

## TABLE B

(Effective from 13<sup>th</sup> February 2023)

### Standard charges – Work to an existing single dwelling

Figures in blue brackets include VAT at 20% (VAT is not payable on Regularisation fees)

Extensions and New Builds		Full Plans plan check charge	Full Plans inspection charge	Building Notice charge	Regularisation charge (130% of BN)
1	Single storey extension with a floor area not exceeding 15m <sup>2</sup>	<b>210.00</b> (252.00)	<b>340.00</b> (408.00)	<b>570.00</b> (684.00)	<b>741.00</b> (No VAT)
2	Extension with a floor area exceeding 15m <sup>2</sup> but not exceeding 60m <sup>2</sup>	<b>280.00</b> (336.00)	<b>470.00</b> (564.00)	<b>750.00</b> (900.00)	<b>975.00</b> (No VAT)
3	Extension with a floor area exceeding 60m <sup>2</sup> but not exceeding 100m <sup>2</sup>	<b>320.00</b> (384.00)	<b>560.00</b> (672.00)	<b>890.00</b> (1068.00)	<b>1157.00</b> (No VAT)
4	Erection or extension of a non-exempt garage or carport up to 100m <sup>2</sup>	<b>170.00</b> (204.00)	<b>350.00</b> (420.00)	<b>540.00</b> (648.00)	<b>702.00</b> (No VAT)
5	Detached building in curtilage of dwelling that includes habitable accommodation up to 100m <sup>2</sup>	<b>250.00</b> (300.00)	<b>470.00</b> (564.00)	<b>750.00</b> (900.00)	<b>975.00</b> (No VAT)
	<b>Conversions</b>	<b>Full Plans plan check charge</b>	<b>Full Plans inspection charge</b>	<b>Building Notice charge</b>	<b>Regularisation charge (130% of BN)</b>
6	Loft conversion not exceeding 40m <sup>2</sup> to a one or two storey dwelling	<b>260.00</b> (312.00)	<b>450.00</b> (540.00)	<b>740.00</b> (888.00)	<b>962.00</b> (No VAT)
7	Loft conversion between 40m <sup>2</sup> and 100m <sup>2</sup> to a one or two storey dwelling	<b>320.00</b> (384.00)	<b>490.00</b> (588.00)	<b>840.00</b> (1008.00)	<b>1092.00</b> (No VAT)
8	Conversion of garage to habitable room(s)	<b>180.00</b> (216.00)	<b>310.00</b> (372.00)	<b>510.00</b> (612.00)	<b>663.00</b> (No VAT)
	<b>Other Work</b>	<b>Full Plans plan check charge</b>	<b>Full Plans inspection charge</b>	<b>Building Notice charge</b>	<b>Regularisation charge (130% of BN)</b>
9	Re roofing (replacement coverings only)	<b>270.00</b> (324.00)	Included in plan check charge	<b>270.00</b> (324.00)	<b>351.00</b> (No VAT)
10	Renovation of a thermal element	<b>250.00</b> (300.00)	Included in plan check charge	<b>250.00</b> (300.00)	<b>325.00</b> (No VAT)
11	Replacement of 1 - 10 windows, roof lights, or external doors (does not include new installations)	<b>250.00</b> (300.00)	Included in plan check charge	<b>250.00</b> (300.00)	<b>325.00</b> (No VAT)
12	Replacement of 11+ windows, roof lights, or external doors (does not include new installations)	<b>260.00</b> (312.00)	Included in plan check charge	<b>260.00</b> (312.00)	<b>338.00</b> (No VAT)
13	Replacement bay windows up to 3 storeys	<b>260.00</b> (312.00)	Included in plan check charge	<b>260.00</b> (312.00)	<b>338.00</b> (No VAT)

