

Building Control Fee Schedule

Valid from 1st April 2025

General Guidance

Fees are payable on all Building Regulation applications. The Building Regulation Charges are divided into a Plan and Inspection charge, or a Building Notice charge. The tables on the following pages will help you identify the fee that is relevant to your building project. Please note that all fees (except those relating to Regularisation applications) include VAT at 20%. Regularisation charges are 150% of the net charge.

The basis of these charges are derived from the Building (Local Authority Charges) Regulations 2010. There are 3 Schedules of fees, namely:

Schedule 1 – New houses up to 300 square metres and flats up to 3-storeys;

Schedule 2 – Certain small domestic buildings and extensions; and,

Schedule 3 – Other work that falls outside Schedules 1 and 2.

For any works falling outside of the standard charges, an individual assessment will be made by Building Control Officers and a quote provided for the service. To take advantage of this service, please contact 01524 582952 or email buildingcontrol@lancaster.gov.uk

Definitions

Full Plans – This is the most common type of application and involves the submission of detailed plans for approval. A **plan charge** is payable on deposit of the application and an **inspection charge** is payable after work has commenced and the first inspection has been made (*please note that there are alternative payment requirements associated with Schedule 3*).

Building Notice – This type of application does not usually involve the submission of detailed plans for approval. It is suitable for domestic applications but it cannot be used where buildings are non-domestic, or for new houses where new roads or streets are to be constructed. The **building notice charge** must be paid on deposit of the application with the Council.

There are also specific exclusions in the regulations as to when building notices cannot be used. These are:

- Part II of the Fire Precautions (Workplace) Regulations 1997;
- For work which will be built close to or over the top of rain water and foul drains shown on the 'map of sewers'; and,
- Where a new building will front onto a private street.

Regularisation – This type of application relates to unauthorised building work. It only relates to building work which has been carried out on or after 11 November 1985 without prior knowledge/notification to the Council, and where homeowners seek retrospective certification. These non-refundable charges are 150% of the net charge.

Lancaster City Council are members of LABC (Local Authority Building Control) – an independent, not-for-profit national organisation which represents all Local Authority Building Control teams in England and Wales.



Delivering High Quality Building Control Through Local Authorities

Schedule 1: Houses up to 300 square metres and flats up to 3 storeys

Schedule 1			
Number of dwelling types	Plan Charge	Inspection Charge	Building Notice
1	£355.00	£753.00	£1108.00
2	£488.00	£975.00	£1462.00
3	£595.00	£1330.00	£1,998.00
4	£797.00	£1,551.00	£2,350.00
5	£975.00	£1,906.00	£2,882.00

Schedule 1 Guidance

- The amount of the plan charge is based on the number of dwelling types contained in the application.
- The inspection charge is based on the total units in the project.
- For five or more dwellings or if the floor area of the dwelling exceeds 300m² or flats over three storeys, the charge will be individually determined. A bespoke quotation will be provided by the Service.
- For electrical work not covered under a Competent Persons Scheme, the basic inspection charge per dwelling will be £315.00 including VAT (account will be given to repetitive work and a discount may be applied).
- Unless otherwise agreed, schemes exceeding one year in duration may be subject to an additional charge.
- For larger building projects the Council may agree to fees being paid by instalments. Please contact a Building Control Officer for further details.

For further information regarding Schedule 1 projects please contact a Building Control Officer on 01524 582952 or via email buildingcontrol@lancaster.gov.uk

Schedule 2: Certain small domestic buildings and extensions

Schedule 2		Certain small domestic building and extensions (inclusive of VAT @ 20%)		
		Full Plans		Building Notice
		Deposit Charge	Inspection Charge	
		Total inc VAT	Total inc VAT	Total inc VAT
a	All attached garages and detached garages over 30m ² and under 60m ²	£265.00	£265.00	£532.00
b	Domestic extensions over 4m ² up to 10m ²	£265.00	£265.00	£532.00
c	Domestic extensions over 10m ² up to 40m ²	£265.00	£488.00	£753.00
d	Domestic extensions over 40m ² up to 60m ²	£265.00	£753.00	£1018.00
e	Domestic extensions over 60m ² up to 100m ²	£265.00	£820.00	£1063.00
f	A loft conversion up to 30m ²	£265.00	£442.00	£710.00

