

GUIDANCE NOTE ON CHARGES

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



Building Control Services

Westgate House, Halifax, HX1 1PS

Telephone No: 01422 392291

Website: www.calderdale.gov.uk/buildingcontrol

Email: building.control@calderdale.gov.uk

EFFECTIVE FROM 1 JANUARY 2016

Explanatory Notes:

1. Before carrying out building works (defined in the Building Regulations 2010) an application, together with the relevant charge, must be submitted to Calderdale Building Control Services.
2. The enclosed notes (for guidance only) are taken from the Council's scheme of charges, a copy of which is available on request.
3. Floor areas are calculated by reference to the internal faces of walls enclosing the area.
4. Where plans have been rejected, no further charge is payable on resubmission for substantially the same work.
5. Works solely to provide access and/or facilities for disabled people to existing dwellings and buildings to which the public have access may be exempt from charges. In this scheme 'disabled person' means a person to whom Section 29(1) of the National Assistance Act 1948 applies.
6. Estimated cost means a reasonable cost that would be charged by a person in business to carry out the work shown and may be requested at the time the plans are deposited.
7. Minimum charges for certain works. Where the total floor area of an extension to a dwelling exceeds 200m², the charge is individually determined.
8. Calculation of charges:
 - a. Charges for Full Plans applications generally consist of a Plan Charge and an Inspection Charge as detailed in the following tables.
 - b. Charges for Building Notices (in circumstances where a Building Notice may be submitted) are detailed in the following tables.
 - c. Charges for a Regularisation application are individually determined. Please contact Building Control Services for charge.
 - d. Charges for a Reversion application are individually determined.
9. Multiple works – your attention is drawn to charges for domestic works detailed under Table B and Table C.
10. If you have any difficulties calculating these charges please consult the above office.

Payment can be made by cheque (payable to Calderdale Council), debit or credit card or online. Cash payments may be made at Halifax Customer First, Horton Street, Halifax, HX1 1QE.



FS 41400



INVESTOR IN PEOPLE



NEW DWELLINGS



TABLE A
Standard Charges for the Creation of New Dwellings

Number of units	FULL PLAN CHARGE			INSPECTION CHARGE			BUILDING NOTICE CHARGE		
	Charge £	VAT @ 20% £	Total £	Charge £	VAT @ 20% £	Total £	Charge £	VAT @ 20% £	Total £
1	165.00	33.00	198.00	400.00	80.00	480.00	565.00	113.00	678.00
2	315.00	63.00	378.00	700.00	140.00	840.00	1,015.00	203.00	1,218.00
3	460.00	92.00	552.00	955.00	191.00	1,146.00	1,415.00	283.00	1,698.00
4	600.00	120.00	720.00	1,195.00	239.00	1,434.00	1,795.00	359.00	2,154.00
5	740.00	148.00	888.00	1,415.00	283.00	1,698.00	2,155.00	431.00	2,586.00
6	880.00	176.00	1,056.00	1,615.00	323.00	1,938.00	2,495.00	499.00	2,994.00
7	1,020.00	204.00	1,224.00	1,795.00	359.00	2,154.00	2,815.00	563.00	3,378.00
8	1,155.00	231.00	1,386.00	1,955.00	391.00	2,346.00	3,110.00	622.00	3,732.00
9	1,290.00	258.00	1,548.00	2,105.00	421.00	2,526.00	3,395.00	679.00	4,074.00
10	1,410.00	282.00	1,692.00	2,255.00	451.00	2,706.00	3,665.00	733.00	4,398.00
11	1,510.00	302.00	1,812.00	2,405.00	481.00	2,886.00	3,915.00	783.00	4,698.00
12	1,610.00	322.00	1,932.00	2,555.00	511.00	3,066.00	4,165.00	833.00	4,998.00
13	1,710.00	342.00	2,052.00	2,705.00	541.00	3,246.00	4,415.00	883.00	5,298.00
14	1,810.00	362.00	2,172.00	2,855.00	571.00	3,426.00	4,665.00	933.00	5,598.00
15	1,900.00	380.00	2,280.00	3,005.00	601.00	3,606.00	4,905.00	981.00	5,886.00
16	1,950.00	390.00	2,340.00	3,155.00	631.00	3,786.00	5,105.00	1,021.00	6,126.00
17	2,000.00	400.00	2,400.00	3,295.00	659.00	3,954.00	5,295.00	1,059.00	6,354.00
18	2,050.00	410.00	2,460.00	3,435.00	687.00	4,122.00	5,485.00	1,097.00	6,582.00
19	2,100.00	420.00	2,520.00	3,575.00	715.00	4,290.00	5,675.00	1,135.00	6,810.00
20	2,150.00	430.00	2,580.00	3,715.00	743.00	4,458.00	5,865.00	1,173.00	7,038.00

Note – for 20 or more dwellings an additional fee of £150 + VAT per plot or if the floor area of a dwelling exceeds 300m² the charge is individually determined.

