

**Fee Schedule 2 - Residential Only**  
**Minimum Building Regulation Charges for Certain Small Buildings, Extensions, Alterations, Cavity Wall Insulation and Reroofing**  
**For any combination(s) of the Work Codes below, a reduction of 25% is applicable to the total charge\*.**

CODE	Deposit of Plans						Building Notice			Regularization		Description of work types
	Plan charge			Inspection charge			charge	VAT 20%	total	charge		
	charge	VAT 20%	total	charge	VAT 20%	total						
1	£258	£51.60	<b>£309.60</b>	£387	£77.40	<b>£464.40</b>	£645.00	£129.00	<b>£774.00</b>	<b>£838.50</b>	Any extension of a dwelling including <b>Basements</b> , the total floor area of which does not exceed 10m <sup>2</sup> , including means of access and work in connection with that extension.	
2	£515	£102.96	<b>£617.76</b>	£772	£154.44	<b>£926.64</b>	£1,287.00	£257.40	<b>£1,544.40</b>	<b>£1,673.10</b>	Any extension of a dwelling including <b>Basements</b> , the total floor area of which exceeds 10m <sup>2</sup> , but does not exceed 60m <sup>2</sup> , including means of access and work in connection with that extension	
2.1	<b>USE SCHEDULE 3</b>										Any extension of a dwelling including <b>Basements</b> , the total floor area of which exceeds 60m <sup>2</sup> , including means of access and work in connection with that extension (Estimate required, individually assessed charges to be determined see Schedule 3)	
3	£386.00	£77.20	<b>£463.20</b>	£579.00	£115.80	<b>£694.80</b>	£965.00	£193.00	<b>£1,158.00</b>	<b>£1,254.50</b>	Loft conversions, including means of access and work in connection with that loft conversion not exceeding 60m <sup>2</sup> , including means of access and work in connection with that extension.	
3.1	<b>USE SCHEDULE 3</b>										Loft conversions, including means of access and work in connection with that loft conversion, the total floor area of which exceeds 60m <sup>2</sup> , including means of access and work in connection with that extension (Estimate required, individually assessed charges to be determined see Schedule 3)	
4	£450	£90.08	<b>£540.48</b>	£676	£135.12	<b>£810.72</b>	£1,126.00	£225.20	<b>£1,351.20</b>	<b>£1,463.80</b>	Underpinning up to 10m in length	
4.1	<b>USE SCHEDULE 3</b>										Underpinning 10m in length plus	
5	£348.00	£69.60	<b>£417.60</b>	<b>NOT APPLICABLE</b>			£348.00	£69.60	<b>£417.60</b>	<b>£452.40</b>	Domestic Electrical Wiring for dwellings up to 3 bedrooms	

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	charge	VAT 20%	total	charge	VAT 20%	total						
5.1	USE SCHEDULE 3										Domestic Electrical Wiring for dwellings in excess of 3 bedrooms (Estimate required, individually assessed charges to be determined see Schedule 3)	
6.1	USE SCHEDULE 3										Domestic Refurbishment, Window Replacement and New houses and flats (Estimate required, individually assessed charges to be determined see Schedule 3).	
7.1	NOT APPLICABLE										Carbon Neutral Development (Estimate required, individually assessed charges to be determined see Schedule 3)	
8	£804.68	£160.94	£965.62	NOT APPLICABLE			£804.68	£160.94	£965.62		£1,046.08	Fire Risk Assessment (up to 5 hours)
8.1	£160.94	£32.19	£193.13	NOT APPLICABLE			£160.94	£32.19	£193.13		£209.22	Fire Risk Assessment (per hour over 5 hours)
9	£165.00	£33.00	£198.00	NOT APPLICABLE			£165.00	£33.00	£198.00		£214.50	EPC (Energy Performance Certificate) /SAP (Standard Assessment Procedure) calculation - New build house up to 3 storey
9.1	£110.00	£22.00	£132.00	NOT APPLICABLE			£110.00	£22.00	£132.00		£143.00	EPC (Energy Performance Certificate) /SAP (Standard Assessment Procedure) calculation - Conversion of a 3 storey building to single flats per floor /per flat
9.2	£117.00	£23.40	£140.40	NOT APPLICABLE			£117.00	£23.40	£140.40		£152.10	EPC (Energy Performance Certificate) /SAP (Standard Assessment Procedure) calculation - All buildings over three storeys - Bespoke assessment per hour
10	£115.00	£23.00	£138.00	NOT APPLICABLE			£115.00	£23.00	£138.00		£149.50	Access Audits - per hour for audit and report

	Deposit of Plans							Building Notice				Regularization	
CODE	Plan charge			Inspection charge									Description of work types
	charge	VAT 20%	total	charge	VAT 20%	total		charge	VAT 20%	total		charge	
11	£495.00	£99.00	<b>£594.00</b>	<b>NOT APPLICABLE</b>				£495.00	£99.00	<b>£594.00</b>		<b>£643.50</b>	Reroofing of a single dwelling
11.1	<b>USE SCHEDULE 3</b>											Reroofing of all other residential buildings.	
	Deposit of Plans							Building Notice				Regularization	
CODE	Plan charge			Inspection charge									Description of work types
	charge	VAT 20%	total	charge	VAT 20%	total		charge	VAT 20%	total		charge	
12	£130	£26.08	<b>£156.48</b>	£196	£39.12	<b>£234.72</b>		£326.00	£65.20	<b>£391.20</b>		<b>£423.80</b>	Emergency lighting in communal areas in buildings or blocks of 5 flats or less.
13	£130	£26.08	<b>£156.48</b>	£196	£39.12	<b>£234.72</b>		£326.00	£65.20	<b>£391.20</b>		<b>£423.80</b>	Smoke detectors to communal areas in buildings or blocks of 5 flats or less
14	£196	£39.12	<b>£234.72</b>	£293	£58.68	<b>£352.08</b>		£489.00	£97.80	<b>£586.80</b>		<b>£635.70</b>	New front entrance doors in buildings or blocks of 5 flats or less
15	£130	£26.08	<b>£156.48</b>	£196	£39.12	<b>£234.72</b>		£326.00	£65.20	<b>£391.20</b>		<b>£423.80</b>	Heat/CO detectors for flats in buildings or blocks of 5 flats or less

A reduction of 50% would apply if the 4 items above (12-15) are done in one application.

A reduction of 20% would apply if 2 categories are used in one application.