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Building Regulations Charges Scheme No. 1 2018
The Building Regulations 2010
The Building (Local Authority Charges) Regulations 2010

Building Control Charges

GUIDANCE NOTES

The charges for Building Regulation work are intended to cover the cost of the service.

There are two methods that the authority may use to establish the charge for building work.

The **Standard Charge** and the **Individually Determined Charge**

Standard charges are specified in Table 1 and Table 2. Table 1 is for domestic works and Table 2 for non-domestic work, and are applicable for other works with an estimate of costs of up to £200,000.

Charges for works not specified in the Standard Charges and in excess of £200,000 will be assessed on a case by case basis (**Individually Determined Charge**).

1. **Full Plans** (see pages 2-3)
 - The **Plan charge** must be paid on the deposit of plans with the Council.
 - The **Inspection Charge** will be payable after the first inspection has been undertaken.
2. **Building Notices** (see pages 4-5) – The charge must be paid when the notice is submitted to the Council.
3. **Regularisation Charge** (see pages 6-7) – This is 120% of the Building Notice charge.
4. **Reversion Charge** – This is 120% of the Building Notice charge (please email Building Control for this information)
5. **Exemption** – Where work is only to provide certain access and facilities for disabled people in existing buildings, no charge will be made (contact Building Control regarding specific projects).
6. **Multiple Works** – Where plans show multiple works, e.g. extension and attached garage, the standard charge is payable for each unit of work.
7. **Supplementary Charges** – The Charges have 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.
8. **Estimated Cost** – This means a reasonable estimate that would be charged by a professional builder, but excluding professional fees and VAT.
9. **Implementation** – The base charges are effective from the 1st April 2018

(All charges are subject to VAT except the Regularisation and Reversion Charge which are determined as 120% of the Building Notice charge).

For Individually Determined Charges (not specified in Table 1 & 2) please email buildingcontrol@richmond.gov.uk with details of the proposed works.

Extensions and Loft Conversions to single dwellings*		Full Plans					
		Plan Charge			Inspection Charge		
		Exc VAT (£)	VAT (£)	Inc VAT (£)	Exc VAT (£)	VAT (£)	Inc VAT (£)
EX01	Extension <40m ²	240.83	48.17	289.00	364.17	72.83	437.00
EX02	Extension > 40m ² and <60m ²	291.67	58.33	350.00	436.67	87.33	524.00
EX03	Extension > 60m ² (each additional 20m ² or part)	24.17	4.83	29.00	35.83	7.17	43.00
LC01	Loft conversions <40m ²	233.33	46.67	280.00	352.50	70.50	423.00
LC02	Loft conversions >40m ² and <60m ²	282.50	56.50	339.00	422.50	84.50	507.00
LC03	Loft conversions >60m ² (each additional 20m ² or part)	23.33	4.67	28.00	35.00	7.00	42.00

* Extensions also include detached garage/car port but excludes basements *

Other works to domestic buildings		Full Plans					
		Plan Charge			Inspection Charge		
		Exc VAT (£)	VAT (£)	Inc VAT (£)	Exc VAT (£)	VAT (£)	Inc VAT (£)
OD11	Electrical wiring up to 12 circuits (4 bed house typical) where electrician is not in Competent Person Scheme	96.67	19.33	116.00	143.33	28.67	172.00

New build dwellings up to 150m ² (where in excess of 150m ² subject to estimated costs)		Full Plans					
		Plan Charge			Inspection Charge		
		Exc VAT (£)	VAT (£)	Inc VAT (£)	Exc VAT (£)	VAT (£)	Inc VAT (£)
H01	1 new dwelling	290.00	58.00	348.00	433.33	86.67	520.00
H02	2-5 new dwellings additional charge per extra dwelling over 1	111.67	22.33	134.00	168.33	33.67	202.00
H03	6 new dwellings	853.33	170.67	1,024.00	1,279.17	255.83	1,535.00
H04	Additional charge per dwelling over 6 up to 20	96.67	19.33	116.00	143.33	28.67	172.00

