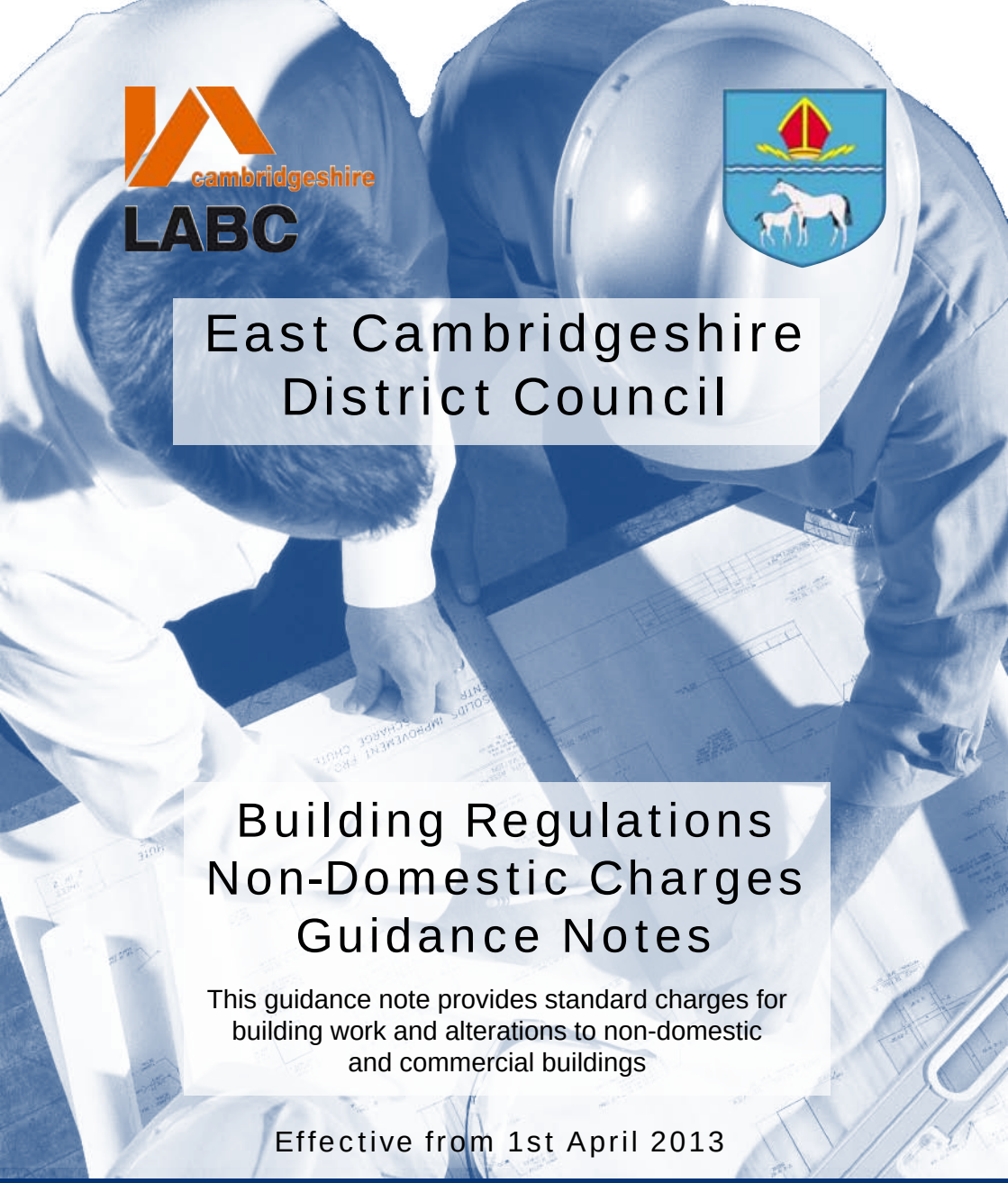

cambridgeshire LABC

East Cambridgeshire District Council

Building Regulations Non-Domestic Charges Guidance Notes

This guidance note provides standard charges for building work and alterations to non-domestic and commercial buildings

Effective from 1st April 2013

The Building Regulations Charges are divided into Plan and Inspection charges, Building Notice charges and Regularisation charges. The charges differ for each type of work. These charges are based on the scheme approved by the Council in accordance with The Building Act 1984 and The Building (Local Authority Charges) Regulations 2010.

April 2013

Full Plans
Applications must be accompanied by the appropriate plan Charge.
The Inspection Charge covers all inspections from commencement to completion and will be invoiced after the first inspection.

Regularisations
Application must be accompanied by the appropriate Regularisation Charge, which is equal to the total Full plans charge plus 35% but does not require VAT to be paid

Exemption
In certain circumstances, where work is solely for the benefit of people with disabilities, a charge may not be required, please contact us for advice if you feel your work falls within this category.

Multiple Works
Where plans show or state that more than one type of work is involved (i.e. an extension and alterations or change of use) charges are appropriate for each type of work, although the lower charge shall be reduced by 50%.

Reductions
In certain cases a reduction in charges may be possible for repetitive work, please contact us for information. A reduction can also be given if chargeable advice has been given by us that is likely to result in less time being taken to deal with your application.

