



Cambridge City Building Control

Building Regulations Domestic Charges Guidance Notes

This guidance note provides standard charges for the creation of new dwellings and extensions/alterations to domestic residential properties.

Effective from 1st October 2010

The Building Regulation Charges are divided into Plan and Inspection charges, Building Notice Charges and Regularisation charges. The charges differ for each type of work. These charges are based on the scheme for the recovery of building regulation charges and associated matters for Cambridge City Council in accordance with the Building Act 1984 and The Building (Local Authority Charges) Regulations 2010

Full Plans

Applications must be accompanied by the appropriate plan Charge. The Inspection Charge covers all inspections from commencement to completion and will be invoiced after the first inspection.

Building Notice

Application must be accompanied by the appropriate Building Notice Charge (which is non-refundable).

Regularisations

Application must be accompanied by the appropriate Regularisation Charge (which is non-refundable). VAT is not applicable on Regularisation Charge.

Exemption

In certain circumstances, where work is solely for the benefit of people with disabilities, a charge may not be required, please contact us for advice if you feel your work falls within this category.

Multiple Works

Where plans show or state that more than one type of work is involved (i.e. an extension and alterations or change of use) charges are appropriate for each type of work, although the lower charge shall be reduced by 50%.

Reductions

In certain cases a reduction in charges may be possible for repetitive work, please contact us for information. A reduction can also be given if chargeable advice has been given by us that is likely to result in less time being taken to deal with your application.

Floor area

Measured by reference to the finished internal faces of the walls or, where there is no enclosing wall, to the outer most edge of the floor.

Cheques

Made payable to Cambridge City Council.

Debit Card Payments

Can be made by calling 01223 457200. You will need to quote your building regulation reference number OR your application site address when making a debit or credit card payment.

Help

If you have any difficulty or would like us to calculate the charge for your project Telephone - 01223 457118 or 457122

E-mail - buildingcontrol@cambridge.gov.uk

Cambridge City Council values your custom and will endeavour to provide you with a service that meets your needs.

We aim to provide a cost effective service which is of the highest quality possible.

Some of the benefits we offer are:

- An independent high quality service
- Advice and guidance at pre-application stage
- A competitive scale of charges
- Professionally qualified staff with extensive local knowledge
- Technical support available throughout the working day
- Same day inspections (for requests received before 10.00 am)
- Service tailored to your needs.

For more information about our service,
visit our website at www.cambridge.gov.uk

These charges have been set on the basis that the building work does not consist of, or include, innovative or high risk construction techniques and/or the duration of the building work from commencement to completion does not exceed 24 months.

The charges have also been set on the basis that the design and building work is undertaken by a person or company that is competent to do so. If not, the work may incur supplementary charges.

Which table should I use to calculate the Building Regulation charge?

Table 1. **for certain NEW dwellings or flats, or conversions to form new dwellings**

Table 2. **for certain domestic extensions, loft conversions and garages**

Table 3. **for alterations and other domestic work.**

Table 1

Standard charge for the creation or conversion to form new dwellings or flats

- The table below only applies to dwellings with a floor area less than 300m² and dwellings no more than 3 storeys in height. Charges for dwellings exceeding this will be individually determined, so please ring us for an individual quote.
- The floor area can include a detached garage and/or carport up to 60m². Where the floor area exceeds this an additional individually determined charge will be required so please ring us for an individual quote.
- We invite discussion on charges particularly for multiple dwelling schemes where some reduction is possible for repetitive work.

Number of Dwellings	Full Plans +VAT		Building Notice Charge +VAT	Regularisation Charge (No VAT)	Additional Charge +VAT
	Plan Charge	Inspection Charge			
1	£175	£375	£605	£715	£190.00
2	£245	£555	£880	£1,040	individually determined
3	£315	£735	£1,155	£1,365	
4	£385	£875	£1,386	£1,638	
5	£455	£1015	£1,617	£1,911	
6	£525	£1155	£1,848	£2,184	
7	£550	£1340	£2,079	£2,457	
8	£575	£1525	£2,310	£2,730	
9	£600	£1710	£2,541	£3,003	
10	£620	£1880	£2,750	£3,250	
11	£670	£2020	£2,959	£3,497	
12	£720	£2160	£3,168	£3,744	
13	£770	£2300	£3,377	£3,991	
14	£820	£2440	£3,586	£4,238	
15	£860	£2590	£3,795	£4,485	
16	£910	£2730	£4,004	£4,732	
17	£960	£2870	£4,213	£4,979	
18	£1005	£3015	£4,422	£5,226	
19	£1055	£3155	£4,631	£5,473	
20	£1095	£3295	£4,829	£5,707	

For more than 20 dwellings please contact Building Control on (01223) 457111 for an individually determined fee quotation.

