

TABLE A

(Effective from 13th February 2023)

Standard charges - New dwellings and flats not exceeding 3 storeys and not more than 250m² in floor area

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

Number of dwellinghouses		Full Plans plan check charge	Full Plans inspection charge	Building Notice charge	Regularisation charge (130% of BN)
1		350.00 (420.00)	590.00 (708.00)	1050.00 (1260.00)	1365.00 (No VAT)
2		420.00 (504.00)	900.00 (1080.00)	1430.00 (1716.00)	1859.00 (No VAT)
3		520.00 (624.00)	1260.00 (1512.00)	1820.00 (2184.00)	2366.00 (No VAT)
4		620.00 (744.00)	1340.00 (1608.00)	2150.00 (2580.00)	2795.00 (No VAT)
5		720.00 (864.00)	1530.00 (1836.00)	2350.00 (2820.00)	3055.00 (No VAT)
6		820.00 (984.00)	1670.00 (2004.00)	2690.00 (3228.00)	3497.00 (No VAT)
7		Please ask for individual assessment	Please ask for individual assessment	Please ask for individual assessment	Please ask for individual assessment
8		Please ask for individual assessment	Please ask for individual assessment	Please ask for individual assessment	Please ask for individual assessment
9		Please ask for individual assessment	Please ask for individual assessment	Please ask for individual assessment	Please ask for individual assessment
10		Please ask for individual assessment	Please ask for individual assessment	Please ask for individual assessment	Please ask for individual assessment
Number of flats		Full Plans plan check charge	Full Plans inspection charge	Building Notice charge	Regularisation charge (130% of BN)
2		390.00 (468.00)	730.00 (876.00)	1350.00 (1620.00)	1755.00 (No VAT)
3		490.00 (588.00)	970.00 (1164.00)	1510.00 (1812.00)	1963.00 (No VAT)
4		590.00 (708.00)	1040.00 (1248.00)	1920.00 (2304.00)	2496.00 (No VAT)
5		690.00 (828.00)	1150.00 (1380.00)	2110.00 (2532.00)	2743.00 (No VAT)
6		770.00 (924.00)	1320.00 (1584.00)	2280.00 (2736.00)	2964.00 (No VAT)
Conversion (change of use)		Full Plans plan check charge	Full Plans inspection charge	Building Notice charge	Regularisation charge (130% of BN)
1	To form a single dwelling house (where proposed work is less than £15,000)	270.00 (324.00)	430.00 (516.00)	770.00 (924.00)	1001.00 (No VAT)
2	From single dwelling to two dwellings	280.00 (336.00)	450.00 (540.00)	790.00 (948.00)	1027.00 (No VAT)
3	Cost per flat formed as part of a conversion of up to 6 flats	140.00 / flat (168.00 / flat)	260.00 / flat (312.00 / flat)	460.00 / flat (552.00 / flat)	598.00 / flat (No VAT)
4	Conversion of an agricultural or industrial building to form a single dwelling (less than £150,000)	520.00 (624.00)	1350.00 (1620.00)	1870.00 (2244.00)	2431.00 (No VAT)

See notes overleaf

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.

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 charge will be made for inspection and testing by an independent electrician. The fee for this service will be individually assessed and will be dependent upon the number of circuits to be tested.

Where two or more houses / flats are repeated types or where standard charges do not apply, please contact us on 01273 471600, option 1, extension 8349 or email building.control@lewes-eastbourne.gov.uk.