



BRIDGEND COUNTY BOROUGH COUNCIL BUILDING CONTROL

Guidance on Building Regulation Charges – With effect from 1st April 2014 VAT 20%

All other work

(Excluding domestic alterations and extensions and the creation of new dwellings)

The charges for Building Regulation work are established at a level to cover the cost of the service. There are two methods that the authority may use to establish the charge for building work:-
Individually determined charges, and the establishment of a standard charge.

Individual determination of a charge

Charges are individually determined for the larger and /or more complex schemes
These include:

- Applications subject to a reversion charge (work reverting from an approved inspector to the local authority)
- Building work that is in relation to more than one building
- Building work for which there is no standard charge in the tables below including:
- Building work consisting of alterations to a non-domestic property (other than extensions) where the estimated cost exceeds £150,000 and
- Building work consisting of a non-domestic extension or new build where the floor area exceeds 200m²
- Building work consisting of the installation of over 50 windows in a non-domestic property
- Building work consisting of underpinning to a non domestic property where the estimated cost exceeds £250,000
- An office or shop fit out where the floor area exceeds 2000m²

If your building work is defined as requiring an individual assessment of a charge you should e-mail Building Control at:
building.control@bridgend.gov.uk preferably with 'request for building regulation charge' in the title of the e-mail and provide a description of the intended work. We will contact you within 24 hours or alternatively telephone our helpline – telephone 01656 643408.

Standard Charges

The following tables detail the standard charges for erecting, extending or altering non-domestic buildings: these charges have been set by the authority on the basis that the building work does not consist of, or include, innovative or high risk construction techniques (details available from the authority) and/or the duration of the building work from commencement to completion does not exceed 12 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 carry out the relevant design and building work. If they are not, the work may incur supplementary charges

If you are carrying out multiple extensions and/or multiple types of alterations the authority may be able to reduce the standard charge and you should enquire if an individual assessment of the charge would result in a lower charge.

**TABLE D
OTHER, NON DOMESTIC WORK - EXTENSIONS AND NEW BUILD**

	Floor area	Other Residential (Institution & Other)			Assembly and Recreational Use			Industrial and Storage Usage			All Other Use Classes		
		Plan Charge	Inspection Charge	Reg Charge	Plan Charge	Inspection Charge	Reg Charge	Plan Charge	Inspection Charge	Reg Charge	Plan Charge	Inspection Charge	Reg Charge
1	Not exceeding 0 - 40m ²	296.67	691.67		262.50	612.50		136.67	317.50		238.33	555.83	
		356.00	830.00	£1,186	315.00	735.00	£1,050	164.00	381.00	£545	286.00	667.00	£953
2	Exceeding 40m ² but not exceeding 100m ²	360.83	837.50		340.83	795.00		200.00	465.00		281.67	658.33	
		433.00	1005.00	£1,438	409.00	954.00	£1,363	240.00	558.00	£798	338.00	790.00	£1,128
3	Exceeding 100m ² but not exceeding 200m ²	477.50	1113.33		423.33	988.33		219.17	510.83		335.83	782.50	
		573.00	1336.00	£1,909	508.00	1186.00	£1,694	263.00	613.00	£876	403.00	939.00	£1,342

The amount of time to carry out the Building Regulation functions varies, dependent on the different use categories of buildings.

The amount of time to check and inspect a building used for industrial and storage use is less than that for other use, same size buildings and * the charge for Other Residential use building is higher due to the additional time in respect of this type of work. The use of a building is different under the provisions of the Building Regulations 2010.

TABLE E
ALL OTHER NON DOMESTIC WORK - ALTERATIONS

Figures in red is charge inclusive of VAT at 20%

Category of Work		Basis of Charge	Plan Charge		Inspection Charge		Regularisation Charge
1	The installation of any fitting or other work ancillary to the building of an extension	Included in the charge	N/A		N/A		
2	Underpinning	Estimated cost up to £50,000	£111.67	£22.33	£373.33	£74.67	£582
				£134		£448	
		Estimated cost exceeding £50,000 and up to £100,000	£116.67	£23.33	£372.50	£74.50	£587
				£140		£447	
		Estimated cost exceeding £100,000 and up to £250,000	£121.67	£24.33	£421.67	£84.33	£652
				£146		£506	
3	Window replacement (non Competent Persons Scheme) Fixed price grouped by numbers of windows.	Per installation up to 20 windows	£61.67	£12.33	£205.83	£41.17	£321
				£74		£247	
		Per installation over 20 windows	£92.50	£18.50	£309.17	£61.83	£482
				£111		£371	
4	New shop front(s) Fixed price grouped by numbers of windows.	Per installation up to 20 windows	£77.50	£15.50	£257.50	£51.50	£402
				£93		£309	
		Per installation over 20 windows	£98.33	£19.67	£246.67	£49.33	£414
				£118		£296	
5	Renovation of a thermal element	Estimated cost up to £50,000	£85.00	£17.00	£283.33	£56.67	£442
				£102		£340	
		Estimated cost exceeding £50,000 and up to £100,000	£108.33	£21.67	£360.83	£72.17	£563
				£130		£433	
		Estimated cost exceeding £100,000 and up to £250,000	£131.67	£26.33	£437.50	£87.50	£683
				£158		£525	

TABLE E (continued)

Category of Work		Basis of Charge	Plan Charge		Inspection Charge		Regularisation Charge
6	Alterations not described elsewhere including structural alterations and installation of controlled fittings	Estimated cost up to £5,000	£77.50	£15.50	£180.00	£36.00	£309
				£93		£216	
		Estimated cost exceeding £5,000 and up to £25,000	£102.50	£20.50	£238.33	£47.67	£409
				£123		£286	
		Estimated cost exceeding £25,000 and up to £50,000	£154.17	£30.83	£360.83	£72.17	£618
				£185		£433	
		Estimated cost exceeding £50,000 and up to £100,000	£185.00	£37.00	£432.50	£86.50	£741
				£222		£519	
				£241	£562		
7	Installation of Mezzanine floor up to 500m ²	Fixed price	£136.67	£27.33	£317.50	£63.50	£545
				£164		£381	
8	Office fit out	Fixed price based on floor area bands					
		Floor up to 500m ²	£126.67	£25.33	£295.00	£59.00	£506
				£152		£354	
		Floor 500m ² to 2000m ²	£162.50	£32.50	£378.33	£75.67	£649
		£195		£454			
9	Shop fit out	Fixed price based on floor area bands					
		Floor up to 500m ²	£131.67	£26.33	£306.67	£61.33	£526
				£158		£368	
		Floor 500m ² to 2000m ²	£154.17	£30.83	£360.00	£72.00	£617
		£185		£432			