



## **APPLICATION FEE'S**

**EFFECTIVE FROM APRIL 1<sup>ST</sup> 2020**

The Grange, Nutholt Lane, Ely, Cambridgeshire

[www.eastcambs.gov.uk](http://www.eastcambs.gov.uk) [bcservices@eastcambs.gov.uk](mailto:bcservices@eastcambs.gov.uk) 01353 665555

# This guide shows the charges required for full plans, building notice and regularisation applications.

The charges for Building Regulation work are established at a level to cover the cost of the service so the applicant only pays for the service they need. Under the Building (Local Authority Charges) Regulations 2010, there are two methods that East Cambs Building Control may use to establish the charge for building work:

- Establishment of a standard charge (based on the cost of work being under £100,000)
- An individually determined charge

If your proposal does not fit into the simplified tables below, or should you have any questions regarding our fees, please contact: Building Control on 01353 665555, or email us at [bcservices@eastcambs.gov.uk](mailto:bcservices@eastcambs.gov.uk)

## 1. Which table in this guide should I use?

TABLE 1 – Standard charges for new dwellings and flats up to 300m<sup>2</sup> and not more than 3 storeys.

TABLE 2 – Standard domestic charges including extensions and conversions to an existing dwelling

TABLE 3 – Standard Charges for other work under £100,000 including

For works over £100,000, please contact Building Control for an individual quote.

## 2. Individually determined charges?

This method of determining the charge relates mainly to commercial projects or larger domestic schemes and includes all other work that is not listed in our 'Standard charges' Tables 1 to 3. This includes:

- Building work consisting of alterations to a domestic property where the estimated cost of work exceeds £100,000.
- Building work consisting of a non-exempt domestic garage or carport with a floor area in excess of 60m<sup>2</sup>.
- Non-domestic building work consisting of alterations, extensions or new build.
- If you are carrying out repetitive unit/dwelling types

## 3. Projects Incorporating multiple types of works

The charges in Table 2 apply to extensions, garages and conversions only. Where it is intended to carry out other alterations at the same time as the extension, the charges outlined in Table 3 will also apply. However, a reduction in the combined charge will be applied. For example: It is proposed to build a single storey extension of 35m<sup>2</sup> and also carry out internal alterations to form a new en-suite bathroom costing £3,500:

Table 2 plan charge for extension = £188, Inspection charge = £596 Total charge = £784.

Table 3 plan charge for alteration = £254 x 50% = £127, Inspection charge = £0. Total charge = £127

Total Charge for extension and alterations = £596 + £127.50 = £911 Including VAT

If your building work is defined as requiring an individual determined charge, please contact us on 01353 665555, email us at [bcservices@eastcambs.gov.uk](mailto:bcservices@eastcambs.gov.uk)

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## 4. Will I have to pay VAT?

You must pay VAT on all charges (except charges for a regularisation application), even if work is to a listed building. VAT is currently charged at 20% and is included in the tables shown below.

## 5. Where charges are payable?

Where Full Plans are submitted, the charges for Building Regulations are normally submitted in two stages;

- Plan Charge: This is paid at the point of application submission;
- Inspection Charge: Payable by debit or credit card following the commencement of work on site.

**Building Notice Charge:** Should you submit a Building Notice, the appropriate Building Notice charge is payable at the time of submission. This covers all necessary checks and site inspections in relation to the work described in the notice.

**Regularisation Charge:** An application to regularise unauthorised work attracts a charge. Please note that no VAT is payable on a Regularisation Charge.

## 6. Where charges are not payable?

- We will not charge for initial consultation and providing pre-application advice on meeting Building Regulation and related standards.
- For work which solely benefits people with disabilities in relation to dwellings. A certificate or letter is required from a health professional (for example from a doctor or occupational therapist) in support of an application for exemption from charges.
- The above exemption also applies to buildings to which the public have access for 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 and welfare of disabled persons.
- For the insertion of insulating material into an existing cavity wall, where the work is certified to an approved standard.
- For work which is certified by installers registered under the FENSA scheme or other registered competent persons i.e. Gas Safe, Certass, NICEIC, etc.

