

This leaflet is for guidance and is designed to assist you in determining the charges for building work applications, notices and inspections to which Building Regulations apply. Full details of charges are contained within the Building (Local Authority Charges) Regulations 2010 and the Middlesbrough Council Scheme of Building Regulation Charges, which is available to view by contacting the Building Control Service.

Making an Application/Submitting a Notice

Application and Notice forms are available from the address shown below or can be downloaded from the Council's website. Applications and notices can be submitted:

- Online, using the "Submit-a-Plan" website. A link is provided from the Building Control section of the Council's website. Applicants/agents are encouraged to submit by this method if possible.
- By email, to 'bcsubmissions@middlesbrough.gov.uk'.
- By post, to the address shown below.

When the application or notice is submitted online or by email, the payment must be sent separately.

Charges

The charges for Building Regulation work are required to cover the cost of the service, with the exception of work carried out for the benefit of people with a disability (see details below). Charges are either 'Standard Charges' or 'Individually Determined Charges'.

- '**Standard Charges**' for specific types of building work, both domestic and non-domestic, are detailed in the following Tables A to E.
- '**Individually Determined Charges**' generally apply to larger and/or more complex building projects. If the building work is not detailed in Tables A to E, then an 'Individually Determined Charge' is applicable. If the building work involves the construction of multiple extensions and/or multiple types of alterations, carried out at the same time, the 'Standard Charges' will be reduced. Under these circumstances an 'Individually Determined Charge' is applicable. Please contact Building Control for further details.

Full Plans Application

The 'Plan Charge' is payable when the application is submitted to the Council. A Full Plans Application is not legally deposited until payment is received. The applicant will be invoiced for the 'Inspection Charge' after the first site inspection has been carried out. Agents should ensure that their clients are aware that an inspection charge will be invoiced when building work starts, and should advise them how much that charge will be.

Building Notice

The 'Building Notice Charge' is payable when the notice is given to the Council. A Building Notice Application is not considered deposited until payment is received. This charge is the total of the 'Plan Charge' and 'Inspection Charge' combined.

Regularisation Certificate Application

The 'Regularisation Charge' is payable when the application is submitted to the Council. A Regularisation Certificate Application is not legally deposited until payment is received. No VAT is applied to this type of application.

Work for People with Disabilities

In certain circumstances, where building work is solely for the benefit of people with disabilities, charges may not be payable. A person with disabilities is a person to whom section 29 (1) of the National Assistance Act 1948 (as extended) applies. A certificate or letter may be required from a health professional in support of an application for exemption from charges.

Similar or Repetitive Work

Reductions to these charges may be available where the building or work is substantially the same as other work applied for or built by the same applicant/agent in Middlesbrough Council area.

Payment

Payment can be made by:

- Cheque, made payable to Middlesbrough Council.
- Cash, delivered in person.
- Credit/Debit card, by phoning Building Control.

To contact us:

Post: Middlesbrough Council,
Building Control Service,
Regeneration,
PO Box 504,
Civic Centre,
Middlesbrough,
TS1 9FY

Tel: 01642 729375
Fax: 01642 729967
Email: buildingcontrol@middlesbrough.gov.uk
Website: www.middlesbrough.gov.uk

STANDARD CHARGES

These 'Standard Charges', detailed in Tables A to E, have been set on the following basis:

- The building work does not constitute or include innovative or high-risk construction techniques.
- The duration of the building work from commencement to completion does not exceed 12 months.
- The building work is undertaken by a person/company that is competent to carry out the design and building work. If they are not, supplementary charges may be incurred,
- Additional charges may be invoiced at completion stage, where the relevant competent person scheme information cannot be provided.
- Charges include VAT at 20%

TABLES A, B, C, D and E

Charges for different types of building work are detailed in the following tables:

| | |
|---------|---|
| Table A | Domestic - New Dwellings |
| Table B | Domestic - Extensions and Garages |
| Table C | Domestic - Alterations |
| Table D | Non Domestic - New Buildings and Extensions |
| Table E | Non Domestic - Alterations |

