
STANDARD CHARGES (Revision 01 April 2026)

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

The charge is listed in the following tables.

Regularisation Charges

The charge is listed in the following tables.

Value added tax

VAT at the current standard rate **is included** in our charges tables with the exception of the “Regularisation charge” when VAT is not applicable.

TABLE A
STANDARD CHARGES FOR THE CREATION OR
CONVERSION TO NEW HOUSING

Number of dwellings	Plan Charge	Inspection Charge	Building Notice Charge +20%	Regularisation / Reversion Charge (does not include electrical inspection & test)
1	£357.64	£536.38	£1,072.73	£1,206.76
2	£402.26	£804.46	£1,448.12	£1,629.14
3	£536.40	£1,072.74	£1,930.84	£2,172.21
4	£670.48	£1,162.12	£2,198.96	£2,473.91
5	£804.46	£1,251.30	£2,467.22	£2,775.66
6	£893.98	£1,385.70	£2,735.30	£3,077.26
7	£938.59	£1,609.16	£3,164.51	£3,560.09
8	£983.35	£1,832.56	£3,378.96	£3,801.35
9	£1,027.96	£2,055.96	£3,700.75	£4,163.44

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”.

Value added tax at the current standard rate **is included** in 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 300m² 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 / Reversion
1	Single storey extension up to 10m ²	£234.68	£281.57	£619.55	£696.92
2	Single storey extension greater than 10m ² and up to 40m ²	£328.51	£375.40	£844.78	£950.39
3	Single storey extension greater than 40m ² and up to 100m ²	£422.50	£516.16	£1,126.39	£1,267.15

Two Storey Extensions

Category	Description	Plan charge	Inspection Charge	Building Notice	Regularisation / Reversion
4	Two storey extension up to 40m ²	£375.40	£422.50	£957.37	£1,077.07
5	Two storey extension greater than 40m ² and up to 200m ²	£469.37	£563.20	£1,239.00	£1,393.89
6	Loft conversion floor area not exceeding 50m ²	£375.40	£281.57	£788.41	£887.00

Value added tax at the current standard rate **is included** in the above with the exception of the “Regularisation charge” when VAT is not applicable.

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 / Reversion
7	Non exempt detached garage, non-habitable outbuilding or carport up to 100m ²	£281.57	Covered in plan charge	£337.97	£380.16
8	Non exempt attached single storey garage, non-habitable outbuilding or carport up to 100m ²	£234.68	£234.68	£563.20	£633.58
9	Conversion of a garage to habitable use	£187.80	£234.68	£506.78	£570.23

Pre Application works

Category	Description	Pre app Charge
10	Trial hole	£150.64 (This fee would be deducted from your application submission fee)

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”.

Value added tax at the current standard rate **is included** in the above with the exception of the “Regularisation charge” when VAT is not applicable.

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 / Reversion charge
				(FP)	(N)	
1. Installation of a controlled fitting , i.e. installation of a bathroom, or of a wc, shower, bath or sink	£281.64	covered in plan charge	£338.00	£140.82	£169.00	£380.16
2. Solid conservatory roof	£118.63	£158.26	£332.09	-	-	£373.58
3. Internal alterations to layout or structural alterations, underpinning, chimney breast removal, that are not ancillary to an extension	£187.76	£187.76	£413.06	£187.76	£206.53	£464.66
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	£281.64	covered in plan charge	£338.00	£140.82	£169.00	£380.16
b) Reroofing of main house, wing or extension	£122.14	£122.14	£281.64	£122.14	£140.82	£316.81

Value added tax at the current standard rate **is included** in the above with the exception of the “Regularisation charge” when VAT is not applicable.

Domestic Electrical Installations

The electrical installation in domestic properties must comply with part P of the Building Regulations.

Electrical Installations, inspection and test

Category	Plan charge	Inspection charge	Building Notice	No Reduction	Regularisation / Reversion charge
Certification of electrical works by non registered but suitably qualified competent persons *	N/A	N/A	£122.08	-	£137.34

* A copy of the Electricians City & Guilds Electrical Installation Part 1 (minimum), City & Guilds 2391 Inspection & Testing and BS7671 17th 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	Standard charge	Regularisation / Reversion charge
Up to 10 frames	£140.86	£158.41
Over 10 frames	£187.80	£211.24

Value added tax at the current standard rate **is included** in the above with the exception of the “Regularisation charge” when VAT is not applicable.

TABLE D**ALL OTHER NON-DOMESTIC WORK & NEW BUILD**
Non-domestic extensions and new build up to 200m²**(Use of buildings excluding industrial and storage buildings)**

	Category	Plan charge	Inspection charge	Regularisation / Reversion charge
1	Floor area up to 10m ²	£322.20	£460.48	£880.42
2	Floor area greater than 10m ² and up to 40m ²	£460.48	£644.54	£1,242.98
3	Floor area greater than 40m ² and up to 100m ²	£644.54	£828.72	£1,657.35
4	Floor area greater than 100m ² and up to 200m ²	£920.80	£1,104.86	£2,278.86

(Use for Industrial and storage Purposes)

	Category	Plan charge	Inspection charge	Regularisation / Reversion charge
1	Floor area up to 10m ²	£276.30	£276.30	£621.52
2	Floor area greater than 10m ² and up to 40m ²	£460.48	£460.48	£1,035.83
3	Floor area greater than 40m ² and up to 100m ²	£552.43	£552.43	£1,242.98
4	Floor area greater than 100m ² and up to 200m ²	£736.61	£736.61	£1,657.35

Value added tax at the current standard rate **is included** in the above with the exception of the “Regularisation charge” when VAT is not applicable.

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 / Reversion charge
1	Window replacements	Fixed price- Installation of up to 10 frames	£184.18	Covered in plan charge	£207.16
		Fixed price- Installation of up to 20 frames	£276.30	Covered in plan charge	£310.81
2	Installation of mezzanine storage platform up to 500m ²	Fixed price	£644.54	£368.35	£1,139.38
3	Office or shop fit out	Fixed price- Floor area up to 200m ²	£276.30	£276.30	£621.52
		Floor area between 200-1000m ²	£460.48	£460.48	£1,035.83
4	Alterations not described elsewhere	Estimated cost up to £25,000	£276.30	£368.35	£725.12
		Estimated cost £25,001-£50,000	£460.48	£552.43	£1,139.38
		Estimated cost £50,001-£100,000	£736.61	£828.72	£1,761.00

Value added tax at the current standard rate **is included** in the above with the exception of the “Regularisation charge” when VAT is not applicable.

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