



Building Regulation Charges

Effective from 1st April 2021



This leaflet is for guidance and is designed to assist you in determining the charges for building work applications, notices and inspections to which Building Regulations apply. Full details of charges are contained within the Building (Local Authority Charges) Regulations 2010 and the Middlesbrough Council Scheme of Building Regulation Charges, which is available to view by contacting the Building Control Service.

Making an Application/Submitting a Notice

Application and Notice forms are available from the address shown below or can be downloaded from the Council's website. Applications and notices can be submitted:

Online, a link provided from the Building Control section of the Council's website. Applicants/agents are encouraged to submit by this method if possible.

By email, to buildingcontrol@middlesbrough.gov.uk

By post, to the address shown below.

When the application or notice is submitted online or by email, the payment must be sent separately.

How to use the table to calculate your building regulation Charges

The charges for Building Regulation work are required to cover the cost of the service, with the exception of work carried out for the benefit of people with a disability (see details below). Charges are either 'Standard Charges' or 'Individually Determined Charges'.

'Standard Charges' for specific types of building work, both domestic and non-domestic, are detailed in the following Tables A to E.

'Individually Determined Charges' generally apply to larger and/or more complex building projects. If the building work is not detailed in Tables A to E, then an 'Individually Determined Charge' is applicable. If the building work involves the construction of multiple extensions and/or multiple types of alterations, carried out at the same time, the 'Standard Charges' will be reduced. Under these circumstances an 'Individually Determined Charge' is applicable. Please contact Building Control for further details.

Full Plans Application

The 'Plan Charge' is payable when the application is submitted to the Council. A Full Plans Application is not legally deposited until payment is received. The applicant will be invoiced for the 'Inspection Charge' after the first site inspection has been carried out. 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.

Building Notice

The 'Building Notice Charge' is payable when the notice is given to the Council. A Building Notice Application is not considered deposited until payment is received. This charge is the total of the 'Plan Charge' and 'Inspection Charge' combined.

Regularisation Certificate Application

The 'Regularisation Charge' is payable when the application is submitted to the Council. A Regularisation Certificate Application is not legally deposited until payment is received. No VAT is applied to this type of application, Regularisation charges are based on 140% of the standard charge.

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.

Factors taken into account in determining the charge category:

Depending upon the nature of the project, the following factors can be taken into account in determining the relevant charge category using the attached tables:

- **Floor Area** - The total internal floor area of all storeys of the building or extension of the building
- **Estimated Cost of Building Work** – Accepted by the local authority as being a cost reasonably charged by a person in business to carry out such building work.
- Charges may not apply in relation to an existing building to which the public are admitted and where the whole of the building work is for the purpose of providing means of access for disabled persons by way of entrance or exit to or from the building or any part of it; or for the provision of facilities designed to secure the greater

health, safety, welfare or convenience of disabled persons. Due to the complexity of the regulations giving exemption please contact Building Control directly to seek further clarification where appropriate

Payment

Payment can be made by:

- Cheque, made payable to Middlesbrough Council.
- Cash, delivered in person.
- Credit/Debit card, by phoning Building Control.

Our standard charges have been set on the basis that:

- The inspection framework and approved plans (where relevant) should provide the local authority with reasonable evidence that your completed project complies with minimum Building Regulation requirements.
- The purpose of the service provided by Local Authority Building Control is to check as far as reasonably practicable, that Building Regulation requirements are satisfied. It must be appreciated that site visits only constitute a spot inspection.
- The inspection framework and fee charged for dealing with the building regulation application assumes that persons employed by the applicant to undertake the design and building work are competent. If you require a more extensive supervisory service of building work, you are advised to employ a suitably qualified person to carry this out on your behalf.
- The building work does not consist of, or include, innovative or high risk construction techniques and/or the duration of the building work from commencement to completion does not exceed 12 months.

Other charges/refunds:

- If the basis on which the charge has been determined changes, the Local Authority may refund or request a supplementary charge. The Authority will provide a written statement setting out the basis and method of calculation for the refund/supplementary charge.
- An **Additional charge** of £410.00 + VAT is payable for works when the relevant building work, or part thereof, has not been carried out by a person referred to in regulation 7(5) (g) of (h) of the Building (Local Authority Charges) Regulations 2010. This is in addition to the inspection charge, building notice charge, regularisation charge or reversion charge.
- Refunds - A fee of £50.00 + VAT will be charged for the withdrawal of a Building Regulation application prior to plan assessment being carried out and/or site inspection being made. Any refund on a Building Regulation application withdrawn after the local authority have begun the plan assessment and/or site visit(s) undertaken, will be at the discretion of the Council and on an individually determined basis.

