

Building Control – Fees January 2011



The standard fees in the following tables have been set on the basis that:

- 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.
- The design and building work is undertaken by a person or company that is competent to carry out the relevant design and building work referred to in the standard fee tables.

If the above criteria are not met, the work may incur a supplementary fee.

VAT at the rate of 20% is included except within the Regularisation fees.

Please make cheques payable to Thanet District Council. You may also pay online at <https://secure.thanet.gov.uk/OnlineForms/bcpayment>

Where projects do not fall within the definitions of the tables below, please contact us at building.control@thanet.gov.uk or on 01843 577502, to obtain a competitive quotation.

Standard Fees for the Creation or Conversion to New Dwellings

Table 1

Number of Dwellings	Full Plans Submission				Building Notice Fee		Regularisation Fee No VAT payable
	Initial Submission Fee		Inspection Fee		Excl VAT	Incl VAT	
	Excl VAT	Incl VAT	Excl VAT	Incl VAT			
1	£145.83	£175.00	£410.77	£492.92	£667.92	£801.50	£834.90
2	£208.33	£250.00	£648.84	£778.61	£1,028.60	£1,234.32	£1,258.75
3	£270.83	£325.00	£836.68	£1004.02	£1,329.01	£1,594.81	£1,661.27
4	£333.33	£400.00	£948.30	£1,137.96	£1,537.96	£1,845.55	£1,922.45
5	£416.67	£500.00	£1,180.53	£1,416.64	£1,916.64	£2,299.97	£2,395.80

For schemes where the number of units exceed 5 or floor areas of individual units exceed 300m² please contact us to obtain a competitive fee quotation for the work.

Please note: Where electrical installations are **not** to be certified by an installer registered with one of the Governments Competent Persons Schemes an additional fee of £192.94 incl of VAT will be required for each unit. This is to enable checks and tests on the work to be made by our nominated contractor to establish that the work meets with the requirements of Approved Document P.

Shaded areas indicate that 'Building Notice fee' exceeds the 'Full Plans' route fee by 20%, which reflects the additional work associated with servicing Building Notices for such work compared to work associated with a Full Plans application.

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Standard Fees for Extensions & Alterations to Domestic Buildings

Table 2

Class	Description	Full Plans Submission				Building Notice Fee		Regularisation Fee
		Initial Submission Fee		Inspection Fee		Excl Vat	Incl Vat	No Vat payable
		Excl Vat	Incl Vat	Excl Vat	Incl Vat			
1	Single Storey Garage up to 60m ²	£83.33	£100.00	£100.59	£120.71	£183.92	£220.70	£275.88
2	Single Storey Extension up to 6m ²	£145.83	£175.00	£159.09	£190.91	£304.92	£365.90	£457.38
3	Extension 6m ² up to 40m ²	£145.83	£175.00	£284.93	£341.92	£516.91	£620.29	£775.37
4	Extension 40m ² up to 100m ²	£145.83	£175.00	£454.33	£545.20	£720.19	£864.23	£900.24
5	Loft Conversion up to 40m ²	£145.83	£175.00	£282.51	£339.01	£514.01	£616.81	£642.51
6	Conversion of Garage to Habitable Room up to 30m ²	£83.33	£100.00	£153.83	£184.60	£237.16	£284.59	£355.74
7	Recovering of roofs or cladding walls to single dwellings	£83.33	£100.00	£76.39	£91.67	£159.72	£191.66	£239.58
8	Electrical installation within a single dwelling	£164.20	£197.04	n/a	n/a	£164.20	£197.04	£246.30
9	Replacement windows up to 4 windows per dwelling	£101.64	£121.97	n/a	n/a	£101.64	£121.97	£152.46
10	Replacement windows over 4 windows per dwelling	£130.68	£156.82	n/a	n/a	£130.68	£156.82	£196.02

For all other works to a single domestic building please refer to Table 3

Shaded areas indicate that 'Building Notice fee' exceeds the 'Full Plans' route fee by 20%, which reflects the additional work associated with servicing Building Notices for such work compared to work associated with a Full Plans application.

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Standard Fees for Domestic Building works (Other Than Those Specified in Table 2) and All Work to Non – Domestic Buildings

Please Note Building Notices can not be used for non – domestic buildings

Table 3

Cost of Work up to	Full Plans Submission				Building Notice Fee		Regularisation Fee No VAT payable
	Initial Submission Fee		Inspection Fee		Excl VAT	Incl VAT	
	Excl VAT	Incl VAT	Excl VAT	Incl VAT			
£2,000	£118.58	£142.30	n/a	n/a	£118.58	£142.30	£177.87
£5,000	£169.40	£203.28	n/a	n/a	£169.42	£203.28	£254.13
£10,000	£83.33	£100.00	£158.67	£190.40	£242.00	£290.40	£363.00
£15,000	£83.33	£100.00	£207.07	£248.48	£348.48	£418.18	£435.60
£20,000	£83.33	£100.00	£255.47	£306.56	£406.56	£487.87	£508.20
£25,000	£83.33	£100.00	£303.87	£364.64	£464.64	£557.57	£580.80
£30,000	£145.83	£175.00	£289.77	£347.72	£522.72	£627.26	£653.40
£35,000	£145.83	£175.00	£338.17	£405.80	£580.80	£696.96	£726.00
£40,000	£145.83	£175.00	£386.57	£463.88	£638.88	£766.66	£798.60
£45,000	£145.83	£175.00	£434.97	£521.96	£696.96	£836.35	£871.20
£50,000	£145.83	£175.00	£483.37	£580.04	£755.04	£906.05	£943.80
£55,000	£208.33	£250.00	£469.27	£563.12	£813.12	£975.74	£1,016.40
£60,000	£208.33	£250.00	£517.67	£621.20	£871.20	£1,045.44	£1,089.00
£65,000	£208.33	£250.00	£566.07	£679.28	£929.28	£1,115.14	£1,161.60
£70,000	£208.33	£250.00	£614.47	£737.36	£987.36	£1,184.83	£1,234.20
£75,000	£208.33	£250.00	£662.87	£795.44	£1,045.44	£1,254.53	£1,306.80
£80,000	£208.33	£250.00	£711.27	£853.52	£1,103.52	£1,324.22	£1,379.40
£85,000	£208.33	£250.00	£759.67	£911.60	£1,161.60	£1,393.92	£1,452.00
£90,000	£208.33	£250.00	£808.07	£969.68	£1,219.68	£1,463.61	£1,524.60
£95,000	£208.33	£250.00	£856.47	£1,027.76	£1,277.76	£1,533.31	£1,597.20
£100,000	£208.33	£250.00	£904.87	£1,085.84	£1,335.84	£1,603.01	£1,669.80

For work exceeding an estimated cost of £100,000 in **Table 3** please contact us to obtain a competitive quotation for the work.

Where domestic alterations up to £5000 are to be carried out at the **same time** as work described in categories 2 – 6 of Table 2 the fee payable in Table 3 is reduced by 30%

Where electrical installations are **not** to be certified by an installer registered with one of the Governments Competent Persons Schemes an additional fee of £197.04 incl of VAT will be required for each unit. This is to enable checks and tests on the work to be made by our nominated contractor to establish that the work meets with the requirements of Approved Document P.

Shaded areas indicate that 'Building Notice fee' exceeds the 'Full Plans' route fee by 20%, which reflects the additional work associated with servicing Building Notices for such work compared to work associated with a Full Plans application.