14	Electrical installation work other than rewire (up to 15 circuits)	Please ask for individual assessment	Please ask for individual assessment	Please ask for individual assessment	Please ask for individual assessment
15	Electrical rewire	Please ask for individual assessment	Please ask for individual assessment	Please ask for individual assessment	Please ask for individual assessment
16	Electrical work carried out as part of other controlled work where installer cannot provide certification (up to 15 circuits)	Please ask for individual assessment	Please ask for individual assessment	Please ask for individual assessment	Please ask for individual assessment
17	Renewable energy systems e.g., solar panels (not covered by a Competent Person Scheme)	<b>210.00</b> (252.00)	<b>Included in plan check charge</b>	<b>210.00</b> (252.00)	<b>273.00</b> (No VAT)
<b>Cost of Other Works not listed elsewhere (including underpinning)</b>		<b>Full Plans plan check charge</b>	<b>Full Plans inspection charge</b>	<b>Building Notice charge</b>	<b>Regularisation charge (130% of BN)</b>
18	Cost of work not exceeding £5000	<b>130.00</b> (156.00)	<b>190.00</b> (228.00)	<b>320.00</b> (384.00)	<b>416.00</b> (No VAT)
19	Cost of work exceeding £5,000 but not exceeding £15,000	<b>180.00</b> (216.00)	<b>280.00</b> (336.00)	<b>460.00</b> (552.00)	<b>598.00</b> (No VAT)
20	Cost of work exceeding £15,000 but not exceeding £25,000	<b>210.00</b> (252.00)	<b>360.00</b> (432.00)	<b>570.00</b> (684.00)	<b>741.00</b> (No VAT)
21	Cost of work exceeding £25,000 but not exceeding £50,000	<b>270.00</b> (324.00)	<b>440.00</b> (528.00)	<b>710.00</b> (852.00)	<b>923.00</b> (No VAT)
22	Cost of work exceeding £50,000 but not exceeding £100,000	<b>330.00</b> (396.00)	<b>750.00</b> (900.00)	<b>1080.00</b> (1296.00)	<b>1404.00</b> (No VAT)

## Note on Fees

**Full Plans** applications are charged in **two** stages:

1. **Plan check charge:** This charge is for us to check your plans for compliance with the current Building Regulations. This will be invoiced by our finance department via email shortly after you have submitted your application and will include details on how to make payment of which there are several options, including paying by card using our Freephone Payment Telephone Line.
2. **Inspection charge:** This charge covers all site inspections needed for your project up to and including the completion certificate upon satisfactory completion of the project. This will be invoiced separately following commencement of works, after we've carried out the initial site inspection.

**Building Notice** applications:

A **single fee** is payable which covers all site inspections needed for your project. This will be invoiced by our finance department shortly after you have submitted your application and will include details on how to make payment of which there are several options, including paying by card using our Freephone Payment Telephone Line.

### Multiple work reductions

Where multiple works are covered by more than one of the above categories, you will be charged the full amount for the most expensive category and will receive a 50% discount on the cheaper item(s). **Please note: this rule only applies if all elements of works are undertaken carried out at the same time and some site inspections can be combined.** If the works are being undertaken at different times, the full charge for each category will apply. **The 50% discount rule does not apply to electrical works or Regularisation applications.**

### Administration charge for cancellation / withdrawal of an application:-

Please note that once you have submitted your application, an invoice will be sent to you via our Finance Department which provides you with a range of different options for payment. Once an invoice has been issued, your application has entered the 'administrative processing phase' and any time spent by our teams in processing your application during this phase is normally included within the application fees. If, however for any reason after we have invoiced you for the application fee you decide to cancel or withdraw your application, an administration charge of £85.00 + VAT will be payable by you to cover the cost of application processing and invoicing. Under these circumstances, the original invoice that we sent you will be cancelled, and you will receive a replacement invoice for £85.00 + VAT which should be paid using one of the payment options provided on the invoice.

In the case of a Full Plans application where we have undertaken a plan / design check (where works have not already commenced on site) and you have been invoiced and already for the Plan Check Charge, no additional administration charge will be made, but your Plan Fee will be non-refundable as our Building Control Surveyors will have spent time reviewing the technical aspects of your application.

### Other notes

Where an electrical certificate under BS 7671 cannot be provided by a suitably qualified electrician for relevant Part P controlled work, an additional fee as indicated in categories 14 - 16 will apply. The fee for this service will be individually assessed and will be dependent upon the number of circuits to be tested.

Where an electrical certificate under BS 7671 cannot be provided by a suitably qualified electrician for relevant Part P controlled work,

Where standard charges do not apply or for an individual fee assessment. Please contact us on 01273 471600, option 1, extension 8349 or email [building.control@lewes-eastbourne.gov.uk](mailto:building.control@lewes-eastbourne.gov.uk)