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**Website:** <http://www.richmond.gov.uk/home/environment/buildingcontrol>

**Building Regulations Charges Scheme No. 2 2012**  
**The Building Regulations 2010**  
**The Building (Local Authority Charges) Regulations 2010**

## Building Control Charges

### GUIDANCE NOTES

The charges for Building Regulation work are intended to cover the cost of the service.

There are two methods that the authority may use to establish the charge for building work.

The **Standard Charge** and the **Individually Determined Charge**

**Standard charges** are specified in Table 1 and Table 2. Table 1 is for domestic works and Table 2 for non-domestic work, and are applicable for other works with an estimate of costs of up to £400,000.

Charges for works not specified in the Standard Charges and in excess of £400,000 will be assessed on a case by case basis (**Individually Determined Charge**).

1. **Full Plans** (see pages 2-3)
  - The **Plan charge** must be paid on the deposit of plans with the Council.
  - The **Inspection Charge** will be payable after the first inspection has been undertaken.
2. **Building Notices** (see pages 4-5) – The charge must be paid when the notice is submitted to the Council.
3. **Regularisation Charge** (see pages 6-7) – This is 120% of the Building Notice charge.
4. **Reversion Charge** – This is 120% of the Building Notice charge (please email Building Control for this information)
5. **Exemption** – Where work is only to provide certain access and facilities for disabled people in existing buildings, no charge will be made (contact Building Control regarding specific projects).
6. **Multiple Works** – Where plans show multiple works, e.g. extension and attached garage, the standard charge is payable for each unit of work.
7. **Supplementary Charges** – The Charges 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. If they are not, the work may incur supplementary charges.
8. **Estimated Cost** – This means a reasonable estimate that would be charged by a professional builder, but excluding professional fees and VAT.
9. **Implementation** – The base charges are effective from the 1<sup>st</sup> November 2012

(All charges are subject to VAT except the Regularisation and Reversion Charge which are determined as 120% of the Building Notice charge).

For Individually Determined Charges (not specified in Table 1 & 2) please email [buildingcontrol@richmond.gov.uk](mailto:buildingcontrol@richmond.gov.uk) with details of the proposed works.

Extensions and Loft Conversions to single dwellings*		Full Plans					
		Plan Charge			Inspection Charge		
		Exc VAT (£)	VAT (£)	Inc VAT (£)	Exc VAT (£)	VAT (£)	Inc VAT (£)
EX01	Extension <20m <sup>2</sup>	137.50	27.50	165.00	205.83	41.17	247.00
EX02	Extension 20m <sup>2</sup> and <40m <sup>2</sup>	206.67	41.33	248.00	310.83	62.17	373.00
EX03	Extension 40m <sup>2</sup> and <60m <sup>2</sup>	249.17	49.83	299.00	374.17	74.83	449.00
EX04	Extension more than 60m <sup>2</sup> (each additional 20m <sup>2</sup> or part)	20.83	4.17	25.00	30.83	6.17	37.00
LC01	Loft conversions <40m <sup>2</sup>	206.67	41.33	248.00	310.83	62.17	373.00
LC02	Loft conversions 40m <sup>2</sup> and <60m <sup>2</sup>	249.17	49.83	299.00	374.17	74.83	449.00
LC03	Loft conversions more than 60m <sup>2</sup> (each additional 20m <sup>2</sup> or part)	20.83	4.17	25.00	30.83	6.17	37.00

\* Extensions also include detached garage/car port \*

Other works to domestic buildings		Full Plans					
		Plan Charge			Inspection Charge		
		Exc VAT (£)	VAT (£)	Inc VAT (£)	Exc VAT (£)	VAT (£)	Inc VAT (£)
OD11	* Electrical wiring up to 12 circuits (4 bed house typical) where electrician is not in competent person scheme	82.50	16.50	99.00	123.33	24.67	148.00

