

The Building Act 1984
The Building (Local Authority Charges)
Regulations 2010

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**Building Regulation Fees
For Domestic & Commercial Work
Full Plans Applications
Building Notice Applications
Regularisation Applications**

Effective from 18th May 2020

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**This leaflet is available in large print
upon request**



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Building Control Fees – May 2020

Schedule 1

Charges for the creation of or conversion to new dwellings up to 3 storey's and a floor area no greater than 300m². (Please contact Building Control for a quotation for developments comprising of more than 3 dwellings or where the dwellings are of identical build).

Number of Dwellings	Full Plans and Building Notice Charge	Regularisations Charge
	Inc VAT	VAT exempt
1	£900.00	£1350.00
2	£1195.00	£1792.50

Schedule 2

Charges for extensions, conversions and other alterations

Type of Work		Full Plans and Building Notice Charge	Regularisations Charge
		Inc VAT	VAT exempt
1	Extension including controllable conservatories, not including basements (for more than one extension, use the total sum of internal floor area)		
	Extension up to 10m ²	£530.00	£795.00
	11m ² – 40m ²	£680.00	£1,020.00
	41m ² – 60m ²	£825.00	£1,237.50
	61m ² – 100m ²	£900.00	£1,350.00
	Over 100m ²	Please contact for quotation	
	Basement or part basement	Please contact for quotation	
2	Small domestic garages and carports and stores (Detached garages less than 30m² may be exempt)		
	Up to 40m ²	£320.00	£480.00
	41m ² – 60m ²	£425.00	£637.50
	Over 60m ²	Please contact for quotation	
3	Erection or non-habitable extension of detached building not used solely as a garage/carport/store		
	30m ² – 60m ²	£825.00	£1,237.50
	61m ² – 100m ²	£900.00	£1,350.00
	Over 100m ²	Please contact for quotation	
4	Loft conversion		
	Up to 100m ²	£620.00	£930.00
	Over 100m ²	Please contact for quotation	
5	Conversion of garage to habitable space		
	Up to 10m ²	£530.00	£795.00
	Up to 40m ²	£680.00	£1,020.00
	41m ² – 60m ²	£825.00	£1,237.50
	Over 60m ²	Please contact for quotation	
6	Controllable work (Not Competent Person Schemes)		
	Rewire/partial rewire of a single dwelling	Please contact for quotation	
	Any other controllable electrical work	Please contact for quotation	
7	Multiple work (eg extension & basement/loft conversion/works)		
	up to £100,000	£1,085.00	£1,627.50
	Underpinning	Please contact for quotation	
8	Energy efficiency improvements (Not Competent Person Scheme)		

New and replacement windows and doors (Up to 7 windows and 2 doors to be installed at the same time).	£210.00	£315.00
Removal/renovation of a thermal element	£260.00	£390.00
Installation of a woodburner	£395.00	£592.50
Installation of solar panel/s	£265.00	£397.50

Schedule 2_- Charges for extensions, conversions & other alterations

Domestic works only.

Guidance Notes:

Structural work to open an extension to the existing dwelling and associated electrical works are included in the fees of Schedule 2. However, where the project includes other works not directly associated with the extension or conversion, an additional charge may be required from Schedule 3. For instance, the installation of a ground floor WC or shower room elsewhere within the existing dwelling would be subject to a fee in addition to that required for the extension/conversion.

Conservatories:

Conservatories under 30m² floor area (That meet the required glazing amounts of 75% of the roof & 50% of the walls) are exempt from control under the Building Regulations. However, where the conservatory is to be open to the existing dwelling house and/or where heating from the existing dwelling house is extended into the conservatory, it would no longer be exempt and an application for the same size extension would be required.

Site Inspections:

Following receipt of your application you will be informed of the elements of the project Building Control wish to inspect. The fees are based on an estimated amount of work involved in assessing compliance with the Building Regulations. Where further visits are requested by the applicant or builder, in addition to those specified by the Building Control surveyor, or the Building Control surveyor identifies necessary enforcement visits, an additional fee of £65.00 plus VAT per visit, will be charged to the applicant.

Schedule 3

Works not listed in schedules 1 or 2

e.g. Structural alterations, refurbishments, internal alterations

Estimated cost of works	Full Plans and Building Notice Charge	Regularisations Charge
	Inc VAT	VAT exempt
£0 - £5000	£320.00	£480.00
£5001 - £10,000	£395.00	£592.50
£10,001 - £20,000	£575.00	£862.50
£20,001 - £50,000	£755.00	£1,132.50
£50,001 - £75,000	£1,080.00	£1,620.00
£75,001 - £100,000	£1,435.00	£2,152.50
Over £100,000	Please contact for quotation	

Schedule 4 Building Control – Supplementary Fees:

Supplementary Fees:	Excluding VAT	Including VAT
Houses in Multiple Occupation (HMO) Fire Risk Assessment (Per individual HMO)	N/A	£320.00
Schedule 4 All general costs such as chargeable advice, requests for viewing documentation, dealing with previously deposited applications etc	£65.00 per hour	£78.00 per hour
Miscellaneous Fees		
Copy of Approval Notice	£32.00	£38.40
Copy of Completion Certificate	£32.00	£38.40
Hourly charge for responding to enquiries regarding house sales	£65.00 per hour	£78.00 per hour

Where building work is delayed or halted for several months or years after the Building Regulation application has been submitted to the Council this may result in Building Control work that often exceeds the application fee charged. In these circumstances the Council is allowed to charge a supplementary fee to recover these additional costs.

The hourly rate which has been used for the calculation of the charges is £65.00 plus VAT per hour and will be recharged to the applicant.

Regularisation applications made in respect of unauthorised work (i.e. where an application was not submitted at the time that the work was done) that has been undertaken since 1985, will be charged at an additional 50% of the standard total fee, but with no VAT payable.

Oxford City Council, Building Control - Guidance notes.

Building Notice Fee:

Building Notice applications can only be used for works to domestic dwellings and not where the premises are put to a relevant use e.g. a commercial premises, where a Full Plans application will be required. In addition a Building Notice should only be submitted for minor building works.

Regularisation Fee:

The Regularisation charge is a single payment required at the time of application in respect of unauthorised building work commenced on or after 11th November 1985. The Regularisation charge is applied at an additional 50% of the total Building Notice fee. No VAT is payable with this type of application.

Charges are not payable for the following:

Work solely for the benefit of a disabled person living at the premises. Please note, a copy of the approved grant letter provided by Environmental Health or a letter from your Occupational Therapist indicating your disabilities and reason for the work.

General notes:

All cheques must be made payable to Oxford City Council. Alternatively, please indicate on the application form if you wish to pay by debit/credit card and Oxford City Council will contact you on receipt of your application.

If your work falls under more than one table, each charge is payable on submission. Any reduction that applies because the different parts of work are carried out at the same time will be applied to the inspection charge after commencement of the work.

Estimated cost of work means an estimate, accepted by the Local Authority, of a reasonable amount that would be charged by a person in business to carry out such work. A reduction cannot be allowed for DIY work. Estimates should exclude VAT, land acquisition costs, internal decoration, floor covering and fittings (If not shown on the plans) and professional charges paid to Architects, Engineers or Surveyors.

The above Building Control fees have been set on the basis 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 standard fee tables. If they are not, the work may incur supplementary charges.

Should any fees not fall into the standard fee categories or if you have any difficulties calculating fees please do not hesitate to contact Building Control on 01865 252807 or buildingcontrol@oxford.gov.uk to obtain a competitive fee quotation.