All other works - estimated cost (up to £200,000)		Full Plans					
		Plan Charge			Inspection Charge		
		Exc VAT (£)	VAT (£)	Inc VAT (£)	Exc VAT (£)	VAT (£)	Inc VAT (£)
AL01	<£5,000	95.83	19.17	115.00	141.67	28.33	170.00
AL02	£5,001 - £10,000	114.17	22.83	137.00	171.67	34.33	206.00
AL03	£10,001 - £20,000	162.50	32.50	195.00	244.17	48.83	293.00
AL04	£20,001 - £30,000	210.83	42.17	253.00	316.67	63.33	380.00
AL05	£30,001 - £40,000	257.50	51.50	309.00	388.33	77.67	466.00
AL06	£40,001 - £50,000	305.00	61.00	366.00	459.17	91.83	551.00
AL07	£50,001 - £60,000	344.17	68.83	413.00	515.83	103.17	619.00
AL08	£60,001 - £70,000	382.50	76.50	459.00	573.33	114.67	688.00
AL09	£70,001 - £80,000	420.83	84.17	505.00	630.83	126.17	757.00
AL10	£80,001 - £90,000	459.17	91.83	551.00	688.33	137.67	826.00
AL11	£90,001 - £100,000	498.33	99.67	598.00	745.83	149.17	895.00
AL12	£100,001 - £120,000	534.17	106.83	641.00	802.50	160.50	963.00
AL13	£120,001 - £140,000	573.33	114.67	688.00	860.00	172.00	1,032.00
AL14	£140,001 - £160,000	612.50	122.50	735.00	918.33	183.67	1,102.00
AL15	£160,001 - £180,000	649.17	129.83	779.00	975.83	195.17	1,171.00
AL16	£180,001 - £200,000	688.33	137.67	826.00	1,032.50	206.50	1,239.00
AL17	£200,001+	For works exceeding £200,000 please email buildingcontrol@richmond.gov.uk and ask for advice as costs are individually determined					

All non-domestic extensions and other purpose groups		Full Plans					
		Plan Charge			Inspection Charge		
		Exc VAT (£)	VAT (£)	Inc VAT (£)	Exc VAT (£)	VAT (£)	Inc VAT (£)
ND01	Small extensions (internal floor areas) <40m ²	258.33	51.67	310.00	388.33	77.67	466.00
ND02	Small extensions (internal floor areas) between 40m ² and <100m ²	308.33	61.67	370.00	462.50	92.50	555.00
ND03	Small extensions (internal floor areas) between 100m ² and 200m ² for each additional 20m ² or part	24.17	4.83	29.00	35.83	7.17	43.00

All other works - estimated cost (up to £200,000)		Full Plans					
		Plan Charge			Inspection Charge		
		Exc VAT (£)	VAT (£)	Inc VAT (£)	Exc VAT (£)	VAT (£)	Inc VAT (£)
AL01	<£5,000	95.83	19.17	115.00	141.67	28.33	170.00
AL02	£5,001 - £10,000	114.17	22.83	137.00	171.67	34.33	206.00
AL03	£10,001 - £20,000	162.50	32.50	195.00	244.17	48.83	293.00
AL04	£20,001 - £30,000	210.83	42.17	253.00	316.67	63.33	380.00
AL05	£30,001 - £40,000	257.50	51.50	309.00	388.33	77.67	466.00
AL06	£40,001 - £50,000	305.00	61.00	366.00	459.17	91.83	551.00
AL07	£50,001 - £60,000	344.17	68.83	413.00	515.83	103.17	619.00
AL08	£60,001 - £70,000	382.50	76.50	459.00	573.33	114.67	688.00
AL09	£70,001 - £80,000	420.83	84.17	505.00	630.83	126.17	757.00
AL10	£80,001 - £90,000	459.17	91.83	551.00	688.33	137.67	826.00
AL11	£90,001 - £100,000	498.33	99.67	598.00	745.83	149.17	895.00
AL12	£100,001 - £120,000	534.17	106.83	641.00	802.50	160.50	963.00
AL13	£120,001 - £140,000	573.33	114.67	688.00	860.00	172.00	1,032.00
AL14	£140,001 - £160,000	612.50	122.50	735.00	918.33	183.67	1,102.00
AL15	£160,001 - £180,000	649.17	129.83	779.00	975.83	195.17	1,171.00
AL16	£180,001 - £200,000	688.33	137.67	826.00	1,032.50	206.50	1,239.00
AL17	£200,001+	For works exceeding £200,000 please email buildingcontrol@richmond.gov.uk and ask for advice as costs are individually determined					