New build dwellings up to 250m <sup>2</sup> (where in excess of 250m <sup>2</sup> subject to estimated costs)		Full Plans					
		Plan Charge			Inspection Charge		
		Exc VAT (£)	VAT (£)	Inc VAT (£)	Exc VAT (£)	VAT (£)	Inc VAT (£)
H01	1 new dwelling	247.50	49.50	297.00	370.83	74.17	445.00
H02	2-5 new dwellings additional charge per extra dwelling over 1	95.83	19.17	115.00	144.17	28.83	173.00
H03	6 new dwellings	728.33	145.67	874.00	1,092.50	218.50	1,311.00
H04	Additional charge per dwelling over 6 up to 20	82.50	16.50	99.00	123.33	24.67	148.00

All other works - estimated cost (up to £400,000)		Full Plans					
		Plan Charge			Inspection Charge		
		Exc VAT (£)	VAT (£)	Inc VAT (£)	Exc VAT (£)	VAT (£)	Inc VAT (£)
AL01	<£5,000	81.67	16.33	98.00	121.67	24.33	146.00
AL02	£5,001 - £10,000	98.33	19.67	118.00	146.67	29.33	176.00
AL03	£10,001 - £20,000	139.17	27.83	167.00	208.33	41.67	250.00
AL04	£20,001 - £30,000	180.00	36.00	216.00	270.00	54.00	324.00
AL05	£30,001 - £40,000	220.00	44.00	264.00	330.83	66.17	397.00
AL06	£40,001 - £50,000	260.83	52.17	313.00	391.67	78.33	470.00
AL07	£50,001 - £60,000	294.17	58.83	353.00	440.83	88.17	529.00
AL08	£60,001 - £70,000	326.67	65.33	392.00	490.00	98.00	588.00
AL09	£70,001 - £80,000	359.17	71.83	431.00	539.17	107.83	647.00
AL10	£80,001 - £90,000	391.67	78.33	470.00	588.33	117.67	706.00
AL11	£90,001 - £100,000	425.00	85.00	510.00	636.67	127.33	764.00
AL12	£100,001 - £120,000	456.67	91.33	548.00	685.83	137.17	823.00
AL13	£120,001 - £140,000	490.00	98.00	588.00	735.00	147.00	882.00
AL14	£140,001 - £160,000	523.33	104.67	628.00	784.17	156.83	941.00
AL15	£160,001 - £180,000	555.00	111.00	666.00	833.33	166.67	1,000.00
AL16	£180,001 - £200,000	588.33	117.67	706.00	881.67	176.33	1,058.00
AL17	£200,001 - £220,000	620.83	124.17	745.00	931.67	186.33	1,118.00
AL18	£220,001 - £240,000	651.67	130.33	782.00	978.33	195.67	1,174.00
AL19	£240,001 - £260,000	684.17	136.83	821.00	1,025.83	205.17	1,231.00
AL20	£260,001 - £280,000	709.17	141.83	851.00	1,063.33	212.67	1,276.00
AL21	£280,001 - £300,000	735.83	147.17	883.00	1,069.17	213.83	1,283.00
AL22	£300,000 - £320,000	758.33	151.67	910.00	1,105.00	221.00	1,326.00
AL23	£320,001 - £340,000	804.17	160.83	965.00	1,170.83	234.17	1,405.00
AL24	£340,001 - £360,000	829.17	165.83	995.00	1,205.83	241.17	1,447.00
AL25	£360,001 - £380,000	853.33	170.67	1,024.00	1,241.67	248.33	1,490.00
AL26	£380,001 - £400,000	919.17	183.83	1,103.00	1,279.17	255.83	1,535.00
AL27	£400,001 +	For works exceeding £400,000 please email <a href="mailto:buildingcontrol@richmond.gov.uk">buildingcontrol@richmond.gov.uk</a> and ask for advice as costs are individually determined					