To contact us:

Post: Middlesbrough Council,
Building Control Service,
Regeneration,
PO Box 504,
Civic Centre,
Middlesbrough,
TS1 9FY

Tel: 01642729375
Email: buildingcontrol@middlesbrough.gov.uk
Website: www.middlesbrough.gov.uk

STANDARD CHARGES

These 'Standard Charges', detailed in Tables A to E, have been set on the following basis:

- The building work does not constitute or include innovative or high-risk construction techniques.
- The duration of the building work from commencement to completion does not exceed 12 months.
- The building work is undertaken by a person/company that is competent to carry out the design and building work. If they are not, supplementary charges may be incurred,

Additional charges may be invoiced at completion stage, where the relevant competent person scheme information cannot be provided. Charges include VAT at 20%

Should submitted structural calculations be produced by a non-qualified person, additional charges are likely to be requested to cover the cost of checking those calculations (usually

£150 + Vat per check). If calculations have to be checked more than once due to needing corrections or similar then additional fees may also apply.

TABLES A, B, C, D and E

Charges for different types of building work are detailed in the following tables:

Table A	Domestic - New Dwellings
Table B	Domestic - Extensions and Garages
Table C	Domestic - Alterations
Table D	Non Domestic - New Buildings and Extensions
Table E	Non Domestic - Alterations

TABLE A : NEW DWELLINGS - Erection or conversion, each dwelling up to 300m² floor area

VAT at 20%

Number of dwellings / Types of dwellings	Full Plans Application				Building Notice		Regularisation Application
	Plan Charge	Inc Vat	Inspection Charge	Inc Vat	Building Notice	Inc Vat	Charge (No VAT)
1	£225.88	£271.05	£527.07	£632.48	£752.95	£903.54	£1054.12
2	£346.71	£416.05	£808.98	£970.76	£1155.69	£1386.82	£1617.96
3	£449.13	£538.96	£1047.99	£1257.58	£1497.12	£1796.55	£2095.97
4	£548.95	£658.73	£1280.88	£1537.05	£1829.83	£2195.78	£2561.76
5	£619.87	£743.84	£1446.36	£1735.62	£2066.23	£2479.46	£2892.71
6	£717.05	£860.45	£1673.12	£2007.74	£2390.17	£2868.19	£3346.22
7	£806.35	£967.61	£1881.49	£2257.78	£2687.84	£3225.39	£3762.96
8	£887.77	£1065.32	£2071.48	£2485.78	£2959.25	£3551.10	£4142.92
9	£958.69	£1150.43	£2236.95	£2684.33	£3195.64	£3834.75	£4475.85
10	£1021.73	£1226.07	£2384.04	£2860.84	£3405.77	£4086.91	£4776.68
More than 10	Individually determined charge – please contact Building Control						

Our standard charges do not cover building regulation applications for:

- Applications in excess of 10 new dwellings
- Dwellings with a floor area greater than 300m²
- Reversion Applications
- Additional charge of £410.00 per dwelling will apply where electrical works is not installed by a Part P registered electrician.

In any of these circumstances, please contact Building Control to determine the relevant charges for these applications.

TABLE B DOMESTIC EXTENSIONS	Full Plans Plan Charge Payable on submission of application		Full Plans Inspection Charge Payable upon commencement of building work		Building Notice Charge Payable on submission of application		Regularisation Charge No VAT Payable on submission of application
	Excl VAT	Incl VAT	Excl VAT	Incl VAT	Excl VAT	Incl VAT	
Single Storey Extension							
Single storey extension floor area not exceeding 10m ²	£115.57	£138.68	£269.66	£323.58	£385.22	£462.26	£539.31
Single storey extension floor exceeding 10m ² but not exceeding 40m ²	£165.47	£198.55	£386.10	£463.31	£551.57	£661.86	£772.18
Single storey extension floor exceeding 40m ² but not exceeding 100m ²	£207.49	£248.98	£484.16	£580.99	£691.65	£829.97	£968.30
Two Storey Extensions							
Two storey extension not exceeding 40 m ²	£175.97	£211.16	£410.62	£492.73	£586.59	£703.89	£821.21
Two storey extension to a dwelling house exceeding 40 m ² but not exceeding 200m ²	£218.00	£261.59	£508.68	£610.41	£726.68	£872.00	£1017.34
Loft Conversion							
Loft conversion without dormer	£165.46	£198.54	£386.10	£463.31	£551.56	£661.85	£772.17
Loft conversion including dormer	£186.48	£223.77	£435.13	£522.15	£621.61	£745.92	£870.25
Garage & Carports							