## 7. Electrical work and installations

Please note that the 'Standard Charge' tables incorporate an additional charge column which applies only when notifiable electrical work is NOT carried out using an appropriately qualified/Part P registered electrician. A Part P registered electrician is a qualified electrician who also has the necessary building regulations knowledge to enable his accreditation body to certify his work. In order to recover our costs to verify the installation works, if anyone other than a competent person undertakes the electrical work (even if it was your intention to use a competent person at application stage) the additional Part P charge may be payable. Your electrician should be aware of the definition of notifiable work. In most cases this will not be applicable, however please contact us if you have any queries regarding when the additional charge will be payable.

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## Notes

- Floor areas are measured internally.
- All cheques should be made payable to East Cambridgeshire District Council, credit/debit card payments are also accepted.
- Estimated cost of work means an estimate accepted by the Local Authority, of such reasonable amount as would be charged for the carrying out of that work by a person in business to carry out such work. This definition means that no reduction can be allowed for DIY work. Estimates should exclude VAT and land acquisition costs, internal decoration costs, floor coverings and fittings and professional fees paid to architects, engineers or surveyors. Where subject to a quotation, it will be beneficial to have sight of an elemental breakdown of costs if one is available.

If your proposal does not fit into the simplified tables overleaf, or should you have any questions regarding our fees, please contact Building Control 01353 665555, or email us at [bcservices@eastcambs.gov.uk](mailto:bcservices@eastcambs.gov.uk)

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**TABLE 1 – NEW DWELLINGS/FLATS & DWELLINGS/FLATS FORMED BY CHANGE OF USE  
(ALL FEE'S INCLUSIVE OF VAT UNLESS OTHERWISE STATED)**

Number of Dwellings	Full Plans Application Plan Check fee	Full Plans Application Inspection Fee's	Building Notice Application	Regularisation Application No VAT
1	226	548	727	893
2	314	873	1,262	1262
2 +	POA	POA	POA	POA

**Electrical Check & Testing**

Number of Dwellings	Charge
1	228
2	446
2 +	POA

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**TABLE 2 – DOMESTIC EXTENSIONS AND CONVERSIONS  
(ALL FEE'S INCLUSIVE OF VAT UNLESS OTHERWISE STATED)**

Description	Full Plans Application Plan Check fee	Full Plans Application Inspection Fee's	Building Notice Application	Regularisation Application No VAT
Extension or annex with floor area not exceeding 10m2	189	340	609	623
Extension or annex with floor area not exceeding 10m2 Extension or annex with floor area exceeding 10m2 but not exceeding 40m2	189	454	732	750
Extension or annex with floor area exceeding 40m2 but not exceeding 100m2	189	596	888	909
A building or extension comprising solely of a garage, carport or store the total floor area not exceeding 60m2	189	284	546	543
First or second floor loft conversions with a floor area not exceeding 100m2	189	355	694	709
Garage conversion up to 60m2	125	291	396	408

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**TABLE 3 – DOMESTIC ALTERATIONS  
(ALL FEE'S INCLUSIVE OF VAT UNLESS OTHERWISE STATED)**

Description	Full Plans Application Plan Check fee	Full Plans Application Inspection Fee's	Building Notice Application	Regularisation Application No VAT
Renovation of a thermal element	143	0	142	160
Replacement of windows, roof lights, roof windows or external glazed doors	113	0	113	127
Replacement Boiler/New wood burner	143	0	143	160
Renewable Energy systems/installation of wood burner	143	0	143	160
Alterations with a cost up to £5,000	254	0	255	287
Alterations exceeding £5,000 but not exceeding £10,000	188	198	411	472
Alterations exceeding £10,000 but not exceeding £20,000	188	325	538	606
Alterations exceeding £20,000 but not exceeding £50,000	188	411	686	701
Alterations exceeding £50,000 but not exceeding £100,000	188	532	819	837
Electrical work up to a value of £10,000	238	0	238	303
Drainage works with a cost up to £5,000	143	0	142	160

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