All non-domestic extensions and other purpose groups		Full Plans					
		Plan Charge			Inspection Charge		
		Exc VAT (£)	VAT (£)	Inc VAT (£)	Exc VAT (£)	VAT (£)	Inc VAT (£)
ND01	Small extensions (internal floor areas) <40m <sup>2</sup>	220.83	44.17	265.00	330.83	66.17	397.00
ND02	Small extensions (internal floor areas) between 40m <sup>2</sup> and <100m <sup>2</sup>	263.33	52.67	316.00	395.00	79.00	474.00
ND03	Small extensions (internal floor areas) more than 100m <sup>2</sup> -200m <sup>2</sup> - each additional 20m <sup>2</sup> or part	20.83	4.17	25.00	30.83	6.17	37.00

All other works - estimated cost (up to £400,000)		Full Plans					
		Plan Charge			Inspection Charge		
		Exc VAT (£)	VAT (£)	Inc VAT (£)	Exc VAT (£)	VAT (£)	Inc VAT (£)
AL01	<£5,000	81.67	16.33	98.00	121.67	24.33	146.00
AL02	£5,001 - £10,000	98.33	19.67	118.00	146.67	29.33	176.00
AL03	£10,001 - £20,000	139.17	27.83	167.00	208.33	41.67	250.00
AL04	£20,001 - £30,000	180.00	36.00	216.00	270.00	54.00	324.00
AL05	£30,001 - £40,000	220.00	44.00	264.00	330.83	66.17	397.00
AL06	£40,001 - £50,000	260.83	52.17	313.00	391.67	78.33	470.00
AL07	£50,001 - £60,000	294.17	58.83	353.00	440.83	88.17	529.00
AL08	£60,001 - £70,000	326.67	65.33	392.00	490.00	98.00	588.00
AL09	£70,001 -£80,000	359.17	71.83	431.00	539.17	107.83	647.00
AL10	£80,001 - £90,000	391.67	78.33	470.00	588.33	117.67	706.00
AL11	£90,001 - £100,000	425.00	85.00	510.00	636.67	127.33	764.00
AL12	£100,001 - £120,000	456.67	91.33	548.00	685.83	137.17	823.00
AL13	£120,001 - £140,000	490.00	98.00	588.00	735.00	147.00	882.00
AL14	£140,001 - £160,000	523.33	104.67	628.00	784.17	156.83	941.00
AL15	£160,001 - £180,000	555.00	111.00	666.00	833.33	166.67	1,000.00
AL16	£180,001 - £200,000	588.33	117.67	706.00	881.67	176.33	1,058.00
AL17	£200,001 - £220,000	620.83	124.17	745.00	931.67	186.33	1,118.00
AL18	£220,001 - £240,000	651.67	130.33	782.00	978.33	195.67	1,174.00
AL19	£240,001 - £260,000	684.17	136.83	821.00	1,025.83	205.17	1,231.00
AL20	£260,001 - £280,000	709.17	141.83	851.00	1,063.33	212.67	1,276.00
AL21	£280,001 - £300,000	735.83	147.17	883.00	1,069.17	213.83	1,283.00
AL22	£300,001 - £320,000	758.33	151.67	910.00	1,105.00	221.00	1,326.00
AL23	£320,001 - £340,000	804.17	160.83	965.00	1,170.83	234.17	1,405.00
AL24	£340,001 - £360,000	829.17	165.83	995.00	1,205.83	241.17	1,447.00
AL25	£360,001 - £380,000	853.33	170.67	1,024.00	1,241.67	248.33	1,490.00
AL26	£380,001 - £400,000	919.17	183.83	1,103.00	1,279.17	255.83	1,535.00
AL27	£400,001 +	<b>For works exceeding £400,000 please email <a href="mailto:buildingcontrol@richmond.gov.uk">buildingcontrol@richmond.gov.uk</a> and ask for advice as costs are individually determined</b>					