Extensions and Loft Conversions to single dwellings*		Building Notice		
WORK CODE		Exc VAT (£)	VAT (£)	Inc VAT (£)
EX01	Extension <40m ²	605.83	121.17	727.00
EX02	Extension >40m ² and <60m ²	730.00	146.00	876.00
EX03	Extension > 60m ² (each additional 20m ² or part)	60.00	12.00	72.00
LC01	Loft conversions <40m ²	585.83	117.17	703.00
LC02	Loft conversions >40m ² and <60m ²	705.00	141.00	846.00
LC03	Loft conversions > 60m ² (each additional 20m ² or part)	58.33	11.67	70.00

* Extensions also include detached garage/car port, but excludes basements

Other domestic buildings		Building Notice		
OD11	Electrical wiring up to 12 circuits (4 bed house typical) where electrician is not in Competent Person Scheme	240.00	48.00	288.00

New build dwellings up to 150m ² (where in excess of 150m ² subject to estimated cost)		Building Notice		
WORK CODE		Exc VAT (£)	VAT (£)	Inc VAT (£)
H01	1 new dwelling	723.33	144.67	868.00
H02	2-5 new dwellings additional charge per extra dwelling over 1	282.50	56.50	339.00
H03	6 new dwellings	2,131.67	426.33	2,558.00
H04	Additional charge per dwelling over 6 up to 20	240.00	48.00	288.00

All other works - estimated cost (up to £200,000)		Building Notice		
WORK CODE		Exc VAT (£)	VAT (£)	Inc VAT (£)
AL01	<£5,000	237.50	47.50	285.00
AL02	£5,001 - £10,000	287.50	57.50	345.00
AL03	£10,001 - £20,000	406.67	81.33	488.00
AL04	£20,001 - £30,000	526.67	105.33	632.00
AL05	£30,001 - £40,000	645.00	129.00	774.00
AL06	£40,001 - £50,000	764.17	152.83	917.00
AL07	£50,001 - £60,000	860.00	172.00	1,032.00
AL08	£60,001 - £70,000	955.83	191.17	1,147.00
AL09	£70,001 - £80,000	1,052.50	210.50	1,263.00
AL10	£80,001 - £90,000	1,147.50	229.50	1,377.00
AL11	£90,001 - £100,000	1,243.33	248.67	1,492.00
AL12	£100,001 - £120,000	1,338.33	267.67	1,606.00
AL13	£120,001 - £140,000	1,435.00	287.00	1,722.00
AL14	£140,001 - £160,000	1,530.83	306.17	1,837.00
AL15	£160,001 - £180,000	1,625.00	325.00	1,950.00
AL16	£180,001 - £200,000	1,720.83	344.17	2,065.00
AL17	£200,001+ For works exceeding £200,000 please email buildingcontrol@richmond.gov.uk and ask for advice as costs are individually determined			

Please Note: For all works that are non-domestic a Full Plans submission is required (please see page 2 for the required submission fees)

All non-domestic extensions and other purpose groups		Building Notice		
		Exc VAT (£)	VAT (£)	Inc VAT (£)
WORK CODE				
ND01	Small extensions (internal floor areas) <40m ²	645.83	129.17	775.00
ND02	Small extensions (internal floor areas) between 40m ² and <100m ²	770.83	154.17	925.00
ND03	Small extensions (internal floor areas) more than 100m ² -200m ² - each additional 20m ² or part	60.00	12.00	72.00

All other works - estimated cost (up to £200,000)		Exc VAT (£)	VAT (£)	Inc VAT (£)
		Exc VAT (£)	VAT (£)	Inc VAT (£)
WORK CODE				
AL01	<£5,000	237.50	47.50	285.00
AL02	£5,001 - £10,000	287.50	57.50	345.00
AL03	£10,001 - £20,000	406.67	81.33	488.00
AL04	£20,001 - £30,000	526.67	105.33	632.00
AL05	£30,001 - £40,000	645.00	129.00	774.00
AL06	£40,001 - £50,000	764.17	152.83	917.00
AL07	£50,001 - £60,000	860.00	172.00	1,032.00
AL08	£60,001 - £70,000	955.83	191.17	1,147.00
AL09	£70,001 - £80,000	1,052.50	210.50	1,263.00
AL10	£80,001 - £90,000	1,147.50	229.50	1,377.00
AL11	£90,001 - £100,000	1,243.33	248.67	1,492.00
AL12	£100,001 - £120,000	1,338.33	267.67	1,606.00
AL13	£120,001 - £140,000	1,435.00	287.00	1,722.00
AL14	£140,001 - £160,000	1,530.83	306.17	1,837.00
AL15	£160,001 - £180,000	1,625.00	325.00	1,950.00
AL16	£180,001 - £200,000	1,720.83	344.17	2,065.00
AL17	£200,001+ For works exceeding £200,000 please email buildingcontrol@richmond.gov.uk and ask for advice as costs are individually determined			