Erection or extension of a non-exempt detached or attached domestic garage or carport up to 100m ²	£63.03	£75.64	£147.09	£176.50	£210.13	£252.14	£294.17
Attached Single storey up to 100m ²	£70.91	£85.09	£165.47	£198.55	£236.38	£283.64	£330.92
Other Works							
Conversion of a garage to a dwelling to a habitable room(s)	£70.91	£85.09	£165.47	£198.55	£236.38	£283.64	£330.92
Alterations to extend or create a basement up to 100m ²	£165.46	£198.54	£386.10	£463.31	£551.56	£661.85	£772.17
Notes;							
1	An additional charge of £410.00 per dwelling will apply where the electrical work is not installed by a Part P registered electrician. (A Part P registered electrician is a qualified electrician who also has the necessary building regulation knowledge to enable his/her accreditation body or competent person scheme to certify his/her work)						
2	Should submitted structural calculations be produced by a non-qualified person, additional charges are likely to be requested to cover the cost of checking those calculations (usually £150 + Vat per check). If calculations have to be checked more than once due to needing corrections or similar then additional fees may also apply.						
3	Multiple works; where more than one category of works noted above is to be undertaken at the same time, a 50% discount of the smallest plan charge fee will be deducted. i.e., single storey extension under 10m ² plan charge of £138.68 and a loft conversion plan charge of £198.54 the total plan charge would be, £138.68 – 50% = £69.34 + £198.54 total fee £267.88.						

TABLE C DOMESTIC ALTERATIONS	Basis of Charge	Full Plans Plan Charge* Payable on submission of application		Full Plans Inspection Charge Payable upon commencement of building work		Building Notice Charge* Payable on submission of application		Regularisation Charge* No VAT Payable on submission of application
		Excl VAT	Incl VAT	Excl VAT	Incl VAT	Excl VAT	Incl VAT	
Description of works								
Other Works								
Underpinning	Fixed Price	£131.32	£157.58	£306.43	£367.72	£437.75	£525.30	£612.85
Renovation of a thermal element to a single dwelling #	Fixed Price	£70.91	£85.09	£112.93	£135.52	£183.84	£220.61	£257.37
Cost of Works – Internal & external Alterations								
Internal alterations, installation of fittings (not electrical) and/or, structural alterations (If ancillary to the building of the extension no additional charge)	Estimated cost less than £1,000 *	£70.04	£84.04*	--	--	£70.04	£84.04*	£98.05
	Estimated cost exceeding £1,001 up to £5,000 *	£70.91	£85.09*	£112.93	£135.52	£183.84	£220.61*	£257.37
	Estimated cost exceeding £5,001 up to £25,000	£131.32	£157.58	£306.43	£367.72	£437.75	£525.30	£612.85
	Estimated cost exceeding £25,001 and up to £50,000	£196.98	£236.38	£459.63	£551.55	£656.61	£787.93	£919.26
	Estimated cost exceeding £50,001 and up to £100,000	£204.87	£245.84	£478.03	£573.63	£682.90	£819.47	£956.04
Window Replacements								

Window replacement (non-competent persons scheme)	Up to 2 windows *	£70.04	£84.04*	--	--	£70.04	£84.04*	£98.05
	Per installation between 3 and 20 windows *	£65.66	£78.79*	£153.21	£183.84*	£218.87	£262.63*	£306.41
	Per installation over 20 windows.	£86.67	£104	£202.24	£242.69	£288.91	£346.69	£403.47
Electrical Work								
Electrical work (not Competent Persons Scheme)	Any electrical work other than the rewiring of a dwelling.	£105.06	£126.07	£245.14	£294.16	£350.20	£420.23	£490.28
	The re-wiring or new installation in a dwelling.	£107.69	£129.22	£251.27	£301.52	£358.96	£430.74	£502.53
Installation of Heating or Micro- generation Equipment	Fixed price	£183.85	£220.62	--	--	£183.85	£220.62	£257.38

Notes;	
*	This charge is reduced by 50% of if the building work is carried out at the same time as other building work described in table B.
#	Renovation of a thermal element means the provision of a new layer to a wall, floor or roof (it does not include windows, doors, roof windows or roof lights) or the replacement of an existing layer which separates a thermally conditioned part of the building from the external environment, another part of the building which is unconditioned or another part of the building which is conditioned to a different temperature.
1	An additional charge of £410.00 per dwelling will apply where the electrical work is not installed by a Part P registered electrician. (A Part P registered electrician is a qualified electrician who also has the necessary building regulation knowledge to enable his/her accreditation body or competent person scheme to certify his/her work)
2	Should submitted structural calculations be produced by a non-qualified person, additional charges are likely to be requested to cover the cost of checking those calculations (usually £150 + Vat per check). If calculations have to be checked more than once due to needing corrections or similar then additional fees may also apply.

