

Building Control Charges
The Building (Local Authority Charges)
Regulations 2010



EFFECTIVE FROM: 6th April 2026

GUIDANCE NOTES
NEW DWELLINGS (Table A)

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. Individually determined charges, and the establishment of a standard charge.

Individual determination of a charge

Charges are individually determined for the larger and/or more complex projects. This includes:
Work consisting of the erection or conversion of five or more dwellings, or
Work consisting of the erection or conversion of dwellings where the floor area of a dwelling exceeds 300m²

If your building work is defined as requiring an individual assessment or a charge you should e-mail Building Control at: admin@ebcsLtd.co.uk preferably with 'request for a building regulation quotation' in the title of the e-mail and provide copies of plans and a description of the intended work.

Standard charges

The following table gives details of the standard charges for new dwellings and conversions to form dwellings:
These standard charges have been set by the authority on the basis that the building work does not consist of, or include, innovative or high risk construction techniques and/or the duration of the building work from commencement to completion does not exceed 12 months.
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 referred to in the standard charges tables. If they are not, the work may incur supplementary charges.

Table A - Standard charges for NEW DWELLING HOUSES/FLATS

Number of dwelling units	Plan charge (£) (inc VAT)	Inspection charge (£) (inc VAT)	Building Notice charge (£) (inc VAT)	Regularisation charge (£)	Additional charge for Part P
1 unit	200.00	1375.00	1575.00	2050.00	Yes
2 units	200.00	1690.00	1890.00	2460.00	Yes
3 units	300.00	2010.00	2310.00	3000.00	Yes
4 units	300.00	2430.00	2730.00	3550.00	Yes
5 units	300.00	2955.00	3255.00	4230.00	Yes

The additional charge becomes payable when the electrical installation is not being carried out by a Part P registered electrician.
A Part P registered electrician is a qualified electrician who also has the necessary building regulation knowledge to enable his accreditation body to certify his work. In order to recover the local authority costs if anyone other than a Part P registered electrician undertakes the electrical work the additional charge is payable.
Note: For more than five dwellings or if the floor area exceeds 300m² the charge is individually assessed.



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GUIDANCE NOTES

DOMESTIC EXTENSIONS AND ALTERATIONS (Tables B & C)

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. Individually determined charges, and the establishment of a standard charge.

The Building Regulation charge for the majority of domestic extensions and alterations, are standard charges. Charges and not payable for certain aspects of work, carried out for the benefit of a disabled person.

Individual determined charges

This method of determining the charge mainly relates to larger schemes and includes building work that is not listed in the tables below. These include:

Applications subject to a reversion charge (work reverting from an approved inspector to the local authority).

Building work that is in relation to more than one building.

Building work consisting of alterations to a domestic property (other than extensions) where the estimated cost exceeds £75,000.

Building work consisting of a domestic extension where the floor area exceeds 100m² for single storey and 200m² for two storey.

Building work consisting of a non-exempt domestic garage or carport with a floor area over 100m².

If you are carrying out multiple extensions and/or multiple types of alterations the authority may be able to reduce the standard charge and you should enquire if an individual assessment of the charge would result in a lower charge.

If your building work is defined as requiring an individual assessment or a charge you should e-mail Building Control at: admin@ebcsLtd.co.uk preferably with 'request for a building regulation quotation' in the title of the e-mail and provide copies of plans and a description of the intended work.

Standard charges

Standard charges included works of drainage in connection with the erection or extension of a building or buildings.

These standard charges have been set by the authority on the basis that the building work does not consist of, or include, innovative or high risk construction techniques and/or the duration of the building work from commencement to completion does not exceed 12 months.

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 referred to in the standard charges tables. If they are not, the work may incur supplementary charges.

