys, each basement level counting as one storey.   |                               |       |        |                     |       |        |                        |       |        |
| 4. Charges for extensions exceeding 60m <sup>2</sup> in area and for rooms in the roof space (see note 5) must be calculated from Table C according to the estimated cost of work. However, certain minimum charges apply indicated by * for extensions over 60m <sup>2</sup> , and ϕ for rooms in the roof, in Table C1.               |                               |       |        |                     |       |        |                        |       |        |
| 5. For the purposes of the minimum charge a 'room in the roof space' is the provision of one or more rooms in a roof space, not already containing a room or rooms, where the roof structure does not already consist of a structure purpose made for the inclusion of such a room or rooms.  |                               |       |        |                     |       |        |                        |       |        |
| 6. Charges for building work consisting only of electrical installations to which Building Regulation P1 applies must be calculated from Table C according to the estimated cost of work.   |                               |       |        |                     |       |        |                        |       |        |

### Table C3

#### **BUILDING WORK CONSISTING OF THE PROVISION, REPLACEMENT OR EXTENSION OF WINDOWS, ROOF LIGHTS AND EXTERNAL DOORS TO AN EXISTING BUILDING**

##### **Building Notice or Reversion Charge**

Where the estimated cost is £ 20,000 or less the sum of £ 85.00 plus VAT (Total £ 97.75)

Where the estimated cost exceeds £ 20,000 a sum equal to 25% of the charge detailed in Table C1.

### Table C4

#### **BUILDING WORK CONSISTING OF THE INSTALLATION OR ALTERATION OF HEATING APPLIANCES, FLUE LINING SYSTEMS, HOT WATER VESSELS, SANITARY FITTINGS REQUIRING MINOR ALTERATIONS TO ABOVE GROUND DRAINAGE SYSTEMS, OIL STORAGE TANKS, LIGHTING AND POWER SUPPLY SYSTEMS TO WHICH REGULATIONS L1 OR L2 APPLY, OR REPLACEMENT ROOF COVERINGS.**

##### **Building Notice or Reversion Charge**

Where the estimated cost is £ 5,000 or less the sum of £ 85.00 plus VAT (Total £ 97.75)

Where the estimated cost exceeds £ 5,000 a sum equal to 50% of the charge detailed in Table C1.

### Schedule 3 -Table C1 - Work other than work to which Schedules 1 and 2 apply

| Estimated Cost - Means an amount that would be charged for carrying out work by a person in business to carry out such building work excluding VAT | Full Plans Application Charge |       |        |                   |        |        | Building Notice Charge |        |         |
|--|-------------------------------|-------|--------|-------------------|--------|--------|------------------------|--------|---------|
|  | Plan Charge                   |       |        | Inspection Charge |        |        |                        |        |         |
| Total Estimated Cost   | Charge                        | VAT   | Total  | Charge            | VAT    | Total  | Charge                 | VAT    | Total   |
| £2000.00 or less   | 128.00                        | 19.20 | 147.20 | Nil               | Nil    | Nil    | 128.00                 | 19.20  | 147.20  |
| More than £2,000 but less than £5,000  | 206.00                        | 30.90 | 236.90 | Nil               | Nil    | Nil    | 206.00                 | 30.90  | 236.90  |
| £5,000 but not more than £10,000   | 106.40                        | 15.96 | 122.36 | 159.60            | 23.94  | 183.54 | 266.00                 | 39.90  | 305.90  |
| More than £10,000 but not more than £15,000  | 129.60                        | 19.44 | 149.04 | 194.40            | 29.16  | 223.56 | 324.00                 | 48.60  | 372.60  |
| More than £15,000 but not more than £20,000  | 150.80                        | 22.62 | 173.42 | 226.20            | 33.93  | 260.13 | 377.00                 | 56.55  | 433.55  |
| More than £20,000 but not more than £25,000<br>ϕ minimum for room in the roof  | 172.00                        | 25.80 | 197.80 | 258.00            | 38.70  | 296.70 | 430.00                 | 64.50  | 494.50  |
| More than £25,000 but not more than £30,000  | 191.20                        | 28.68 | 219.88 | 286.80            | 43.02  | 329.82 | 478.00                 | 71.70  | 549.70  |
| More than £30,000 but not more than £35,000  | 212.80                        | 31.92 | 244.72 | 319.20            | 47.88  | 367.08 | 532.00                 | 79.80  | 611.80  |
| More than £35,000 but not more than £40,000<br>* minimum for extension > 60m <sup>2</sup>  | 224.80                        | 33.72 | 258.52 | 337.20            | 50.58  | 387.78 | 562.00                 | 84.30  | 646.30  |
| More than £40,000 but not more than £45,000  | 246.40                        | 36.96 | 283.36 | 369.60            | 55.44  | 425.04 | 616.00                 | 92.40  | 708.40  |
| More than £45,000 but not more than £50,000  | 265.60                        | 39.84 | 305.44 | 398.40            | 59.76  | 458.16 | 664.00                 | 99.60  | 763.60  |
| More than £50,000 but not more than £55,000  | 284.00                        | 42.60 | 326.60 | 426.00            | 63.90  | 489.90 | 710.00                 | 106.50 | 816.50  |
| More than £55,000 but not more than £60,000  | 303.20                        | 45.48 | 348.68 | 454.80            | 68.22  | 523.02 | 758.00                 | 113.70 | 871.70  |
| More than £60,000 but not more than £65,000  | 322.40                        | 48.36 | 370.76 | 483.60            | 72.54  | 556.14 | 806.00                 | 120.90 | 926.90  |
| More than £65,000 but not more than £70,000  | 344.00                        | 51.60 | 395.60 | 516.00            | 77.40  | 593.40 | 860.00                 | 129.00 | 989.00  |
| More than £70,000 but not more than £75,000  | 362.40                        | 54.36 | 416.76 | 543.60            | 81.54  | 625.14 | 906.00                 | 135.90 | 1041.90 |
| More than £75,000 but not more than £80,000  | 382.40                        | 57.36 | 439.76 | 573.60            | 86.04  | 659.64 | 956.00                 | 143.40 | 1099.40 |
| More than £80,000 but not more than £85,000  | 403.20                        | 60.48 | 463.68 | 604.80            | 90.72  | 695.52 | 1008.00                | 151.20 | 1159.20 |
| More than £85,000 but not more than £90,000  | 420.00                        | 63.00 | 483.00 | 630.00            | 94.50  | 724.50 | 1050.00                | 157.50 | 1207.50 |
| More than £90,000 but not more than £95,000  | 441.60                        | 66.24 | 507.84 | 662.40            | 99.36  | 761.76 | 1104.00                | 165.60 | 1269.60 |
| More than £95,000 but not more than £100,000   | 460.80                        | 69.12 | 529.92 | 691.20            | 103.68 | 794.88 | 1152.00                | 172.80 | 1324.80 |

**Where the estimated cost exceeds £100,000 or the proposal is for a dwelling greater than 300m<sup>2</sup> in area, or conversion to form dwellings please contact the Building Control Section on (01493) 846396 who will be pleased to advise you of the charges.**