

## Application charges – guidance notes

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

The following notes are for guidance only and are not a substitute for the Building (Local Authority Charges) Regulations 2010.

#### Fixed charges

The fixed charges tables (A, B, & C) set out our standard fees for specific categories of domestic and commercial building work and follow the new principles of The Building (Local Authority Charges) Regulations 2010.

The fixed charges have been set on the basis that the design and building work does not consist of, or include, innovative or high risk construction techniques, and that the duration of the building work from commencement to completion does not exceed 18 months.

The charges also presume 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 tables. If they are not, work may incur supplementary charges.

#### Individual determination of charges

An individual assessment of our charges will generally be necessary for larger and / or more complex schemes that fall outside the scope of Tables A, B & C.

This includes:-

- Work consisting of the erection of more than 10 dwellings
- Work consisting of the erection or conversion of a dwelling where the floor area exceeds 250m<sup>2</sup>
- Work consisting of 2 or more dwellings where there is a repeat of house type designs – this may attract a reduction in our standard fee
- Where there is no standard charge shown in our tables of fees, or where it is specifically identified within the tables

If your building work requires an individual assessment of a fee, you should contact building control and provide details of the proposed works / development together with a request for the building regulations fee.

Fees are based on work being completed within 18 months of commencement of the work. If completion is more than 18 months from commencement there may be an additional charge for inspections undertaken beyond that time.

Reductions for multiple works assume that work will be carried out at the same time, and that some inspections of the multiple elements of work can be combined. Additional charges may be made for inspections if each element is carried out over different time periods.

#### Notes

- 1) **Plan charge** - payable on deposit of a full plans application. This fee is for a building control surveyor to check your plans for compliance with the relevant building regulations.
- 2) **Inspection charge** - for full plans applications. This is invoiced following the first inspection and covers all inspections needed to determine compliance with the relevant building regulations.
- 3) **Building notice charge** - charges in connection with building notices must be made at the time of deposit.

- 4) **Regularisation charge** - the fee payable when an application is made to the local authority for a regularisation certificate in respect of unauthorised building work, commenced on or after 11 November 1985, and is 130% of the total building notice charge. This fee is not subject to VAT.
- 5) **Re-submission charge** - a charge of £50 may be payable on the deposit of the re-submitted details of an application.
- 6) **Reversion charge** - for works reverting to local authority building control. This is charged at 130% of the total building notice charge.
- 7) **Disabled person** means a person who falls within Section 29 of the National Assistance Act 1948(a).
- 8) **Detached garages and carports** - must have an internal floor area not exceeding 30m<sup>2</sup> to be exempt from building regulations, providing in the case of a garage over 15m<sup>2</sup> it is sited not less than one metre from all relevant boundaries, or alternatively, it is constructed substantially of non-combustible materials. Extensions comprising a carport must be open on at least two sides.
- 9) **Total estimated cost** - is an estimate, accepted by the local authority, of such **reasonable amount as would be charged by a person in business for carrying out the proposed work**. This does not include VAT or professional fees paid to an architect, quantity surveyor or any other person. Where the charge is based on total estimated cost of the work, a reasonable estimate will be required, which must be deposited with the application.
- 10) **Domestic electrical work** - if you do not intend to use a member of a Part P Competent Person Scheme (CPS) to carry out the electrical works associated with your application, we can arrange to have the electrical work inspected and tested by our preferred qualified electrical sub-contractor. You will need to make this decision when you submit your application and pay the cost of this as a separate item of work as shown in Table B (items 14, 15 or 16).
- 11) **Cheques** are to be made payable to Lewes District Council.
- 12) **VAT** - all fees are subject to VAT at the standard rate with the exception of regularisation submissions (see Note 4 above).

**Further and more detailed explanatory notes are available to download from our website**