Extensions and Loft Conversions to single dwellings*		Building Notice		
		Exc VAT (£)	VAT (£)	Inc VAT (£)
EX01	Extension <20m <sup>2</sup>	343.33	68.67	412.00
EX02	Extension 20m <sup>2</sup> and <40m <sup>2</sup>	517.50	103.50	621.00
EX03	Extension 40m <sup>2</sup> and <60m <sup>2</sup>	624.17	124.83	749.00
EX04	Extension more than 60m <sup>2</sup> (each additional 20m <sup>2</sup> or part)	51.67	10.33	62.00
LC01	Loft conversions <40m <sup>2</sup>	517.50	103.50	621.00
LC02	Loft conversions 40m <sup>2</sup> and <60m <sup>2</sup>	624.17	124.83	749.00
LC03	Loft conversions more than 60m <sup>2</sup> (each additional 20m <sup>2</sup> or part)	51.67	10.33	62.00

\* Extensions also include detached garage/car port

Other domestic buildings		Building Notice		
OD11	*Electrical wiring up to 12 circuits (4 bed house typical) where electrician is not in competent person scheme	205.83	41.17	247.00

New build dwellings		Building Notice		
WORK CODE		Exc VAT (£)	VAT (£)	Inc VAT (£)
H01	1 new dwelling	618.33	123.67	742.00
H02	2-5 new dwellings additional charge per extra dwelling over 1	240.83	48.17	289.00
H03	6 new dwellings	1,820.83	364.17	2,185.00
H04	Additional charge per dwelling over 6 up to 20	205.83	41.17	247.00

All other works - estimated cost (up to £400,000)		Building Notice		
WORK CODE		Exc VAT (£)	VAT (£)	Inc VAT (£)
AL01	<£5,000	203.33	40.67	244.00
AL02	£5,001 - £10,000	245.00	49.00	294.00
AL03	£10,001 - £20,000	347.50	69.50	417.00
AL04	£20,001 - £30,000	450.00	90.00	540.00
AL05	£30,001 - £40,000	550.83	110.17	661.00
AL06	£40,001 - £50,000	652.50	130.50	783.00
AL07	£50,001 - £60,000	735.00	147.00	882.00
AL08	£60,001 - £70,000	816.67	163.33	980.00
AL09	£70,001 - £80,000	898.33	179.67	1,078.00
AL10	£80,001 - £90,000	980.00	196.00	1,176.00
AL11	£90,001 - £100,000	1,061.67	212.33	1,274.00
AL12	£100,001 - £120,000	1,142.50	228.50	1,371.00
AL13	£120,001 - £140,000	1,225.00	245.00	1,470.00
AL14	£140,001 - £160,000	1,307.50	261.50	1,569.00
AL15	£160,001 - £180,000	1,388.33	277.67	1,666.00
AL16	£180,001 - £200,000	1,470.00	294.00	1,764.00
AL17	£200,001 - £220,000	1,552.50	310.50	1,863.00
AL18	£220,001 - £240,000	1,630.00	326.00	1,956.00
AL19	£240,001 - £260,000	1,710.00	342.00	2,052.00
AL20	£260,001 - £280,000	1,772.50	354.50	2,127.00
AL21	£280,001 - £300,000	1,805.00	361.00	2,166.00
AL22	£300,001 - £320,000	1,863.33	372.67	2,236.00
AL23	£320,001 - £340,000	1,975.00	395.00	2,370.00
AL24	£340,001 - £360,000	2,035.00	407.00	2,442.00
AL25	£360,001 - £380,000	2,095.00	419.00	2,514.00
AL26	£380,001 - £400,000	2,198.33	439.67	2,638.00
AL27	£400,001 +	For works exceeding £400,000 please email <a href="mailto:buildingcontrol@richmond.gov.uk">buildingcontrol@richmond.gov.uk</a> and ask for advice as costs are individually determined		

**Please Note: For all works that are non-domestic a Full Plans submission is required (please see page 2 for the required submission fees)**

