

## Guidance Notes on Building Regulation Charges

(Effective from 1<sup>st</sup> April 2024)

# Domestic Extensions and Alterations

The charges for Building Regulation work are intended to cover the cost of the service. There are two methods that we may use to establish the charge for building work: -

- ▶ Individual assessment for an application and
- ▶ the setting up of a standard charge

## Standard Charges

The following tables can be used to calculate the relevant charge for your application to build new dwellings.

These charges have been assessed on the basis that:

- ▶ the building work does not involve innovative or high-risk construction techniques (details available from our team).
- ▶ the building work takes no longer than 3 years from the date of application to completion of the works.
- ▶ the design and the construction are undertaken by a person or company that is competent to carry out the project.

## Individual Assessment of a Charge

Charges are individually determined for any domestic building works not contained within the tables.

If your work is not listed and requires an assessment of the charge, then please e-mail us at [building@sefton.gov.uk](mailto:building@sefton.gov.uk) detailing the proposed work and we will contact you within one working day. **Alternatively, if you are doing more than one element of work you may be eligible for a discount. Please contact us at [building@sefton.gov.uk](mailto:building@sefton.gov.uk) or Alternatively, please ring 0345 140 0845 to speak to one of our Building Control team.**



## Domestic extensions and alterations

Category	New Floor Area	Full Plans Application						Building Notice Charge			Regularisation Charge
		Plan Charge			Inspection Charge			Net	V.A.T.	Gross	(No V.A.T)
		Net	V.A.T.	Gross	Net	V.A.T.	Gross				
		£	£	£	£	£	£	£	£		
<b>SINGLE STOREY GROUND FLOOR EXTENSIONS</b>											
1	Less than 10m <sup>2</sup>	190.00	38.00	<b>228.00</b>	220.00	44.00	<b>264.00</b>	435.00	87.00	<b>522.00</b>	<b>565.50</b>
2	Between 10m <sup>2</sup> and 40m <sup>2</sup>	220.00	44.00	<b>264.00</b>	310.00	62.00	<b>372.00</b>	555.00	111.00	<b>666.00</b>	<b>721.50</b>
3	Between 40m <sup>2</sup> and 100m <sup>2</sup>	250.00	50.00	<b>300.00</b>	370.00	74.00	<b>444.00</b>	675.00	135.00	<b>810.00</b>	<b>877.50</b>
	Over 100m <sup>2</sup>	Please contact our Building Control team									
<b>TWO STOREY EXTENSIONS</b>											
4	Less than 40m <sup>2</sup>	220.00	44.00	<b>264.00</b>	310.00	62.00	<b>372.00</b>	555.00	111.00	<b>666.00</b>	<b>721.50</b>
5	Between 40m <sup>2</sup> and 100m <sup>2</sup>	250.00	50.00	<b>300.00</b>	400.00	80.00	<b>480.00</b>	705.00	141.00	<b>846.00</b>	<b>916.50</b>
	Over 100m <sup>2</sup>	Please contact our Building Control team									
<b>FIRST FLOOR EXTENSIONS</b>											
6	Less than 40m <sup>2</sup>	190.00	38.00	<b>228.00</b>	250.00	50.00	<b>300.00</b>	495.00	99.00	<b>594.00</b>	<b>643.50</b>
7	Between 40m <sup>2</sup> and 100m <sup>2</sup>	220.00	44.00	<b>264.00</b>	310.00	62.00	<b>372.00</b>	585.00	117.00	<b>702.00</b>	<b>760.50</b>
	Over 100m <sup>2</sup>	Please contact our Building Control team									

**N.B. The above rates may be subject to surcharges**

**\* The cost is the combined plan and inspection charge and is payable on deposit of the application.**

## Schedule 2

Category	Description	Full Plans Application						Building Notice Charge			Regularisation Charge
		Plan Charge			Inspection Charge			Net	V.A.T.	Gross	(No V.A.T)
		Net	V.A.T.	Gross	Net	V.A.T.	Gross				
		£	£	£	£	£	£	£	£	£	
<b>LOFT CONVERSIONS</b>											
8	Loft conversion without dormers and floor area less than 40m <sup>2</sup>	190.00	38.00	<b>228.00</b>	250.00	50.00	<b>300.00</b>	495.00	99.00	<b>594.00</b>	<b>643.50</b>
9	Loft conversion with dormers and floor area less than 40m <sup>2</sup>	220.00	44.00	<b>264.00</b>	280.00	56.00	<b>336.00</b>	555.00	111.00	<b>666.00</b>	<b>721.50</b>
	Loft conversion over 40m <sup>2</sup>	Please contact our Building Control team									
<b>GARAGES AND DETACHED BUILDINGS</b>											
10	Detached garage - floor area less than 60m <sup>2</sup>	145.00	29.00	<b>174.00</b>	220.00	44.00	<b>264.00</b>	360.00	72.00	<b>432.00</b>	<b>468.00</b>
11	Attached garage - floor area less than 60m <sup>2</sup>	160.00	32.00	<b>192.00</b>	220.00	44.00	<b>264.00</b>	375.00	75.00	<b>450.00</b>	<b>487.50</b>
12	Detached habitable building - floor area less than 40m <sup>2</sup>	250.00	50.00	<b>300.00</b>	310.00	62.00	<b>372.00</b>	585.00	117.00	<b>702.00</b>	<b>760.50</b>
13	Detached habitable building - floor area between 40m <sup>2</sup> and 100m <sup>2</sup>	280.00	56.00	<b>336.00</b>	400.00	80.00	<b>480.00</b>	735.00	147.00	<b>882.00</b>	<b>955.50</b>
14	Conversion of an existing garage less than 40m <sup>2</sup>	130.00	26.00	<b>156.00</b>	200.00	40.00	<b>240.00</b>	330.00	66.00	<b>396.00</b>	<b>429.00</b>
	Any other detached building	Please contact our Building Control team									

