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## **STANDARD CHARGES (Revision April 2018)**

**These standard charges have been set by Sandwell Metropolitan Borough Council on the basis that the building work does not consist of, or include, innovative or high risk construction techniques and 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 to be carried out by a person or company who is competent to carry out the design and building work that they are undertaking. If they are not, the work may incur supplementary charges.**

**If you have paid for chargeable advice in the form of pre-application consultations for the project a reduction will be made in the standard charge that is now payable.**

### **Building Notice Charge**

The use of the “Building Notice” procedure does involve the Building Control Officer spending more time on site visits. It is for this reason that a project using the Building Notice procedure will incur a 20% increase in fees applicable, above those that are required for a project using the “Full Plans” procedure.

### **Reversion Charges**

These charges will be individually determined.

### **Regularisation Charges**

The charge is listed in the following tables.

## TABLE A

### STANDARD CHARGES FOR THE CREATION OR CONVERSION TO NEW HOUSING

Number of dwellings	Plan Charge	Inspection Charge	Building Notice Charge +20%	Regularisation Charge (does not include electrical inspection & test)
1	£206	£309	£618	£834.30
2	£231.75	£463.50	£834.30	£1126.30
3	£309	£618	£1112.40	£1501.75
4	£386.25	£669.50	£1266.90	£1710.30
5	£463.50	£721	£1421.40	£1918.90
6	£515	£798.25	£1575.90	£2127.45
7	£540.75	£927	£1823.10	£2461.20
8	£566.50	£1055.75	£1946.70	£2628.05
9	£592.25	£1184.50	£2132.10	£2878.35

The above charges do not include for the inspection and testing of electrical installations to assess compliance with “Part P” of the Building Regulations, it is assumed that you will employ a person who has suitable accreditation with a relevant “competent persons scheme”. The Council can inspect and test the electrical installation, but an additional charge will be made.

Value added tax at the current standard rate must be added to the above with the exception of the “Regularisation charge” when VAT is not applicable.

Note; - for 10 or more dwellings, or if the floor area of a dwelling exceeds 300m<sup>2</sup> the charge is individually assessed.

## STANDARD CHARGES FOR OTHER BUILDING WORK

**TABLE B**  
**Domestic Extensions to a Single Building**

### Single storey Extensions

Category	Description	Plan charge	Inspection charge	Building Notice	Regularisation
<b>1</b>	Single storey extension, less than 10m <sup>2</sup>	<b>£141.65</b>	<b>£169.95</b>	<b>£373.90</b>	<b>£504.75</b>
<b>2</b>	Single storey extension greater than 10m <sup>2</sup> but less than 40m <sup>2</sup>	<b>£198.30</b>	<b>£226.60</b>	<b>£509.85</b>	<b>£688.30</b>
<b>3</b>	Single storey extension greater than 40m <sup>2</sup> but less than 100m <sup>2</sup>	<b>£254.95</b>	<b>£311.55</b>	<b>£679.80</b>	<b>£917.75</b>

### Two Storey Extensions

Category	Description	Plan charge	Inspection Charge	Building Notice	Regularisation
<b>4</b>	Two storey extension not exceeding 40m <sup>2</sup>	<b>£226.60</b>	<b>£254.95</b>	<b>£577.85</b>	<b>£780.05</b>
<b>5</b>	Two storey extension greater than 40m <sup>2</sup> but less than 200m <sup>2</sup>	<b>£283.25</b>	<b>£339.90</b>	<b>£747.80</b>	<b>£1009.50</b>
<b>6</b>	Loft conversion floor area not exceeding 50m <sup>2</sup>	<b>£226.60</b>	<b>£169.95</b>	<b>£475.85</b>	<b>£642.40</b>

**All Building Regulation charges are the subject of VAT at the current standard rate with the exception of “Regularisation charges” which do not attract VAT.**

**Note: If the floor area exceeding the maximum stated in the tables above the charge will be individually assessed.**

## Domestic Garages and Carports

Category	Description	Plan charge	Inspection Charge	Building Notice	Regularisation
<b>7</b>	Non exempt detached garage or carport up to 100m <sup>2</sup>	<b>£169.95</b>	<b>Covered in plan charge</b>	<b>£203.95</b>	<b>£275.30</b>
<b>8</b>	Non exempt attached single storey garage or carport up to 100m <sup>2</sup>	<b>£141.65</b>	<b>£141.65</b>	<b>£339.90</b>	<b>£458.85</b>
<b>9</b>	Conversion of a garage to habitable use	<b>£113.30</b>	<b>£141.65</b>	<b>£305.90</b>	<b>£413</b>

The above charges assume that any fixed electrical installation is carried out by a person who is competent to do so and has accreditation with a relevant “Competent Person Scheme”, they do not include for the cost of inspection and testing of fixed electrical installations.

If your electrical installer has not got the necessary accreditation, a supplementary charge will be made for the inspection and test of the electrical installation.

All Building Regulation charges are subject to VAT at the current standard rate with the exception of “Regularisation charges” which do not attract VAT.