TABLE A : NEW DWELLINGS - Erection or conversion, each dwelling up to 300m² floor area

Charges shown include VAT at 20%

| Number of dwellings / Types of dwellings | Full Plans Application | | Building Notice | Regularisation Application |
|--|--|-------------------|-----------------|----------------------------|
| | Plan Charge | Inspection Charge | Combined Charge | Charge (No VAT) |
| 1 | £258.00 | £602.00 | £860.00 | £970.00 |
| 2 | £396.00 | £924.00 | £1,320.00 | £1,490.00 |
| 3 | £513.00 | £1,197.00 | £1,710.00 | £1,920.00 |
| 4 | £627.00 | £1,463.00 | £2,090.00 | £2,350.00 |
| 5 | £708.00 | £1,652.00 | £2,360.00 | £2,660.00 |
| 6 | £819.00 | £1,911.00 | £2,730.00 | £3,070.00 |
| 7 | £921.00 | £2,149.00 | £3,070.00 | £3,450.00 |
| 8 | £1,014.00 | £2,366.00 | £3,380.00 | £3,800.00 |
| 9 | £1,095.00 | £2,555.00 | £3,650.00 | £4,110.00 |
| 10 | £1,167.00 | £2,723.00 | £3,890.00 | £4,380.00 |
| 11 | £1,257.00 | £2,933.00 | £4,190.00 | £4,710.00 |
| 12 | £1,341.00 | £3,129.00 | £4,470.00 | £5,030.00 |
| 13 | £1,422.00 | £3,318.00 | £4,740.00 | £5,330.00 |
| 14 | £1,494.00 | £3,486.00 | £4,980.00 | £5,600.00 |
| 15 | £1,566.00 | £3,654.00 | £5,220.00 | £5,870.00 |
| 16 | £1,629.00 | £3,801.00 | £5,430.00 | £6,110.00 |
| 17 | £1,689.00 | £3,941.00 | £5,630.00 | £6,330.00 |
| 18 | £1,743.00 | £4,067.00 | £5,810.00 | £6,540.00 |
| 19 | £1,794.00 | £4,186.00 | £5,980.00 | £6,730.00 |
| 20 | £1,839.00 | £4,291.00 | £6,130.00 | £6,900.00 |
| More than 20 | Individually determined charge – please contact Building Control | | | |

NOTES:

- | | |
|---|---|
| 1 | An additional charge of £410.00 per dwelling will apply where the electrical work is not installed by a Part P registered electrician. (A Part P registered electrician is a qualified electrician who also has the necessary building regulation knowledge to enable his/her accreditation body or competent person scheme to certify his/her work). |
|---|---|

| TABLE B : DOMESTIC EXTENSIONS AND GARAGES - Extensions and garages to a single dwelling | | | | |
|--|---|-------------------|-----------------|----------------------------|
| Charges shown include VAT at 20% | | | | |
| Type of Extension | Full Plans Application | | Building Notice | Regularisation Application |
| | Plan Charge | Inspection Charge | Combined Charge | Charge (No VAT) |
| Single Storey Extensions | | | | |
| Up to 10m ² | £132.00 | £308.00 | £440.00 | £500.00 |
| 10m ² to 40m ² | £189.00 | £441.00 | £630.00 | £710.00 |
| 40m ² to 100m ² | £237.00 | £553.00 | £790.00 | £890.00 |
| Two Storey Extensions | | | | |
| 10m ² to 40m ² | £201.00 | £469.00 | £670.00 | £750.00 |
| 40m ² to 100m ² | £249.00 | £581.00 | £830.00 | £930.00 |
| Loft Conversions | | | | |
| Without dormer | £189.00 | £441.00 | £630.00 | £710.00 |
| Including dormer | £213.00 | £497.00 | £710.00 | £800.00 |
| Garages & Carports | | | | |
| Detached up to 100m ² | £72.00 | £168.00 | £240.00 | £270.00 |
| Single storey up to 100m ² | £81.00 | £189.00 | £270.00 | £300.00 |
| Other Works | | | | |
| Garage Conversion (to habitable) | £81.00 | £189.00 | £270.00 | £300.00 |
| Basement (form/extend to 100m ²) | £189.00 | £441.00 | £630.00 | £710.00 |
| NOTES: | | | | |
| 1 | An additional charge of £410.00 per dwelling will apply where the electrical work is not installed by a Part P registered electrician. (A Part P registered electrician is a qualified electrician who also has the necessary building regulation knowledge to enable his/her accreditation body or competent person scheme to certify his/her work). | | | |

