



Building Control Charges

Gloucestershire Building Control Partnership

From 1st August 2015

These standard charges have been set by the Gloucestershire Building Control Partnership in accordance with the Building (Local Authority Charges) Regulations 2010

For any work not falling within the scope of these tables, or if you are unsure of the charge, please contact Building Control for an individual charge calculation at building.control@stroud.gov.uk or telephone 01453 754871

VAT at 20% is included, apart from regularisation applications which are exempt VAT

Schedule 1 New Dwellings (floor area not exceeding 300m ²)	Full Plans and Building Notice Applications (£)	Regularisations & Reversion Applications (£) Exempt VAT
1.1 Erection of 1 dwelling	648.00	810.00
1.2 Erection of 2 dwellings	864.00	1,080.00
1.3 Erection of 3 dwellings	1,080.00	1,350.00
1.4 Erection of 4 dwellings	1,296.00	1,620.00
1.5 Erection of 5 dwellings	1,548.00	1,935.00
1.6 Erection of 6 dwellings	1,728.00	2,160.00
1.7 For more than 6 houses please contact the Building Control Manager for a quote		
Schedule 2 Domestic and Commercial Extensions		
2.1 The erection or extension of a detached garage or carport or both having a floor area not exceeding 60m ² in total and is intended to be used in common with an existing building, and which is not an exempt building.	360.00	450.00
2.2 The conversion in total or part of an attached or integral garage to provide additional habitable accommodation.	258.00	322.50
2.3 Any extension where the total floor area of which does not exceed 20m ² including means of access and works in connection with that extension.	468.00	585.00
2.4 Any extension where the total floor area of which exceeds 20m ² but does not exceed 60m ² , including means of access and works in connection with that extension.	648.00	810.00
2.5 Any extension where the total floor area of which exceeds 60m ² but does not exceed 100m ² , including means of access and works in connection with that extension.	798.00	997.50
2.6 Any large extension where the total floor area of which equals or exceeds 100m ² , including means of access and works in connection with that extension. Charges are calculated based on Schedule 3 * with a minimum of.	798.00	997.50
Schedule 3 Other Works		
3.1 does not exceed £2,000	174.00	217.50
3.2 exceeds £2,000 but does not exceed £5,000	246.00	307.50
3.3 exceeds £5,000 but does not exceed £20,000	306.00	382.50
together with for every £1,000 (or part thereof) over £5,000	12.24	15.30
3.4 exceeds £20,000 but does not exceed £80,000	492.00	615.00
together with for every £1,000 (or part thereof) over £20,000	6.12	7.65
3.5 exceeds £80,000 please contact the Building Control Manager for a quote		

Schedule 4 Sundry Applications	Charges (£) Applications	Including VAT Regularisations
4.1 Installation of solar or PV panels	144.00	180.00
4.2 Replacement of doors/windows on domestic premises.	78.00	Schedule 3
4.3 Minor alterations carried out at the same time as a domestic extension to another part of the same building (with a cost of work not exceeding £2,000)	85.00	Schedule 3
4.4 Domestic thermal insulation upgrade to an individual element (external walls, floor or roof)	174.00	Schedule 3
4.5 Replacement of up to and including 8 doors/windows on commercial premises.	78.00	Schedule 3
4.6 Inspections outside the scope of the notification framework (per inspection)	85.00	85.00
4.7 Urgent Completion Inspection or those on dormant projects (per inspection)	111.00	111.00

These **standard charges** have been set by the Gloucestershire Building Control Partnership on the basis that:

- The duration of the building work, from commencement to completion, does not exceed 12 months.
- Where multiple buildings or extensions are made on a single application they are carried out simultaneously.
- The design and building operation is undertaken by a person or company that is competent to carry out the work referred to in the standard charges tables.
- The building work does not consist of, or include, novel or high risk construction techniques (details available from the Building Control Section)

If this is not the case, the applicant may incur supplementary charges as set out in Schedule 4.

Full Plans Applications When submitting a Full Plans type application, the charge shown must be paid when the application is deposited. This is the full charge of the application; no further payment will be required. VAT is charged at the standard rate. Cheques should be made payable to 'Stroud District Council', debit card telephone payments can be made on request.

Building Notice Applications When submitting a Building Notice type application, the charge shown must be paid when the application is deposited. This is the full charge of the application; no further payment will be required. VAT is charged at the standard rate. Cheques should be made payable to 'Stroud District Council', debit card telephone payments can be made on request.

Please note that this type of submission can only be made for certain types of project and cannot be used for works to designated buildings.

Regularisation and Reversion: When submitting a Regularisation or Reversion Application, the charge shown as 'Regularisations' must be paid when the application is deposited. This is the full charge of the application; no further payment will be required. VAT is not charged. Cheques should be made payable to 'Stroud District Council', debit card telephone payments can be made on request.

Applications Estimated cost of works The estimated cost of work used to determine the charge required for the Schedule 3 should be a reasonable estimate that would be charged by a professional builder for all the controlled works. Non-controlled elements for the works, for example landscaping, professional fees etc, and VAT can be excluded from the estimate.

Disabled Exemptions There are no charges payable when the proposed works are to **provide access** to a building or is an **extension to store equipment** or **provide medical treatment** for a disabled person. In order to claim exemption, any application must be supported by the appropriate evidence as to the nature of the disabled person's disability

Inspection Notification Framework is the list of inspections which the Council would wish to carry out on a project. This framework is a standardised list of inspections identified for that type of work. The number of inspections will be commensurate with the charge and appropriate for the project. If additional inspections are required, the BCM may request further payments to cover the additional costs incurred; these payments are identified in Schedule 4

Electrical Safety The enclosed tables give the charges for the various categories of work. In the case of domestic building work; the charge is based on the appointment of an electrician registered with a current Part P Competent Person Scheme. Where a qualified electrician is not employed, an additional charge will be made to cover the cost of carrying out electrical inspections by an appointed third party electrician.