



ADUR & WORTHING
COUNCILS

DOMESTIC BUILDING CONTROL CHARGES

1st April 2024

Works to a single dwelling:

Domestic Extensions and conversions:

| Description of works | Fee Total (including VAT) | Regularisation No VAT |
|--|------------------------------|--------------------------|
| 1 Extension with a floor area not exceeding 15m ² | £615 (738) | £861 |
| 2 Extension with a floor area 15m ² to 60m ² | £795 (954) | £1113 |
| 3 Extension with a floor area 60m ² to 100m ² | £1015 (1218) | £1421 |
| 4 Erection or extension of a non-exempt garage up to 100m ² | £490 (588) | £686 |
| 5 Detached building in curtilage of dwelling that includes habitable accommodation up to 100m ² | £665 (798) | £931 |
| 6 Loft conversion to a building with a floor area up to 40m ² | £765 (918) | £1071 |
| 7 Loft conversion to a building with a floor area 40m ² to 100m ² | £920 (1104) | £1288 |
| 8 Conversion of an integral garage to a habitable room | £500 (600) | £700 |

If you wish the charge to be separated into plan and inspection charges for full plans applications please get in touch for the fee breakdown.

Alterations to existing dwellings:

| Description of works | Fee Total (including VAT) | Regularisation No VAT |
|---|------------------------------|--------------------------|
| 9 Re-roofing | £290 (348) | £406 |
| 10 Replacement of 1-10 windows, roof lights or external doors | £220 (264) | £308 |
| 11 Replacement of 11 or more windows, roof lights or external doors | £280 (336) | £392 |
| 12 Replacement bay window up to three storeys. | £280 (336) | £392 |
| 13 Electrical installation work to form a new circuit | £140 (168) | £196 |
| 14 Electrical rewire | £140 (168) | £196 |
| 15 Electrical work carried out as part of one of the main categories where the installer cannot provide certification. (An additional fee is payable for the electrical consultant to check the installation – Starting from £145 + VAT) | £100 (120) | £140 |
| 16 Installation of an alternative energy system where considered as building work and not covered by a competent person scheme | £260 (312) | £364 |
| 17 Renovation of a thermal element | £230 (276) | £322 |
| Estimated cost of other work: (including underpinning) | | |
| 18 Cost of work not exceeding £5,000 | £295 (354) | £413 |
| 19 Cost of work between £5,000 and £15,000 | £420 (504) | £588 |

| | | | |
|----|---|--------------|-------|
| 20 | Cost of work between £15,000 and £25,000 | £590 (708) | £826 |
| 21 | Cost of work between £25,000 and £50,000 | £780 (936) | £1092 |
| 22 | Cost of work between £50,000 and £100,000 | £1310 (1572) | £1834 |

If you wish the charge to be separated into plan and inspection charges for full plans applications please get in touch for the fee breakdown.

Explanatory notes:

The Building Regulation fees can be divided into Plan and Inspection Fees, Building Notice Fees Regularisation fees and supplementary charges including fees for chargeable advice. They are different for each type of work.

The tables are for guidance only and are not a substitute for the Building (Local Authority Charges) Regulations 2010 which are the only statutory expression of the law.

Note: Charges can now be STANDARD or INDIVIDUALLY CALCULATED (all plus VAT except regularisation fees).

HM Customs and Excise have determined that VAT is payable on fees for work where the local Authority is not the only authorised provider of building control services. Therefore, VAT is payable on work to Dwellings and to Industrial/Commercial buildings, although VAT **is not** payable on Regularisation fees.

- 1 Full Plans: The full fee or The Plans charge (where a fee split has been agreed) must be paid on the deposit of the plans with the Council.
- 2 Building Notices: The charge must be paid when the Notice is submitted to the Council.
- 3 Inspection Charge (where a fee split has been agreed): These will be payable after the first inspection has been undertaken.
- 4 Regularisation Charge: Should you apply for a regularisation certificate, in respect of unauthorised building work, commenced on or after 11th November 1985, you will pay a regularisation fee to cover the cost of assessing your application and all inspections. The fee is equivalent to the Building Notice fee excluding VAT but plus 40% (unless quoted differently in the tables).
- 5 Advice Charge: These will be payable after receipt of the advice and any charge levied will be discounted from any subsequent full plans charge (Note the first hour is free)
- 6 Re-Submission Charge: A charge of £60 may be payable on deposit of the re-submitted application.
- 7 Exemption: Works to provide access and/or facilities for disabled people to existing dwellings and buildings to which the public have access are exempt from fees. In these regulations “disabled person”

means a person who is within certain of the descriptions of persons to whom section 29(1) of the National Assistance Act 1948 applies. You may be asked to provide evidence.

- 8 Total Estimated Cost:** This means a reasonable estimate that would be charged by a professional builder, but excluding professional fees and VAT.
- 9 Minor Work:** Where the work is estimated as costing under £5,000 the total fee is payable on deposit of the plans.
- 10 Individually Determined Charges:** Where the scope of the work is not covered by the attached tables please contact Building Control for a quotation (see 13 below).
- 11 Supplementary Charge:** This is a charge that the Council may make if the original charge was underestimated.
- 12 Instalments:** In certain cases the fees may be paid by instalments; contact the Building Control Office for information.
- 13 Help:** If you have any difficulty, contact:
The Building Control Partnership, Customer Services
Tel: 01903 221418 or email: building.control@adur-worthing.gov.uk

Fees and Charges

Individual determination of charges

The attached tables set “standard charges” however if your project does not fall within the scope of one of the table categories an “individually determined charge” will be required.

An individual assessment of our charges will be necessary for larger and/or more complex schemes.

This includes:

- Work consisting of the erection of more than 10 dwellings
- Work consisting of the erection of conversion of a dwelling where the floor area exceeds 200m²
- Work consisting of four 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

If your building work requires an individual assessment of a charge you should e-mail Building Control at building.control@worthing.gov.uk providing details of the proposed work/development together with a request for the Building Regulations charge. We will aim to contact you within 2 working days, or alternatively telephone 01903 221418.

Fees are based on work being completed within 12 months of commencement of the work. If completion is more than 12 months from commencement there may be an additional charge for inspections undertaken beyond that time.

Note: Where a suitable electrical certificate under BS 7671 cannot be provided an additional charge starting at £145 + VAT per application may be charged and where structural calculations are not prepared by a person with appropriate competencies a supplementary charge may be applied equal to the additional costs incurred by the Council.

An administration charge of £60 may be applied to re-submissions.

All charges other than regularisation charges are subject to VAT at the current rate.

Where standard charges cannot be applied to the proposed work please contact:

- Building Control on 01903 221418 or building.control@adur-worthing.gov.uk