If your development does not meet the descriptions in these tables, please contact us for details of the charge on telephone (01422) 392291 or email us at building.control@calderdale.gov.uk

EXTENSIONS



TABLE B
Extensions to single dwellings

	PLAN CHARGE			INSPECTION CHARGE			BUILDING NOTICE CHARGE		
	Charge £	VAT @ 20% £	Total £	Charge £	VAT @ 20% £	Total £	Charge £	VAT @ 20% £	Total £
Single Storey Extensions									
Small extension not exceeding 10m ²	133.33	26.67	160.00	141.67	28.33	170.00	275.00	55.00	330.00
Medium Extension exceeding 10m ² but not greater than 40m ²	133.33	26.67	160.00	283.33	56.67	340.00	416.66	83.33	499.99
Larger Extension between 40m ² & 100 m ²	133.33	26.67	160.00	385.00	77.00	462.00	518.33	103.67	622.00
Multi Storey Extension									
Multi Storey Extension not exceeding 40m ²	133.33	26.67	160.00	357.50	71.50	429.00	490.83	98.17	589.00
Multi Storey extension between 40m ² & 200m ²	133.33	26.67	160.00	412.50	82.50	495.00	545.83	109.17	655.00
Other works to dwellings									
Loft conversion up to 2 rooms and no dormer	133.33	26.67	160.00	233.34	46.67	280.01	366.66	73.33	439.99
Loft conversion up to 2 rooms with dormer window	133.33	26.67	160.00	283.34	56.67	340.01	416.67	83.33	500.00
Conversion of Garage to habitable room	133.33	26.67	160.00	0.00	0.00	0.00	133.33	26.67	160.00
Erection or extension of a detached or attached non exempt Garage with a floor area not exceeding 100m ²	133.33	26.67	160.00	33.33	6.67	40.00	166.67	33.33	200.00
Extension or creation of a basement up to 100m ²	133.33	26.67	160.00	141.67	28.33	170.00	275.00	55.00	330.00

Note: Electrical Installation

Additional charge of £200 + VAT = £240 where electrical work is not to be certified as compliant with the Building Regulations by a person or body competent and registered to do so. An additional charge is for work when the relevant building work, or part thereof, has not been carried out by a person referred to in regulation 7(5) (g) or (h) of the Building (Local Authority Charges) Regulations 2010 applies. It is additional to the inspection charge, building notice charge or regularisation charge.

If your development does not meet the descriptions in these tables, please contact us for details of the charge on telephone (01422) 392291 or email us at building.control@calderdale.gov.uk

ALTERATIONS

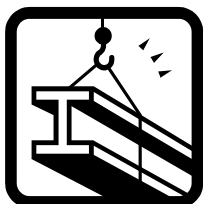


TABLE C
Alterations to a single dwelling or conversion of a building to a dwelling

	PLAN CHARGE			INSPECTION CHARGE			BUILDING NOTICE CHARGE		
	Charge £	VAT @ 20% £	Total £	Charge £	VAT @ 20% £	Total £	Charge £	VAT @ 20% £	Total £
Renovation of a thermal element to single dwelling	55.00	11.00	66.00	0.00	0.00	0.00	55.00	11.00	66.00
Internal alterations up to a value of £2000	55.00	11.00	66.00	45.00	9.00	54.00	100.00	20.00	120.00
Internal alterations with a value of £2001 to £5000	55.00	11.00	66.00	82.50	16.50	99.00	137.50	27.50	165.00
Internal alterations with a value to £5001 to £10000	133.33	26.67	160.00	82.50	16.50	99.00	215.83	43.17	259.00
Internal alterations with a value of £10001 to £15000	133.33	26.67	160.00	110.00	22.00	132.00	243.33	48.67	292.00
Internal alterations with a value of £15001 to £20000	133.33	26.67	160.00	192.50	38.50	231.00	325.83	65.17	391.00
Window replacement (Grouped by number of windows)									
Up to 5	55.00	11.00	66.00	20.00	4.00	24.00	75.00	15.00	90.00
6 to 10	55.00	11.00	66.00	55.00	11.00	66.00	110.00	22.00	132.00
11 to 20	55.00	11.00	66.00	82.50	16.50	99.00	137.50	27.50	165.00
Over 20, request a quotation									
Electrical Inspections	200.00	40.00	240.00	0.00	0.00	0.00	200.00	40.00	240.00
Boiler Inspection	200.00	40.00	240.00	0.00	0.00	0.00	200.00	40.00	240.00

Note: Electrical Installation

Additional charge of £200 + VAT = £240 where electrical work is not to be certified as compliant with the Building Regulations by a person or body competent and registered to do so. An additional charge is for work when the relevant building work, or part thereof, has not been carried out by a person referred to in regulation 7(5) (g) or (h) of the Building (Local Authority Charges) Regulations 2010 applies. It is additional to the inspection charge, building notice charge or regularisation charge.

If your development does not meet the descriptions in these tables, please contact us for details of the charge on telephone (01422) 392291 or email us at building.control@calderdale.gov.uk

NON DOMESTIC WORK

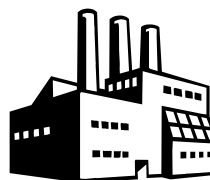


TABLE D
All Other Non Domestic Work – Alterations, Extensions and New Build

	PLAN CHARGE			INSPECTION CHARGE		
	Charge £	VAT @ 20% £	Total £	Charge £	VAT @ 20% £	Total £
All Other non-Domestic Work						
An extension to an existing non domestic building with a floor area not exceeding 10m ²	133.33	26.67	160.00	192.50	38.50	231.00
The erection of a non domestic building with a floor area not exceeding 10m ²	133.33	26.67	160.00	192.50	38.50	231.00
Other alterations, extensions and new build						
£0 to £2000	133.33	26.67	160.00	41.25	8.25	49.50
£2001 to £5000	133.33	26.67	160.00	82.50	16.50	99.00
£5001 to £10000	133.33	26.67	160.00	110.00	22.00	132.00
£10001 to £15000	133.33	26.67	160.00	137.50	27.50	165.00
£15001 to £20000	133.33	26.67	160.00	206.25	41.25	247.50
More than £20000 please ask for a quote						

If your development does not meet the descriptions in these tables, please contact us for details of the charge on telephone (01422) 392291 or email us at building.control@calderdale.gov.uk