London Borough of Redbridge

BUILDING CONTROL FEES with effect from 1st April 2026

The Building (Local Authority Charges) Regulations 2010

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.

Table 1: Charges for New Dwellings less than 150m^2

Number of properties	Fee
1	£1,478
2	£2,005
3	£2,533
4	£2,955
5	£3,377
6	£3,694

For more than 6 dwellings, please contact Building Control for individually assessed charges.

Table 2: Charges for extensions, garage conversions and loft conversions

Separate extensions constructed at the same time may be combined together..

Type of work	Fee
Detached uninsulated/non-habitable building having a floor area not exceeding 40m^2 in total.	£739
Integral garage conversion into a habitable space.	£739
Extensions and insulated outbuildings where the total floor area does not exceed 20m^2.	£1003
Extensions, insulated outbuildings where the total floor area exceeds 20m^2 but does not exceed 60m^2.	£1,320
Loft conversions where the total floor area does not exceed 60m^2.	£1,320
Extensions and insulated outbuildings where the total floor area exceeds 60m^2 but does not exceed 100m^2.	£1,583

Table 3: Charges for Other Works

Charges for all other works not covered in Table 1 or Table 2

Estimated Cost of Work	Fee
£0 - £2000	£370
£2,000 - £5,000	£528
£5,000 - £10,000	£739
£10,000 - £ 20,000	£950
£20,000 - £30,000	£1,161
£30,000 - £40,000	£1,372
£40,000 - £50,000	£1,583
£50,000 - £60,000	£1,794
£60,000 - £70,000	£1,953
£70,000 - £80,000	£2,111
£80,000 - £90,000	£2,270
£90,000 - £100,000	£2,428
£100,000 - £120,000	£2,586
£120,000 - £140,000	£2,744
£140,000 - £170,000	£2,903
£170,000 - £200,000	£3,061

For estimated cost of works exceeding £200,000, please contact Building Control for individually assessed charges.

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.

Table 4: Other services

Fast track examination of structural calculations by prior arrangement - 48 hours	£416
Single copy of a document - 10 days	£107
Single copy of a document - 24 hours	£214
Written response - 10 days	£161
NEW - Administration charge relating to document retrieval (per hour)	£96
Written response - 24 hours	£321
PRC Certificate	£434
PRC Letter	£200
Reactivation Fee for applications inactive for more than 3 years	Minimum Charge £200

Please note: The Building Regulation charges include VAT and are the same for corresponding building work: Building Control Approval with Full Plans and a Building Notice. All charges are shown inclusive of VAT at 20%. Only a charge for a Reversion and Regularisation Applications are VAT exempt. However, the fee is subject to a 50% uplift from the base cost (i.e. exclusive of VAT) from the corresponding category(i.e's) in the relevant table(s). Regularisation applications relate to the regularisation of unauthorised building work commenced on or after 11th November 1985.

Explanatory notes

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

1) Before you build, extend or convert, you or your Agent must advise your Local Authority either by submitting Building Control Approval with Full Plans or a Building Notice. The charge payable depends on the type of work, the number of dwellings in a building and/or the total floor area. The following tables (which are an integral part of this Schedule) may be used in conjunction with the current Charge Scheme to calculate the Charges. If you have any difficulties calculating the charges, please consult Building Control via email.

2) **Table 1**: Charges for new dwellings e.g. certain houses and flats - applicable where the total internal floor area of each dwelling, does not exceed 150m^2 and the building has no

more than three storeys, each basement level being counted as one storey. In any other case, Table 3 applies.

3) **Table 2**: Where work comprises more than one extension which is to be constructed at the same time the total internal floor areas of all storeys of all the extensions shown may be added together to determine the relevant charge. If the extension(s) exceed 100m^2 or 3 storeys, in height, then Table 3 applies. All work contained within the footprint of an extension or loft conversion is included in the fee but does not include works outside of the footprint of the extension or loft conversion. For additional internal or external alterations Table 3 should be used. For multiple work(s) that is to be carried out at the same time and falls into Table 3 as well as Table 2, the Table 3 fee may be discounted by 25%.

4) **Table 3**: Applicable to all other building work not covered by Table 1 or Table 2. Total estimated cost means an estimated cost accepted by the local authority of a reasonable cost that would be charged by a person in business to carry out the work shown or described in the application, excluding VAT, and any professional fees paid to an architect, engineer or surveyor etc., also excludes VAT.

5) **Supplementary Charges:** The Building (Local Authority Charges) Regulations 2010 allow a local authority to make supplementary charges if additional costs arise as a result of confirming compliance with the Building Regulations. Such supplementary charges may be considered if costs result from: consultant costs; inaccurate/incomplete plans; revised schemes; work not being ready for inspection or additional site inspection; and, non-compliant work etc.

6) **Demolition Notices/Section 80**: The Charge £375 must be paid when the Notice is submitted to the Council. It is not subject to VAT.

7) **Disabled Persons**: Building works to provide access and/or facilities solely for the purpose of disabled people to existing dwellings and buildings to which the public have access may be exempt from Charges. Proof of eligibility for a fee exemption will be required.

8) **BSR:** Our hourly rate for Building Safety Regulator work is £145 per hour, plus VAT.

9) **Search Enquiries**: The Charge must be paid before the Council responds to the enquiry.

10) **Refunds**: Refunds will be calculated in accordance with the Charge Regulations and any costs incurred will be deducted. Please note there is an additional administrative fee (minimum of £250) 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. Expired applications will not receive a refund.

11) **Making a Payment**: Payment links will be emailed following application assessment.

Building Control contact details:

Further information about submitting a building control application is available on our website page www.redbridge.gov.uk/planning-and-building/building-control/

E-mail: buildingcontrol@redbridge.gov.uk