

Building Control Charges

Building (Local Authority Charges) Regulations 2010 – With effect from 5th April 2024

The charge for Building Regulation work is intended to cover the cost of the service. The two methods that the authority uses to establish the charge for building work are on individually determined charge or the establishment of a standard charge. The Building Regulation charge for most extensions and alterations are standard charges.

Charges are not payable for certain aspects of work carried out solely for the benefit of a disabled person.

Standard Charges

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 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 referred to in the standard charges table. If they are not, supplementary charges may be incurred.

Please note there is an administrative fee (minimum of £150) charged for applications that do not proceed for any reason. The actual amount charged will be dependent on the amount of time spent on the application.

Individually Determined Charges

This method of determining the charge mainly relates to larger schemes and includes the following building work:

- 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 consisting of an extension where the floor area exceeds 100m²
- Building work consisting of alterations to a domestic property (other than extensions) where the estimated cost exceeds £100,000.
- New dwellings where the floor area for a dwelling exceeds 300m² and/or the scheme involves more than five new dwellings.

*If your building work is defined as requiring an individual assessment of a charge you should e-mail: buildingcontrol@redbridge.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 48 hours. Alternatively, telephone 020 8708 2529 for details.

Schedule 1 New Dwellings

Figures include VAT at 20% (¹VAT is not payable on a Regularisation charge)

Category	Description	Full Plans / Building Notice Charge	¹Regularisation Charge
1	1 New Dwelling	1236	1340
2	2 New Dwellings	1526	1654
3	3 New Dwellings	1817	1968
4	4 New Dwellings	2107	2255
5	5 New Dwellings	2398	2599
6 or more dwellings		Contact Building Control for a tailored quote*	
Conversion of existing dwellings into flats/separate units will be based upon cost of works (Schedule 3)			

Schedule 2 Domestic / Non- domestic Extensions

Figures include VAT at 20% (¹VAT is not payable on a Regularisation Charge)

Category	Description	Full Plans / Building Notice Charge	¹Regularisation Charge
1	Detached Garage/Store up to 60m ² (un-insulated)	546 (410)	593
2	Extensions floor area up to 20m ²	865 (648)	937
3	Extensions and insulated outbuildings with a floor area between 20m ² and 60m ²	1099 (825)	1192
4	Extensions and insulated outbuildings with a floor area between 60m ² and 100m ²	1350 (1012)	1462
5	Basement up to 60m ²	1502 (Highest rate)	1627
6	Loft Conversion with floor area up to 60m ²	1057 (792)	1144
<p>A 25% discount will be given against the lower charge if the above work categories are carried out in conjunction with each other for Schedule 2 Categories 1-6 (these figures are shown in brackets for the appropriate categories).</p> <p>Example: Domestic extension: Loft conversion, single storey rear extension and formation of ground floor WC.</p> <p>Loft conversion up to 60m² = £1057 Extension up to 20m² = £865 Ground floor WC = £312 Total before discounts = £2234 Discount given = £217 (25% discounted for Extension as the lowest paying fee) Total charge payable = £2017 Other works are not subject to a discount.</p>			

	<p>Note: If you require any advice on London Borough of Redbridge Building Control charges please contact: buildingcontrol@redbridge.gov.uk</p>		
7	Electrical Wiring up to 12 circuits (4 bed house typical)	315	341

Schedule 3

Alterations to a Single Dwelling and other Works Not Specified

Figures include VAT at 20% (¹VAT is not payable on a Regularisation Charge)

Category	Total Estimated Costs	Full Plan Application / Building Notice Charge	¹ Regularisation Charge
1	0 – 1,000 Or a single element of simple work. Removal of Chimney Breast(s); Formation of a Through Lounge; Renovation of existing thermal elements - Roof, Walls, Floors; Double Glazing Formation of shower/WC	312	338
2	1,001 – 5,000 Or a combination of two simple elements above	450	488
3	5,001 – 10,000 Or a combination of three simple elements listed above in Category 1 above or the conversion of a garage into a habitable room	589	636
4	10,001 – 15,000	657	712
5	15,001 – 20,000	727	787
6	20,001 – 100,000	Add £18 for each £1000 over £20,000 up to £100,000	Add £19 for each £1000 over £20,000 up to £100,000

Total Estimated Cost – This means a reasonable estimate that would be charged by a professional builder/contractor, but excluding professional fees and VAT. You may be asked to supply a VAT registered quote for the work.

Other Building Control Charges

Activity	Fee
Fast track examination of structural calculations by prior arrangement - 48 hours	Additional 378
Building Safety Regulator Charges	£145 per hour (ex. VAT)

Section 80 Notification of Demolition

Activity	Fee
Issuing of demolition notice and up to two site visits	343 (No VAT)

Building Control property enquiries

(Search/Solicitor enquiries and requests for replacement completion certificates)

Activity	Fee	VAT	Total
Single copy document - Response within ten days (starting from)	74.5	14.90	89.40
Single copy document - Response within twenty-four hours (starting from)	149.17	29.83	179
Administration charge relating to document retrieval (per hour)	69.17	13.83	83
Written response and requested information provided:			
Response within ten days of receipt (starting from)	103.33	20.67	124
Response within twenty-four hours of receipt (starting from)	223.33	44.67	268
PRC Certificates	338.33	67.67	406

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Guidance Notes

The Building (Local Authority Charges) Regulations 2010 are divided into Plan and Inspection Charges, Building Notice Charges and Regularisation Charges. They are different for each type of work.

The following notes are for guidance only and are not a substitute for the Statutory Instrument 2010 No. 404 which contains a full statement of the law.

All charges are subject to VAT at the appropriate rate except the Demolition and Regularisation Charge.

1. **Charges** – These are valid from 5th April 2024.
2. **Full Plans** – The Charge must be paid on the deposit of the plans with the Council.
3. **Building Notices** – The Charge must be paid when the Notice is submitted to the Council.
4. **Regularisation Charges** – The Charge must be paid when the Notice is submitted to the Council (VAT exempt) and relates to the regularisation of unauthorised building work commenced on or after 11th November 1985.
5. **Demolition Notices** – The Charge must be paid when the Notice is submitted to the Council.
6. **Search Enquiries** – The Charge must be paid before the Council responds to the enquiry.
7. **Exemptions** – Where work is to provide access and/or facilities for disabled people to existing dwellings and buildings to which the public have access, this may be exempt from charges.
8. **Payment** – Payment links will be emailed following application assessment.

Building Control contact details:

Regeneration & Culture
5th floor Front, Lynton House
255-259 High Road
Ilford
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E-mail: buildingcontrol@redbridge.gov.uk
Telephone: 020 8708 2529 (8.30am – 10.30am)