Schedule 2 Guidance

- For extensions below 4m², or any other work not included in the categories above, please refer to Schedule 3.
- Where the work in question includes the erection of more than one extension to a building, the total floor areas of all such extensions should be combined to determine the charge payable in accordance with Schedule 2.
- Unless otherwise agreed, schemes exceeding one year duration may be subject to an additional charge.
- Where work is to provide access and facilities for disabled people in an existing domestic building, or is an extension of a room in a dwelling (where the sole use will be for the carrying out of medical treatment or storage facilities for a disabled person, or the adaptation or replacement of accommodation), no fee will be payable.

For further information regarding Schedule 2 projects please contact a Building Control Officer on 01524 582952 or via email buildingcontrol@lancaster.gov.uk

Schedule 3: Other work falling outside Schedules 1 and 2

Schedule 3	Charges for all other work		
Fixed price based on estimated cost band	Plan Charge (inclusive of VAT @ 20%)	Inspection Charge (inclusive of VAT @ 20%)	Building Notice Charge (inclusive of VAT @ 20%)
£0 - £1,000	£133.00	--	£229.00
£1,001 - £2,000	£220.00	--	£379.00
£2,001 - £5,000	£355.00	--	£404.00
£5,001 - £10,000	£100.00	£300.00	£432.00
£10,001 - £20,000	£135.00	£390.00	£550.00
£20,001 - £30,000	£170.00	£470.00	£656.00
£30,001 - £40,000	£177.00	£532.00	£865.00
£40,001 - £50,000	£310.00	£696.00	£989.00
£50,001 - £75,000	£475.00	£768.00	£1005.00
£75,001 - £100,000	£520.00	£889.00	£1159.00
£100,001 - £150,000	£580.00	£945.00	£1300.00
£150,000 - £200,000	£650.00	£1016.00	£1481.00

Other Charges	Charges (inclusive of VAT @ 20%)
Replacement of windows or doors in dwellings, not part of a FENSA scheme (or equivalent) for less than 10 windows	£126.00
Replacement of windows or doors in dwellings, not part of a FENSA scheme (or equivalent) for more than 10 windows	£180.00
Sewage treatment plant	£340.00
A revised scheme considered not to be the same as originally deposited	£134.00
Material alteration to thermal element requiring upgrading of insulation, greater than 25% of roof, walls or floors	£134.00
Section 81 (Building Act 1984) Demolition Counter Notice	£210.00

Supplementary Charges	Charges (inclusive of VAT @ 20%)
Fee payable for any electrical work or the installation of a heating appliance within a single dwelling undertaken by a person who is not a member of a registered Competent Person Scheme	£315.00
Fee to be applied for Completions inspection where 12 months have elapsed since the previous inspection. A further charge will be applied for issuing a Completion Certificate. This service is not available on applications which were submitted more than 15 years ago.	£143.00

Fee to be applied for issuing a Completion Certificate where 12 months have elapsed since the previous inspection. This service is not available on applications which were submitted more than 15 years ago.	£70
Fee to cover technical and admin costs if an application is withdrawn before it has been assessed. The fee less the £82 will be refunded.	£82

Schedule 3 Guidance

- Charges for all commercial/industrial /other residential and domestic alterations are taken from Schedule 3. These are based on an estimated cost that would be charged by a professional contractor, excluding professional fees and VAT.
- In respect of Schedule 3, the Plan Charge and the Inspection Charge shall be payable at the deposit stage.
- Unless otherwise agreed, schemes exceeding one year duration may be subject to an additional charge.

If you have a project that does not come within the above parameters of Schedule 3, then please contact a Building Control Officer to discuss and obtain a competitive, individual quote on 01524 582952 or via email buildingcontrol@lancaster.gov.uk