All non-domestic extensions and other purpose groups		Building Notice		
		Exc VAT (£)	VAT (£)	Inc VAT (£)
ND01	Small extensions (internal floor areas) <40m <sup>2</sup>	551.67	110.33	662.00
ND02	Small extensions (internal floor areas) between 40m <sup>2</sup> and <100m <sup>2</sup>	658.33	131.67	790.00
ND03	Small extensions (internal floor areas) more than 100m <sup>2</sup> -200m <sup>2</sup> - each additional 20m <sup>2</sup> or part	51.67	10.33	62.00

All other works - estimated cost (up to £400,000)		Exc VAT (£)	VAT (£)	Inc VAT (£)
		WORK CODE		
AL01	<£5,000	203.33	40.67	244.00
AL02	£5,001 - £10,000	245.00	49.00	294.00
AL03	£10,001 - £20,000	347.50	69.50	417.00
AL04	£20,001 - £30,000	450.00	90.00	540.00
AL05	£30,001 - £40,000	550.83	110.17	661.00
AL06	£40,001 - £50,000	652.50	130.50	783.00
AL07	£50,001 - £60,000	735.00	147.00	882.00
AL08	£60,001 - £70,000	816.67	163.33	980.00
AL09	£70,001 - £80,000	898.33	179.67	1,078.00
AL10	£80,001 - £90,000	980.00	196.00	1,176.00
AL11	£90,001 - £100,000	1,061.67	212.33	1,274.00
AL12	£100,001 - £120,000	1,142.50	228.50	1,371.00
AL13	£120,001 - £140,000	1,225.00	245.00	1,470.00
AL14	£140,001 - £160,000	1,307.50	261.50	1,569.00
AL15	£160,001 - £180,000	1,388.33	277.67	1,666.00
AL16	£180,001 - £200,000	1,470.00	294.00	1,764.00
AL17	£200,001 - £220,000	1,552.50	310.50	1,863.00
AL18	£220,001 - £240,000	1,630.00	326.00	1,956.00
AL19	£240,001 - £260,000	1,710.00	342.00	2,052.00
AL20	£260,001 - £280,000	1,772.50	354.50	2,127.00
AL21	£280,001 - £300,000	1,805.00	361.00	2,166.00
AL22	£300,001 - £320,000	1,863.33	372.67	2,236.00
AL23	£320,001 - £340,000	1,975.00	395.00	2,370.00
AL24	£340,001 - £360,000	2,035.00	407.00	2,442.00
AL25	£360,001 - £380,000	2,095.00	419.00	2,514.00
AL26	£380,001 - £400,000	2,198.33	439.67	2,638.00
	£400,001 +	For works exceeding £400,000 please email <a href="mailto:buildingcontrol@richmond.gov.uk">buildingcontrol@richmond.gov.uk</a> and ask for advice as costs are individually determined		

**Please Note: For all works that are non-domestic a full plans submission is required (please see page 2 for the required submission fees)**

Extensions and Loft Conversions to single dwellings*		Regularisation & Reversion (£)
WORK CODE		
EX01	Extension <20m <sup>2</sup>	412.00
EX02	Extension 20m <sup>2</sup> and <40m <sup>2</sup>	621.00
EX03	Extension 40m <sup>2</sup> and <60m <sup>2</sup>	749.00
EX04	Extension more than 60m <sup>2</sup> (each additional 20m <sup>2</sup> or part)	62.00
LC01	Loft conversions <40m <sup>2</sup>	621.00
LC02	Loft conversions 40m <sup>2</sup> and <60m <sup>2</sup>	749.00
LC03	Loft conversions more than 60m <sup>2</sup> (each additional 20m <sup>2</sup> or part)	62.00

\* Extensions also include detached garage / car ports

Other domestic buildings		Regularisation & Reversion (£)
WORK CODE		
OD11	* Electrical wiring up to 12 circuits (4 bed house typical) where electrician is not in competent person scheme	247.00

New build dwellings		Regularisation & Reversion (£)
WORK CODE		
H01	1 new dwelling	742.00
H02	2-5 new dwellings additional charge per extra dwelling over 1	289.00
H03	6 new dwellings	2,185.00
H04	Additional charge per dwelling over 6 up to 20	247.00