| TABLE C : DOMESTIC ALTERATIONS – Alterations to a single dwelling | | | | |
|--|---|-------------------|-----------------|----------------------------|
| Charges shown include VAT at 20% | | | | |
| Estimated Cost or Type of Work | Full Plans Application | | Building Notice | Regularisation Application |
| | Plan Charge | Inspection Charge | Combined Charge | Charge (No VAT) |
| Internal Alterations | | | | |
| £1,000 or less | £80.00* | - | £80.00* | £90.00 |
| £1,001 to £5,000 | £210.00* | - | £210.00* | £240.00 |
| £5,001 to £25,000 | £150.00 | £350.00 | £500.00 | £560.00 |
| £25,001 to £50,000 | £225.00 | £525.00 | £750.00 | £840.00 |
| £50,001 to £100,000 | £234.00 | £546.00 | £780.00 | £880.00 |
| Window Replacements | | | | |
| Up to 2 windows | £80.00* | - | £80.00* | £90.00 |
| 3 to 20 windows | £75.00* | £175.00* | £250.00* | £280.00 |
| 21 or more windows | £99.00 | £231.00 | £330.00 | £370.00 |
| Electrical Work | | | | |
| Internal rewiring or new installation | £123.00 | £287.00 | £410.00 | £460.00 |
| Other electrical work | £123.00 | £287.00 | £410.00 | £460.00 |
| Other Works | | | | |
| Underpinning | £150.00 | £350.00 | £500.00 | £560.00 |
| Renovation of a thermal element # | £210.00 | - | £210.00 | £240.00 |
| NOTES: | | | | |
| * | This charge is reduced by 50% if the building work is carried out at the same time as other building work described in Table B. | | | |
| # | Renovation of a thermal element means the provision of a new layer to a wall, floor or roof (but does not include windows, doors, roof windows or roof lights) or the replacement of an existing layer which separates a thermally conditioned part of the building from the external environment, another part of the building which is unconditioned or another part of the building which is conditioned to a different temperature. | | | |
| 1 | An additional charge of £410.00 per dwelling will apply where the electrical work is not installed by a Part P registered electrician. (A Part P registered electrician is a qualified electrician who also has the necessary building regulation knowledge to enable his/her accreditation body or competent person scheme to certify his/her work). | | | |