Floor area
Measured by reference to the finished internal faces of the walls or, where there is no enclosing wall, to the outer most edge of the floor.

VAT
Payable on all charges except Regularisation Notices.

Cheques
Made payable to East Cambridgeshire District Council.

Debit Card Payments
Can be made online or by calling 01353 665555

Help
If you have any difficulty or would like us to calculate the charge for your project
Telephone - 01353 665555
Fax - 01353 665240
E-mail - bcservices@eastcambs.gov.uk

East Cambridgeshire District Council values your custom and will endeavour to provide you with a service that meets your needs.

We aim to provide a cost effective service which is of the highest quality possible.

Some of the benefits we offer are:

- An independent high quality service
- Advice and guidance at pre-application stage
- A competitive scale of charges
- Professionally qualified staff with extensive local knowledge
- Technical support available throughout the working day
- Same day inspections (for requests received before 10.00 am)
- Service tailored to your needs.

For more information about our service,
visit our website at www.eastcambs.gov.uk

These charges 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 24 months.

The charges have also been set on the basis that the design and building work is undertaken by a person or company that is competent to do so. If not, the work may incur supplementary charges.

Which table should I use to calculate the Building Regulation charge?

Table 1. **for non domestic extensions and new buildings**

Table 2. **for non domestic alteration and other works**

Table 1.
Charges for non-domestic extensions and new build

- The floor area of more than one extension being applied for at the same time can be added together and the total floor area used to determine the charge from the Table below. For example 2 extensions of 15m^2 each (total floor area 30m^2), can be dealt with as 1 extension up to 40m^2.

- The table below only applies to extensions, or new building less than 100m^2 and not exceeding 3 stories in height. Charges for any works exceeding this will be individually determined, so please ring us for an individual quote.

- Any alterations to an existing building which are required as a result of the proposed extensions ie. forming a new opening, will be included in the charges below. However, when any other alterations are proposed which are not directly connected with the proposed extension, a separate charge is payable which should be calculated using **Table 2.**

Description	Other Residential (Institution and Other)		
	Plan Charge +VAT	Inspection Charge +VAT	Regularisation (No VAT)
Floor area not exceeding 40m^2	£175	£325	£675
Floor area exceeding 40m^2 but not exceding 100m^2	£175	£440	£830
	Assembly and Recreational use		
Floor area not exceeding 40m^2	£175	£325	£675
Floor area exceeding 40m^2 but not exceding 100m^2	£175	£440	£830
	Industrial and Storage usage		
Floor area not exceeding 40m^2	£175	£285	£621
Floor area exceeding 40m^2 but not exceding 100m^2	£175	£400	£776
	All Other use Classes		
Floor area not exceeding 40m^2	£175	£325	£675
Floor area exceeding 40m^2 but not exceding 100m^2	£175	£440	£830

Table 2.
Charges for non domestic alteration and other works

Description	Plan Charge +VAT	Inspection Charge +VAT	Regularisation (No VAT)
Renovation of a thermal element or installation of a Renewable Energy systems with an estimate up to £50,000	£140	£0	£189
Replacement of up to 20 windows, roof lights, roof windows or external glazed doors	£100	£0	£135
Cost of work up to £5,000	£200	£0	£270
Cost of work exceeding £5,000 & not exceeding £10,000	£150	£160	£419
Cost of work exceeding £10,000 & not exceeding £20,000	£150	£250	£540
Cost of work exceeding £20,000 & not exceeding £50,000	£175	£350	£709
Cost of work exceeding £50,000 & not exceeding £100,000	£175	£450	£844

Additional charge for the change of use of a building - Where the use of the building is also being changed an additional charge of £150 plus VAT, is required in addition to the above.

Multiple work reductions - Where multiple work is covered by more than one of the categories from table 1 and/or 2 then the appropriate charge is calculated by paying the full amount for the most expensive category and only 50% for the other applicable category.

The estimated cost is what we regard as a reasonable amount to be charged by a person in business to carry out such work. This does not include VAT or professional fees. You should submit your estimate with the application. If not, or we consider your estimate to be unreasonable, we will not process your application.

Any reduced cost for DIY work is not acceptable for estimated cost purposes.

Where Standard Charges are not applicable please contact Building Control on 01353 665555 or email bcservices@eastcambs.gov.uk to discuss an individually determined quotation.

Help

If you have any difficulty or would like us to calculate the charge for your project

Telephone 01353 665555
Fax 01353 665240
Email **bcservices@eastcambsgov.uk**

We can offer you:

- Preliminary advice on all aspects of the design concerning building regulations and suggestions to enhance the project.

- Regular site inspections to ensure compliance with the design drawings and the building regulations. A site inspection plan will be agreed for the project. The plan will identify the scope and frequency of the inspections and will be kept under review for the duration of the project.

- Through LABC we can offer a Warranty that provides a policy to cover latent defects in design, construction or materials on any new or substantially refurbished commercial property.

- Being based centrally within the district, means we can offer a same day site inspection service, and provide ongoing technical support locally throughout the whole working day.

- We are able to offer unequalled local building knowledge about the District that includes historic building information and unique details about likely soil conditions for foundations.

If you require this document in different formats (e.g. Braille, large print, audiotape/ CD or other languages please contact the council's main reception or email translate@eastcambs.gov.uk