

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, and C) set out our standard fees for specific categories of domestic building work and follow the 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 assessment of charges

For larger and / or more complex schemes of work that fall outside of the fixed charges tables, an individual assessment of charges is available.

This includes:-

- Work consisting of the erection of more than 2 dwellings
- Work consisting of the erection or conversion of a dwelling where the floor area exceeds 250m² or more than 3 storeys
- Where two or more houses / flats are repeated types – a fee reduction may apply
- Where there is no standard charge shown in our tables of fees, or where it is specifically identified within the tables
- Where it is proposed to build more than one extension to an existing property

If your building work requires an individual fee assessment, please contact us on:

01273 471600, option 1, extension 8349 or email building.control@lewes-eastbourne.gov.uk

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

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 apply for inspections if each element is carried out over different time periods.

- 1) **Plan check charge** - For Full Plans applications. 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.
- 2) **Inspection charge** - For Full Plans applications. 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.
- 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. This is charged at 140% 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 resubmitted details of an application.
- 6) **Reversion charge** - for works reverting to Local Authority building control. This will be subject to an individual fee assessment based on the status of the work and the information available.
- 7) **Disabled person** means a person who falls within Section 29 of the National Assistance Act 1948(a). Details of exemption from fees criteria are available on request.
- 8) **Detached garages and carports** - must have an internal floor area not exceeding 30m² to be exempt from the Building Regulations, providing in the case of a garage over 15m² 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** - means a reasonable estimate that would be charged by a professional builder, excluding professional fees (architects / surveyors) and VAT. DIY estimates cannot be accepted.
- 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. The fee for this service will be individually assessed and will be dependent upon the number of circuits to be tested.
- 11) **VAT** - all fees are subject to VAT at the standard rate with the exception of Regularisation submissions (see Note 4 above).
- 12) **Dormant applications** - where an application has not had a site visit for over 2 years due to the works ceasing or being completed with no notification to the authority an additional charge will be made to undertake further inspections.
- 13) **Postal applications** - applications submitted by post will incur an administration charge of £25 as all applications are processed electronically and so will need to be manually scanned.