| TABLE D : NON DOMESTIC NEW BUILDINGS AND EXTENSIONS | | | |
|---|-------------------------------|--------------------------|-----------------------------------|
| Charges shown include VAT at 20% | | | |
| Type of New Building or Extension | Full Plans Application | | Regularisation Application |
| | <i>Plan Charge</i> | <i>Inspection Charge</i> | <i>Charge (No VAT)</i> |
| Purpose Group 2 (Institutional and Other Residential) | | | |
| Up to 10m ² | £297.00 | £693.00 | £1,110.00 |
| 10m ² to 40m ² | £348.00 | £812.00 | £1,310.00 |
| 40m ² to 100m ² | £396.00 | £924.00 | £1,490.00 |
| 100m ² to 200m ² | £447.00 | £1,043.00 | £1,680.00 |
| Purpose Groups 3 & 4 (Office, Shop and Commercial) | | | |
| Up to 10m ² | £198.00 | £462.00 | £740.00 |
| 10m ² to 40m ² | £249.00 | £581.00 | £930.00 |
| 40m ² to 100m ² | £285.00 | £665.00 | £1,070.00 |
| 100m ² to 200m ² | £324.00 | £756.00 | £1,220.00 |
| Purpose Group 5 (Assembly and Recreation) | | | |
| Up to 10m ² | £297.00 | £693.00 | £1,110.00 |
| 10m ² to 40m ² | £348.00 | £812.00 | £1,310.00 |
| 40m ² to 100m ² | £396.00 | £924.00 | £1,490.00 |
| 100m ² to 200m ² | £447.00 | £1,043.00 | £1,680.00 |
| Purpose Groups 6 & 7 (Industrial and Storage) | | | |
| Up to 10m ² | £111.00 | £259.00 | £420.00 |
| 10m ² to 40m ² | £138.00 | £322.00 | £520.00 |
| 40m ² to 100m ² | £150.00 | £350.00 | £560.00 |
| 100m ² to 200m ² | £174.00 | £406.00 | £650.00 |

| TABLE E : NON DOMESTIC ALTERATIONS | | | |
|---|---|-------------------|----------------------------|
| Charges shown include VAT at 20% | | | |
| Estimated Cost or Type of Work | Full Plans Application | | Regularisation Application |
| | Plan Charge | Inspection Charge | Charge (No VAT) |
| Internal Alterations | | | |
| £5,000 or less | £87.00 | £203.00 | £330.00 |
| £5,001 to £25,000 | £150.00 | £350.00 | £560.00 |
| £25,001 to £50,000 | £174.00 | £406.00 | £650.00 |
| £50,001 to £100,000 | £198.00 | £462.00 | £740.00 |
| £100,001 to £250,000 | £225.00 | £525.00 | £840.00 |
| Office Fit Outs | | | |
| Up to 100m ² | £99.00 | £231.00 | £370.00 |
| 100m ² to 500m ² | £186.00 | £434.00 | £700.00 |
| 500m ² to 2000m ² | £249.00 | £581.00 | £930.00 |
| Shop Fit Outs | | | |
| Up to 100m ² | £99.00 | £231.00 | £370.00 |
| 100m ² to 500m ² | £186.00 | £434.00 | £700.00 |
| 500m ² to 2000m ² | £249.00 | £581.00 | £930.00 |
| Installation of Mezzanine Floor | | | |
| Up to 100m ² | £99.00 | £231.00 | £370.00 |
| 100m ² to 500m ² | £249.00 | £581.00 | £930.00 |
| Window Replacements | | | |
| Up to 2 Windows | £80.00 | - | £90.00 |
| 3 to 20 windows | £75.00 | £175.00 | £280.00 |
| 21 to 50 windows | £111.00 | £259.00 | £420.00 |
| New Shop Fronts | | | |
| Up to 20 windows | £75.00 | £175.00 | £280.00 |
| 21 to 50 windows | £111.00 | £259.00 | £420.00 |
| Underpinning | | | |
| £50,000 or less | £198.00 | £462.00 | £740.00 |
| £50,001 to £100,000 | £249.00 | £581.00 | £930.00 |
| £100,001 to £250,000 | £273.00 | £637.00 | £1,020.00 |
| Renovation of Thermal Element | | | |
| £50,000 or less | £174.00 | £406.00 | £650.00 |
| £50,001 to £100,000 | £249.00 | £581.00 | £930.00 |
| £100,001 to £250,000 | £273.00 | £637.00 | £1,020.00 |
| Change of Use* | | | |
| Change of Use | £120.00 | - | £140.00 |
| NOTES: | | | |
| * | Where there is no associated substantive building works required to change the use of the building, this charge can be discounted from any subsequent application charge received for substantive works required to comply with Building Regulations. | | |