**Alternatively, if you are doing more than one element of work you may be eligible for a discount. Please contact us at [building@sefton.gov.uk](mailto:building@sefton.gov.uk) or**

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		Net	V.A.T.	Gross	Net	V.A.T.	Gross					
		£	£	£	£	£	£	£	£	£		
<b>OTHER ALTERATIONS AND BUILDING WORKS TO DOMESTIC BUILDINGS</b>												
15	Extension of a basement less than 100m <sup>2</sup>	220.00	44.00	<b>264.00</b>	310.00	62.00	<b>372.00</b>	585.00	117.00	<b>702.00</b>	<b>760.50</b>	
16	Structural / internal works with a commercial value of less than £1000	*	170.00	34.00	<b>204.00</b>	N/A	N/A	N/A	175.00	35.00	<b>210.00</b>	<b>227.50</b>
17	Structural / internal works with a commercial value between £1000 and £2000	*	220.00	44.00	<b>264.00</b>	N/A	N/A	N/A	225.00	45.00	<b>270.00</b>	<b>292.50</b>
18	Structural / internal works with a commercial value between £2000 and £5000	*	270.00	54.00	<b>324.00</b>	N/A	N/A	N/A	275.00	55.00	<b>330.00</b>	<b>357.50</b>
19	Structural / internal works with a commercial value between £5000 and £10,000		105.00	21.00	<b>126.00</b>	230.00	46.00	<b>276.00</b>	335.00	67.00	<b>402.00</b>	<b>435.50</b>
20	Structural / internal works with a commercial value between £10,000 and £15,000		115.00	23.00	<b>138.00</b>	265.00	53.00	<b>318.00</b>	380.00	76.00	<b>456.00</b>	<b>494.00</b>
21	Structural / internal works with a commercial value between £15,000 and £20,000		130.00	26.00	<b>156.00</b>	305.00	61.00	<b>366.00</b>	435.00	87.00	<b>522.00</b>	<b>565.50</b>

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		£	£	£	£	£	£	£	£			
<b>OTHER ALTERATIONS AND BUILDING WORKS TO DOMESTIC BUILDINGS</b>												
22	Replacement of 12 windows or less	*	140.00	28.00	<b>168.00</b>	N/A	N/A	N/A	140.00	28.00	<b>168.00</b>	<b>182.00</b>
23	Replacement of more than 12 windows		210.00	42.00	<b>252.00</b>	N/A	N/A	N/A	210.00	42.00	<b>252.00</b>	<b>273.00</b>
24	Installation of a Heating appliance (Boiler, wood burning, oil, coal or gas fires) or Renewable energy source (eg solar panel, ground source heat pump etc)		220.00	44.00	<b>264.00</b>	N/A	N/A	N/A	220.00	44.00	<b>264.00</b>	<b>286.00</b>
25	Underpinning of existing foundations with a commercial value of less than £5000		320.00	64.00	<b>384.00</b>	N/A	N/A	N/A	320.00	64.00	<b>384.00</b>	<b>416.00</b>
26	Renovation of an existing external wall, floor or roof		220.00	44.00	<b>264.00</b>	N/A	N/A	N/A	220.00	44.00	<b>264.00</b>	<b>286.00</b>
27	Replacement of an existing roof covering		220.00	44.00	<b>264.00</b>	N/A	N/A	N/A	220.00	44.00	<b>264.00</b>	<b>286.00</b>
28	Installation of cavity wall insulation by an un-licensed installer		220.00	44.00	<b>264.00</b>	N/A	N/A	N/A	220.00	44.00	<b>264.00</b>	<b>286.00</b>
29	Installation of cavity wall insulation by a licensed installer		60.00	12.00	<b>72.00</b>	N/A	N/A	N/A	60.00	12.00	<b>72.00</b>	<b>78.00</b>
30	Electrical work carried out by a person <u>NOT</u> Part P registered with a competent person's scheme (#-see Reductions)		320.00	64.00	<b>384.00</b>	N/A	N/A	N/A	320.00	64.00	<b>384.00</b>	<b>416.00</b>

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		Net	V.A.T.	Gross	Net	V.A.T.	Gross				
		£	£	£	£	£	£	£	£	£	
	Any other works not listed in Categories 1 to 30	Please contact our Building Control team									

## Surcharges (Site Inspection and Building Notice Charge)

Where the electrical work is carried out by an electrician who is not registered with a Part P competent persons scheme and cannot issue the relevant BS7671 certificate there will be an additional charge of £295.00 + V.A.T.

### Reductions

	Reason for reduction	Reduction in Charges shown in Schedule 2 when that work is being carried out at the same time as any work shown in categories 1 - 9
A	Installation or replacement of windows and or doors in a dwelling-house (under 10 units).	50% of the Full Plan or Building Notice Charge
B	Where the work comes within the scope of Schedule 2 and the estimated cost of the building work is less than £5,000.	50% of the Full Plan or Building Notice Charge
#	Where the work is as described in category 30 (above) and the applicant can provide an acceptable test certificate in accordance with BS7671 for the work and the Authority does not have to test the electrical work. This Charge will be reduced to £146.50 + V.A.T.	

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