**Note:** If the floor area exceeding the maximum stated in the table above the charge will be individually assessed.

**TABLE C**

**Alterations to a Single Domestic Building**

Category of work	Plan charge (FP)	Inspection charge	Building notice charge (N)	50% reduction if carried out at same time as an extension		Regularisation charge
				(FP)	(N)	
1. Installation of a controlled fitting , i.e. installation of a bathroom, or of a wc, shower, bath or sink	£169.95	covered in plan charge	£203.95	£85	£101.95	£275.30
2. a) Foundation underpinning of main house	£169.95	£226.60	£475.85	£198.30	£237.95	£642.40
b) Foundation underpinning of wing building	£113.30	£113.30	£249.25	£113.30	£124.65	£336.50
3. Internal alterations to layout or structural alterations , that are not ancillary to an extension	£113.30	£113.30	£249.25	£113.30	£124.65	£336.50
4. a) Replacement or renovation of a thermal element to a single dwelling, i.e. new ground floor or floor exposed to the elements, external cladding or rendering, new internal linings to external walls	£169.95	covered in plan charge	£203.95	£85	£101.95	£275.30
b) Reroofing of main house	£73.65	£73.65	£169.95	£73.65	£85	£229.45
c) Reroofing of wing building/extension	£107.65	covered in plan charge	£129.15	£53.80	£64.60	£174.35

**All Building Regulation charges are the subject of VAT at the present standard rate with the exception of “Regularisation charges” which do not attract VAT.**

## Domestic Electrical Installations

The electrical installation in domestic properties must comply with part P of the Building Regulations. In a situation where the installer is not “Part P” accredited by a “competent persons scheme”, the installation must be inspected and tested by the Councils’ specialist Building Control Officer.

### Electrical Installations, inspection and test

Category	Plan charge	Inspection charge	Building Notice	No Reduction	Regularisation charge
Certification of electrical works by non registered but suitably qualified competent persons *	N/A	N/A	£73.65	-	£99.45
New house or rewire of existing extension, new consumer unit or other notifiable work	N/A	N/A	£440	-	£594

\* A copy of the Electricians City & Guilds Electrical Installation Part 1 (minimum), City & Guilds 2391 Inspection & Testing and BS7671 17<sup>th</sup> Edition qualifications must be submitted with the application. A copy of the Electrical Installation Certificate and Schedule of Test Results must be submitted on completion of the application.

### Window and Door Replacement

Replacement doors and windows are controlled by the Building Regulations. In a situation where the window installer is not accredited by a “competent persons scheme” FENSA, CERTAS or BSI, the installation must be inspected by the Councils’ Building Control Officer.

Category	Plan charge	Inspection charge	Building Notice charge	50% reduction if carried out at same time as an extension	Regularisation charge
Up to 10 frames	£85	Covered in plan charge	£85	£42.50	£114.70
Over 10 frames	£113.30	Covered in plan charge	£113.30	£56.65	£152.95

**All Building Regulation charges are the subject of VAT at the present standard rate with the exception of “Regularisation charges” which do not attract VAT.**

## TABLE D

### ALL OTHER NON-DOMESTIC WORK & NEW BUILD Non-domestic extensions and new build up to 200m<sup>2</sup>

(Use of buildings excluding industrial and storage buildings)

	Category	Plan charge	Inspection charge	Regularisation charge
1	Floor area not exceeding 10m <sup>2</sup>	£185.65	£265.25	£608.70
2	Floor area greater than 10m <sup>2</sup> but less than 40m <sup>2</sup>	£265.25	£371.30	£859.35
3	Floor area greater than 40m <sup>2</sup> but less than 100m <sup>2</sup>	£371.30	£477.40	£1145.75
4	Floor area greater than 100m <sup>2</sup> but less than 200m <sup>2</sup>	£530.45	£636.55	£1575.45

(Use for Industrial and storage Purposes)

	Category	Plan charge	Inspection charge	Regularisation charge
1	Floor area not exceeding 10m <sup>2</sup>	£159.15	£159.15	£429.65
2	Floor area greater than 10m <sup>2</sup> but less than 40m <sup>2</sup>	£265.25	£265.25	£716.10
3	Floor area greater than 40m <sup>2</sup> but less than 100m <sup>2</sup>	£318.25	£318.25	£859.35
4	Floor area greater than 100m <sup>2</sup> but less than 200m <sup>2</sup>	£424.35	£424.35	£1145.75

All of the above charges are the subject of VAT at the current standard rate, with the exception of the “Regularisation charges” which do not attract VAT.

**Note:** If the floor area exceeding the maximum stated in the tables above the charge will be individually assessed.

**TABLE E****ALL OTHER NON-DOMESTIC WORK**

No.	Category of work	Basis of charge	Plan charge	Inspection charge	Regularisation charge
1	Window replacements	Fixed price- Installation of up to 10 frames	£106.10	Covered in plan charge	£143.20
		Fixed price- Installation of up to 20 frames	£159.15	Covered in plan charge	£214.85
2	Renovation of thermal element	Estimated cost less than £50,000	£159.15	Covered in plan charge	£214.85
		Estimated cost between £50,001-£100,000	£159.15	£132.60	£393.85
3	Installation of mezzanine storage platform up to 500m <sup>2</sup>	Fixed price	£371.30	£212.20	£787.70
4	Office or shop fit out	Fixed price- Floor area up to 200m <sup>2</sup>	£159.15	£159.15	£429.65
		Floor area between 200-1000m <sup>2</sup>	£265.25	£265.25	£716.10
5	Alterations not described elsewhere	Fixed price Estimated cost less than £5,000	£106.10	£106.10	£286.45
		Estimated cost £5001-£25,000	£159.15	£212.20	£501.30
		Estimated cost £25,001-£50,000	£265.25	£318.25	£787.70
		Estimated cost £50,001-£75,000	£371.30	£371.30	£1002.55
		Estimated cost £75,001-£100,000	£424.35	£477.40	£1217.40

All of the above charges are the subject of VAT at the current standard rate, with the exception of the “Regularisation charges” which do not attract VAT.

Note: If the floor area or estimated cost of works exceeding the maximum stated in the table above the charge will be individually assessed.