Table B - Standard charge for DOMESTIC EXTENSIONS to a single building

Description of work	Plan charge (£) (exc VAT)	Inspection charge (£) (exc VAT)	Building Notice charge (£) (exc VAT)	Regularisation charge (£)	Additional charge for Part P
Single (1) storey n/e 10m2	(166.76) 200.00	(400.00) 480.00	(566.67) 680.00	884.00	Yes
Single (1) storey 10m2-40m2	(166.76) 200.00	(625.00) 750.00	(791.67) 950.00	1235.00	Yes
Single (1) storey 40m2-100m2	(250.00) 300.00	(800.00) 960.00	(1050.00) 1260.00	1638.00	Yes
Two storey n/e 40m2	(166.67) 200.00	(708.33) 850.00	(875.00) 1050.00	1365.00	Yes
Two storey 40m2-100m2	(166.76) 200.00	(970.83) 1165.00	(1137.5) 1365.00	1775.00	Yes
Two storey 100m2-200m2	(250.00) 300.00	(1250.00) 1500.00	(1500.00) 1800.00	2340.00	Yes
Attached or Detached (2) garage or carport up to 100m2	(166.76) 200.00	(358.33) 430.00	(525.00) 630.00	819.00	Yes

A Part P registered electrician is a qualified electrician who also has the necessary building regulation knowledge to enable his accreditation body to certify his work. In order to recover the local authority costs if anyone other than a Part P registered electrician undertakes the electrical work the additional charge is payable.

(1) Single means one storey at any floor level.

(2) Includes domestic recreational buildings

Table C - Standard charge for DOMESTIC ALTERATIONS to a single building

Description	Plan charge (£) (exc VAT)	Inspection charge (£) (exc VAT)	Building Notice charge (£) (exc VAT)	Regularisation charge (£)
Loft conversion without dormer (max 60m ²)	(166.67) 200.00	(500.00) 600.00	(666.67) 800.00	1040.00
Loft conversion with dormer or change to roof line (max 60m ²)	(166.67) 200.00	(583.33) 700.00	(750.00) 900.00	1170.00
Conversion of garage not exceeding 60m ²	(166.76) 200.00	(358.33) 430.00	(525.00) 630.00	819.00
Alterations to create or extend basement up to 100m ²	(250.00) 300.00	(958.33) 1150.00	(1208.33) 1450.00	1885.00
Alterations and renovation of thermal element				
Estimated cost up to £5000	(375.00) 450.00		(375.00) 450.00	585.00
Estimated cost £5001-£25000	(166.76) 200.00	(358.33) 430.00	(525.00) 630.00	819.00
Estimated cost £25001-£50000	(166.67) 200.00	(583.33) 700.00	(750.00) 900.00	1170.00
Estimated cost £50001-£75000	(250.00) 300.00	(958.33) 1150.00	(1208.33) 1450.00	1885.00
The re-wiring or new installation in a dwelling	(500.00) 600.00		(500.00) 600.00	780.00
Window/door replacement	(250.00) 300.00		(250.00) 300.00	390.00
Underpinning	Individually Determined			

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GUIDANCE NOTES

ALL OTHER WORK (Tables D and E)

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.

Individually determined charges, and the establishment of a standard charge.

Individual determined charge

Charges are individually determined for the larger and/or more complex schemes, these include:

Applications subject to a reversion charge (work reverting from an approved inspector to the local authority).

Building work that is in relation to more than one building.

Building work for which there is no standard charge given in the tables below.

Building work consisting alterations to a non-domestic property (other than extensions) where the estimated cost exceeds £150000.

Building work consisting of a non-domestic extension or new build where the floor area exceeds 200m².

Building work consisting of the installation of over 50 windows in a non-domestic property.

Building work consisting of underpinning to a non-domestic property.

An office or shop fit out where the floor area exceeds 1000m².

If your building work is defined as requiring an individual assessment or a charge you should e-mail Building Control at: admin@ebcsld.co.uk preferably with 'request for a building regulation quotation' in the title of the e-mail and provide copies of plans and a description of the intended work.

Standard charge

The following tables detail the standard charges for erecting, extending or altering non-domestic buildings:

These standard charges have been set by the authority on the basis that the building work does not consist of, or include, innovative or high risk construction techniques and/or the duration of the building work from commencement to completion does not exceed 12 months.

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 referred to in the standard charges tables. If they are not, the work may incur supplementary charges.

If you are carrying out multiple extensions and/or multiple types of alterations the authority may be able to reduce the standard charge and you should enquire if an individual assessment of the charge would result in a lower charge.

