



LINCS BUILDING
CONSULTANCY

Building Control Charges Domestic

(Effective from 1st September 2014)



Building Act 1984, Building Regulations 2010
Building (Local Authority Charges) Regulations 2010

Table A Standard Charges For The Creation of New Housing

(Not exceeding 300m² internal floor area, if over 300m² please contact Lincs Building Consultancy.)

Number of House Types	Plan Charge			Number of Dwellings	Inspection Charge		
	Net Charge £	VAT £	Gross Charge £		Net Charge £	VAT £	Gross Charge £
1	230.00	46.00	276.00	1	345.00	69.00	414.00
2	320.00	64.00	384.00	2	480.00	96.00	576.00
3	410.00	82.00	492.00	3	615.00	123.00	738.00
4	490.00	98.00	588.00	4	735.00	147.00	882.00
5	570.00	114.00	684.00	5	855.00	171.00	1026.00
6	650.00	130.00	780.00	6	975.00	195.00	1170.00
7	720.00	144.00	864.00	7	1080.00	216.00	1296.00
8	790.00	158.00	948.00	8	1185.00	237.00	1422.00
9	860.00	172.00	1032.00	9	1290.00	258.00	1548.00
10	930.00	186.00	1116.00	10	1395.00	279.00	1674.00

Note: Where the number of dwellings / house types exceeds 10, or if you intend to construct flats / apartments, please contact Lincs Building Consultancy (LBC).

If you wish to use a Building Notice, please contact LBC for the relevant charge.

Please see overleaf

Table B Domestic Extensions and Alterations to a Single Building

	Description	Basis of Charge	Plan Charge			Inspection Charge			Building Notice Charge		
			Net Charge £	VAT £	Gross Charge £	Net Charge £	VAT £	Gross Charge £	Net Charge £	VAT £	Gross Charge £
1	*Extension floor area not exceeding 10m ² (including provision of rooms in a roof space).	-	320.00	64.00	384.00	-	-	-	400.00	80.00	480.00
2	*Extension floor exceeding 10m ² area but not exceeding 40m ² (including provision of rooms in a roof space).	-	440.00	88.00	528.00	-	-	-	550.00	110.00	660.00
3	*Extension floor exceeding 40m ² area but not exceeding 100m ² (including provision of rooms in a roof space).	-	220.00	44.00	264.00	340.00	68.00	408.00	700.00	140.00	840.00
4	*Erection or extension of a detached or attached building which consists of a garage, car port or out building having a floor area not exceeding 100m ² in total and intended to be used in common with an existing building, and which is not an exempt building.	-	260.00	52.00	312.00	-	-	-	325.00	65.00	390.00
5	*Conversion of a garage in a dwelling to habitable room(s).	-	220.00	44.00	264.00	-	-	-	275.00	55.00	330.00
6	Underpinning.	Please contact Lincs Building Consultancy for the relevant charge.									
7	*Internal alterations, installation of fittings (not electrical) and/or structural alterations. Domestic main sewer connection. Renovation of a thermal element. Installation of a controlled service.	Fixed price based on estimated cost									
		Estimated cost less than £2000	160.00	32.00	192.00	-	-	-	200.00	40.00	240.00
		Estimated cost exceeding £2001 up to £5000	220.00	44.00	264.00	-	-	-	275.00	55.00	330.00
		Estimated cost exceeding £5001 up to £25000	320.00	64.00	384.00	-	-	-	400.00	80.00	480.00
		Estimated cost exceeding £25001 up to £50000	210.00	42.00	252.00	310.00	62.00	372.00	650.00	130.00	780.00
		Estimated cost exceeding £50001 up to £75000	240.00	48.00	288.00	380.00	76.00	456.00	775.00	155.00	930.00
8	Window replacement (Non competent person scheme).	Up to 20 windows to be installed within 1 year	110.00	22.00	132.00	-	-	-	110.00	22.00	132.00
9	Re-roof (Non competent person scheme).	Price per element	130.00	26.00	156.00	-	-	-	130.00	26.00	156.00
10	*Electrical installation (Non competent person scheme).		100.00	20.00	120.00	-	-	-	100.00	20.00	120.00

***Additional charges of £410 + VAT will be required for Electrical work (Non competent person scheme)**

These tables should be read in conjunction with the Guidance Note on Building Control Charges