Table D Non Domestic - New Buildings and Extensions		Other Residential (Institution and Other)			Assembly and Recreational use			Industrial and Storage usage			Purpose Group 3&4 (Office, Shop and Commercial)		
		Plan Charge	Inspection Charge	Regularisation charge	Plan Charge	Inspection Charge	Regularisation charge	Plan Charge	Inspection Charge	Regularisation charge	Plan Charge	Inspection Charge	Regularisation charge
1) Floor area not exceeding 10m ²	Excl VAT	£260.02	£606.73	£1213.44	£260.02	£606.73	£1213.44	£97.18	£226.75	£453.50	£173.35	£404.49	£808.96
	Incl VAT	£312.02	£728.07		£312.02	£728.07		£116.61	£272.10		£208.01	£485.38	
2) Floor area exceeding 10m ² but not exceeding 40m ²	Excl VAT	£304.68	£710.92	£1421.83	£304.68	£710.92	£1421.83	£120.82	£281.91	£563.75	£218.00	£508.68	£1017.59
	Incl VAT	£365.61	£853.10		£365.61	£853.10		£144.98	£338.28		£261.59	£610.41	
3) Floor area exceeding 40m ² but not exceeding 100m ²	Excl VAT	£346.71	£808.98	£1617.96	£346.71	£808.98	£1617.96	£131.32	£306.43	£612.85	£249.52	£582.22	£1164.43
	Incl VAT	£416.04	£970.77		£416.04	£970.77		£157.58	£367.72		£299.41	£698.66	
4) Floor area exceeding 100m ² but not exceeding 200m ²	Excl VAT	£391.36	£913.16	£1826.32	£391.36	£913.16	£1826.32	£152.34	£355.39	£710.89	£283.67	£661.89	£1323.78
	Incl VAT	£469.62	£1095.79		£469.62	£1095.79		£182.80	£426.53		£340.40	£794.27	

TABLE E Non Domestic - Alterations	Basis of Charge Estimate of Cost £	Plan Charge		Inspection Charge		Regularisation Charge
		Excl VAT	Incl VAT	Excl VAT	Incl VAT	No VAT
Internal alterations	£5000 or less	£76.17	£91.40	£177.72	£213.26	£355.44
	£5,001 to £25,000	£131.32	£157.58	£306.43	£367.72	£612.85
	£25,001 to £50,000	£152.34	£182.80	£355.45	£426.53	£710.89
	£50,001 to £100,000	£173.35	£208.01	£404.49	£485.38	£808.96
Office Fit Outs						
Up to 100m2		£86.77	£104.11	£202.24	£242.69	£404.60
100m2 to 500m2		£162.84	£195.41	£379.98	£455.97	£759.94
Shop Fit Outs						
Up to 100m2		£86.67	£104	£201.72	£242.06	£403.74
100m2 to 500m2		£162.84	£195.41	£379.97	£455.97	£759.94
Installation of Mezzanine Floor						
Up to 100m2		£86.67	£104	£201.72	£242.06	£403.74
Window replacement						
Up to 2 windows		£70.04	£84.04	--	--	£98.05
3 to 20 windows		£65.66	£78.79	£153.20	£183.84	£306.41

New shop fronts						
Up to 20 windows		£65.66	£78.79	£153.21	£183.84	£306.41
Underpinning						
£50,00 or less		£173.35	£208.01	£404.49	£485.38	£808.96
£50,001 to £100,000		£218.00	£261.59	£508.68	£610.41	£1017.34
Renovation of Thermal Element						
£50,000 or less		£152.34	£182.80	£355.45	£426.53	£710.89
£50,001 to £100,000		£218.00	£261.59	£508.68	£610.41	£1017.34
Notes						
*	Where there is no associated substantive building works required to change the use of the building, this charge can be discounted from any subsequent application charge received for substantive works required to comply with Building Regulations.					

SCHEDULE OF CHARGES FOR OTHER BUILDING CONTROL SERVICES

DESCRIPTION OF CHARGES	2020/2021 CHARGES
BUILDING REGULATIONS FUNCTION -MISCELLANEOUS CHARGES	
Re-drafting and re-issue of decision notice/completion certificate.	<p style="text-align: center;">£35.87 (incl VAT) <i>(completing request within 10 working days)</i></p> <p style="text-align: center;">£71.75 (incl VAT) <i>(completing request within 1 working day – subject to availability of service)</i></p>
Formal response in respect of unauthorised works and / or time limited enforcement action.	£60.00 per hour
Letter confirming exemption from building regulations. Letter of comfort where application has been made, but no completion certificate has been issued.	<p style="text-align: center;">£46.12 (incl VAT) <i>(completing request within 10 working days)</i></p> <p style="text-align: center;">£71.75 (incl VAT) <i>(completing request within 1 working day – subject to availability of service)</i></p>
BUILDING ACT 1984, SECTION 78 - DANGEROUS STRUCTURES	
Administrative duties associated with emergency measures.	£60.00 per hour £90.00 out of hours
OTHER MISCELLANEOUS SERVICES	
At the discretion of Building Control and subject to relevant authority/permissions, other fee paying services may from time to time be undertaken. The basis for the calculation of charges for such work will be as follows.	£60.00 per hour +VAT