All other works - estimated cost (up to £400,000)		Regularisation & Reversion (£)
WORK CODE		
AL01	<£5,000	244.00
AL02	£5,001 - £10,000	294.00
AL03	£10,001 - £20,000	417.00
AL04	£20,001 - £30,000	540.00
AL05	£30,001 - £40,000	661.00
AL06	£40,001 - £50,000	783.00
AL07	£50,001 - £60,000	882.00
AL08	£60,001 - £70,000	980.00
AL09	£70,001 - £80,000	1078.00
AL10	£80,001 - £90,000	1176.00
AL11	£90,001 - £100,000	1274.00
AL12	£100,001 - £120,000	1371.00
AL13	£120,001 - £140,000	1470.00
AL14	£140,001 - £160,000	1569.00
AL15	£160,001 - £180,000	1666.00
AL16	£180,001 - £200,000	1764.00
AL17	£200,001 - £220,000	1,863.00
AL18	£220,001 - £240,000	1,956.00
AL19	£240,001 - £260,000	2,052.00
AL20	£260,001 - £280,000	2,127.00
AL21	£280,001 - £300,000	2,166.00
AL22	£300,001 - £320,000	2,236.00
AL23	£320,001 - £340,000	2,370.00
AL24	£340,001 - £360,000	2,442.00
AL25	£360,001 - £380,000	2,514.00
AL26	£380,001 - £400,000	2,638.00
AL27	£400,001 + For works exceeding £400,000 please email <a href="mailto:buildingcontrol@richmond.gov.uk">buildingcontrol@richmond.gov.uk</a> and ask for advice as costs are individually determined	

<b>All non-domestic extensions and other purpose groups</b>		<b>Regularisation &amp; Reversion (£)</b>
<b>WORK CODE</b>		
ND01	Small extensions (internal floor areas) <40m <sup>2</sup>	662.00
ND02	Small extensions (internal floor areas) between 40m <sup>2</sup> and <100m <sup>2</sup>	790.00
ND03	Small extensions (internal floor areas) more than 60m <sup>2</sup> - each additional 20m <sup>2</sup> or part	62.00

<b>All other works - estimated cost (up to £400,000)</b>		<b>Regularisation &amp; Reversion (£)</b>
<b>WORK CODE</b>		
AL01	<£5,000	244.00
AL02	£5,001 - £10,000	294.00
AL03	£10,001 - £20,000	417.00
AL04	£20,001 - £30,000	540.00
AL05	£30,001 - £40,000	661.00
AL06	£40,001 - £50,000	783.00
AL07	£50,001 - £60,000	882.00
AL08	£60,001 - £70,000	980.00
AL09	£70,001 - £80,000	1,078.00
AL10	£80,001 - £90,000	1,176.00
AL11	£90,001 - £100,000	1,274.00
AL12	£100,001 - £120,000	1,371.00
AL13	£120,001 - £140,000	1,470.00
AL14	£140,001 - £160,000	1,569.00
AL15	£160,001 - £180,000	1,666.00
AL16	£180,001 - £200,000	1,764.00
AL17	£200,001 - £220,000	1,863.00
AL18	£220,001 - £240,000	1,956.00
AL19	£240,001 - £260,000	2,052.00
AL20	£260,001 - £280,000	2,127.00
AL21	£280,001 - £300,000	2,166.00
AL22	£300,001 - £320,000	2,236.00
AL23	£320,001 - £340,000	2,370.00
AL24	£340,001 - £360,000	2,442.00
AL25	£360,001 - £380,000	2,514.00
AL26	£380,001 - £400,000	2,638.00
AL27	£400,001 + <b>For works exceeding £400,000 please email <a href="mailto:buildingcontrol@richmond.gov.uk">buildingcontrol@richmond.gov.uk</a> and ask for advice as costs are individually determined</b>	