Please Note: For all works that are non-domestic a full plans submission is required (please see page 2 for the required submission fees)

Extensions and Loft Conversions to single dwellings*		Regularisation & Reversion (£)
WORK CODE		
EX01	Extension <40m ²	727.00
EX02	Extension >40m ² and <60m ²	876.00
EX03	Extension > 60m ² (each additional 20m ² or part)	72.00
LC01	Loft conversions <40m ²	703.00
LC02	Loft conversions >40m ² and <60m ²	846.00
LC03	Loft conversions > 60m ² (each additional 20m ² or part)	70.00

* Extensions also include detached garage / car ports, but excludes basements

Other domestic buildings		Regularisation & Reversion (£)
WORK CODE		
OD11	Electrical wiring up to 12 circuits (4 bed house typical) where electrician is not in Competent Person Scheme	288.00

New build dwellings up to 150m² (where in excess of 150m² subject to estimated cost)		Regularisation & Reversion (£)
WORK CODE		
H01	1 new dwelling	868.00
H02	2-5 new dwellings additional charge per extra dwelling over 1	339.00
H03	6 new dwellings	2,558.00
H04	Additional charge per dwelling over 6 up to 20	288.00

All other works - estimated cost (up to £200,000)		Regularisation & Reversion (£)
WORK CODE		
AL01	<£5,000	285.0
AL02	£5,001 - £10,000	345.00
AL03	£10,001 - £20,000	448.00
AL04	£20,001 - £30,000	632.00
AL05	£30,001 - £40,000	774.00
AL06	£40,001 - £50,000	917.00
AL07	£50,001 - £60,000	1,032.00
AL08	£60,001 - £70,000	1,147.00
AL09	£70,001 - £80,000	1,263.00
AL10	£80,001 - £90,000	1,377.00
AL11	£90,001 - £100,000	1,492.00
AL12	£100,001 - £120,000	1,606.00
AL13	£120,001 - £140,000	1,722.00
AL14	£140,001 - £160,000	1,837.00
AL15	£160,001 - £180,000	1,950.00
AL16	£180,001 - £200,000	2,065.00
AL17	£200,001+ For works exceeding £200,000 please email buildingcontrol@richmond.gov.uk and ask for advice as costs are individually determined	

All non-domestic extensions and other purpose groups		Regularisation & Reversion (£)
WORK CODE		
ND01	Small extensions (internal floor areas) <40m ²	775.00
ND02	Small extensions (internal floor areas) between 40m ² and <100m ²	925.00
ND03	Small extensions (internal floor areas) more than 60m ² - each additional 20m ² or part	72.00

All other works - estimated cost (up to £200,000)		Regularisation & Reversion (£)
WORK CODE		
AL01	<£5,000	285.00
AL02	£5,001 - £10,000	345.00
AL03	£10,001 - £20,000	488.00
AL04	£20,001 - £30,000	632.00
AL05	£30,001 - £40,000	774.00
AL06	£40,001 - £50,000	917.00
AL07	£50,001 - £60,000	1,032.00
AL08	£60,001 - £70,000	1,147.00
AL09	£70,001 - £80,000	1,263.00
AL10	£80,001 - £90,000	1,377.00
AL11	£90,001 - £100,000	1,492.00
AL12	£100,001 - £120,000	1,606.00
AL13	£120,001 - £140,000	1,722.00
AL14	£140,001 - £160,000	1,837.00
AL15	£160,001 - £180,000	1,950.00
AL16	£180,001 - £200,000	2,065.00
AL17	£200,001+ For works exceeding £200,000 please email buildingcontrol@richmond.gov.uk and ask for advice as costs are individually determined	