Table D - Standard charge for all other non domestic work - EXTENSIONS AND NEW BUILD

Other Residential (Institution and Other)

Description	Plan charge (£) (exc VAT)	Inspection charge (£) (exc VAT)	Regularisation charge (£)
Floor area n/e 10m2	(166.67) 200.00	(481.25) 577.50	971.88
Floor area 10m2-40m2	(166.67) 200.00	(630.00) 756.00	1195.00
Floor area 40m2-100m2	(250.00) 300.00	(728.00) 873.60	1467.00
Floor area 100m2-200m2	(250.00) 300.00	(910.00) 1092.00	1740.00

Assembly and Recreation use

Description	Plan charge (£) (exc VAT)	Inspection charge (£) (exc VAT)	Regularisation charge (£)
Floor area n/e 10m2	(166.67) 200.00	(367.50) 441.00	801.25
Floor area 10m2-40m2	(166.67) 200.00	(551.25) 661.50	1076.88
Floor area 40m2-100m2	(250.00) 300.00	(612.50) 735.00	1293.75
Floor area 100m2-200m2	(250.00) 300.00	(805.00) 966.00	1582.50

Industrial and Storage use

Description	Plan charge (£) (exc VAT)	Inspection charge (£) (exc VAT)	Regularisation charge (£)
Floor area n/e 10m2	(166.67) 200.00	(192.50) 231.00	538.75
Floor area 10m2-40m2	(166.67) 200.00	(262.50) 315.00	643.75
Floor area 40m2-100m2	(250.00) 300.00	(358.75) 430.50	913.13
Floor area 100m2-200m2	(250.00) 300.00	(468.13) 561.75	1077.19

All other use classes

Description	Plan charge (£) (exc VAT)	Inspection charge (£) (exc VAT)	Regularisation charge (£)
Floor area n/e 10m ²	(166.67) 200.00	(310.63) 372.75	715.94
Floor area 10m ² - 40m ²	(166.67) 200.00	(411.25) 493.50	866.88
Floor area 40m ² - 100m ²	(250.00) 300.00	(503.13) 603.75	1129.69
Floor area 100m ² - 200m ²	(250.00) 300.00	(647.50) 777.00	1346.25

The amount of time to carry out the building regulation function varies, dependent on the different use categories of buildings.

The amount of time to check and inspect a building used for industrial and storage use is less than that for other uses. The charge for an assemble use building is much higher due to the additional time in respect of this type of work.

The use of a building is different under the provisions of the Building Regulations 2010.

A basement is considered to be a storey and there is an additional charge of £200 if the work is in relation to a basement.

Table E - Standard charge for all other non domestic work - ALTERATIONS

Description of work	Plan charge (£) (exc VAT)	Inspection charge (£) (exc VAT)	Regularisation charge (£)
Underpinning	Individually Determined		
Alterations to create or extend basement up to 100m ²	(250.00) 300.00	(958.33) 1150.00	1885.00
Window/door replacement	(253.75) 304.50		380.63
Renovation of thermal element up to £50000	(375.00) 450.00		585.00
Renovation of thermal element £50001-£100000	(166.67) 200.00	(400.00) 480.00	884.00
Renovation of thermal element £100001-£250000	(166.67) 200.00	(583.33) 700.00	1170.00
Estimated cost up to £5000	(375.00) 450.00		585.00
Estimated cost £5001-£25000	(166.67) 200.00	(400.00) 480.00	884.00

Estimated cost £25000- £50000	(166.67) 200.00	(583.33) 700.00	1170.00
Estimated cost £50001- £100000	(250.00) 300.00	(958.33) 1150.00	1885.00
Estimated cost £100001- £150000	(250.00) 300.00	(1150.00) 1380.00	2184.00
Installation of Mezzanine floor (up to 500m2)	(250.00) 300.00	(437.50) 525.00	1031.25
Office fit out floor area up to 500m2	(166.67) 200.00	(250.00) 300.00	600.00
Office fit out floor area 500m2-1000m2	(166.67) 200.00	(416.67) 500.00	910.00
Shop fit out floor area up to 500m2	(166.67) 200.00	(250.00) 300.00	600.00
Shop fit out floor area 500m2-1000m2	(166.67) 200.00	(416.67) 500.00	910.00
Charge for change of use	(205.63) 246.75		308.44

Additional charge for the change of use of a building

The charge for change of use is in addition to the charge for associated building work which is subject to a separate charge.

The additional charge does not apply in relation to a building used for residential purposes that is altered to create more or fewer dwellings.