- Additional Charge - will apply if you intend to carry out certain (notifiable) electrical works, and if you do not use an electrician who is registered with a Part P self-certifying scheme. Please refer to our Electrical Safety guidance notes for further advice on this.

Table 2

Charges for certain domestic extensions, conversions and small buildings

- The charge for any extension, conversion, garage or annex exceeding the floor area limits listed below will be individually determined, so please ring us for an individual quote.
- Any alterations to a dwelling which are required as a result of the proposed extensions i.e. forming a new door opening will be included in the charges below.
- However, when any other alterations are proposed which are not directly connected with the proposed extension, a separate charge is payable, which should be calculated using **Table 3**.

Description	Full Plans +VAT		Building Notice Charge +VAT	Regularisation Charge (No VAT)	Additional Charge +VAT
	Plan Charge	Inspection Charge			
Extensions & Annexes (less than 3 storeys)					
Extension or annex with floor area not exceeding 10m ²	£140.00	£215.00	£390.00	£461.00	£190.00
Extension or annex with floor area exceeding 10m ² but not exceeding 40m ²	£140.00	£295.00	£478.00	£566.00	£190.00
Extension or annex with a floor area exceeding 40m ² but not exceeding 60m ²	£140.00	£395.00	£588.00	£696.00	£190.00
A building or extension comprising solely of a garage, carport or store the total floor area of which does not exceed 60m ²	£140.00	£195.00	£368.00	£436.00	£190.00
Loft and Garage Conversions					
First or second floor loft conversions with a floor area not exceeding 40m ²	£140.00	£295.00	£478.00	£566.00	£190.00
First or second floor loft conversions with a floor area exceeding 40m ² but not exceeding 60m ²	£140.00	£355.00	£544.00	£644.00	£190.00
Garage conversion up to 40m ²	£140.00	£105.00	£270.00	£318.00	£190.00

* Additional Charge - will apply if you intend to carry out certain (notifiable) electrical works, if you do not use an electrician who is registered with a Part P self-certifying competent persons scheme. Please refer to our Electrical Safety guidance notes for further advice on this.

Multiple work reductions - Where multiple work is covered by more than one of the categories from table 2 or 3 then the appropriate charge is calculated by paying the full amount for the most expensive category and only 50% for the other applicable category.

Help

If you have any difficulty or would like us to calculate the charge for your project

Telephone 01223 457118 or 457122

Email buildingcontrol@cambridge.gov.uk

Table 3

Charges for alterations and other domestic work

Description	Full Plans +VAT		Building Notice Charge +VAT	Regularisation Charge (No VAT)	Additional Charge +VAT
	Plan Charge	Inspection Charge			
Alterations to a single dwelling					
Renovation of a thermal element (up to £20,000)	£100	£0	£100	£130	N/A
Replacement of windows, roof lights, roof windows or external glazed doors	£80	£0	£80	£104	N/A
Renewable Energy systems (up to £20,000)	£100	£0	£100	£130	N/A
Internal alterations with a cost up to £5,000	£180	£0	£180	£234	£190
Internal alterations exceeding £5,000 but not exceeding £10,000	£240	£0	£240	£312	£190
Internal alterations exceeding £10,000 but not exceeding £20,000	£140	£195	£370	£436	£190
Internal alterations exceeding £20,000 but not exceeding £50,000	£140	£295	£478	£566	£190
Internal alterations exceeding £50,000 but not exceeding £75,000	£140	£395	£588	£696	£190
Notifiable electrical work (where a satisfactory certificate will not be issued by a Part P competent person's scheme)	£190	£0	£190	£247	N/A

Multiple work reductions. Where multiple work is covered by more than one of the above categories then the appropriate charge is calculated by paying the full amount for the most expensive category and only 50% for the other applicable categories with the exception of Notifiable Electrical Work.

The Estimated Cost of Work is what we regard as a reasonable amount to be charged by a construction company or building professional to carry out such work. This does not include VAT or professional fees. The estimated cost of work should be provided with your application. If not, or if we consider that the estimate is unreasonable, we will not be able to process your application. Any reduced cost for DIY work is not acceptable for estimated cost purposes.

Where Standard Charges are not applicable please contact Building Control on 01223 457118 or 457122 or e-mail buildingcontrol@cambridge.gov.uk to request an individually determined quotation.

Cambridge City Council can provide translations of council documents for you.
To request our interpreting or translation services, email enquiries@cambridge.gov.uk,
telephone 01223 457000, or visit the Customer Service Centre.
Cambridge City Building Control, Environment Department,
Cambridge City Council, PO Box 700, Cambridge CB10JH

Tel: 01223 457118/457122 E: buildingcontrol@cambridge.gov.uk

Web: www.cambridge.gov.uk

Published October 2010