

FINAL DRAFT  
16.12.08

*The Building Act 1984*  
*The Building (Local Authority Charges) Regulations 1998*  
*Local Government Association Model Scheme & Advisory Charges*  
*LGA Circular 15/01 & 15/02*

# **Durham County Council**

## **Building Control Charges Scheme**

**WITH EFFECT from 1<sup>st</sup> April 2009**

**Managers name:**

# Building Control Charges Scheme

(Applicable from 1<sup>st</sup> April 2009 )

## 1. Introduction

- 1.1 This Charges Scheme is made by Durham County Council (the Council) under Regulation 3 of the Building (Local Authority Charges) Regulations 1998, and comes into effect on 1<sup>st</sup> April 2009. It will remain in force until it is amended or modified in accord with the Regulations.
- 1.2 The Council is thereby authorised, subject to and in accordance with the Regulations to amend, revoke, or replace any scheme which has been made by them.
- 1.3 This Charges Scheme was made on the                      and comes into force on the 1<sup>st</sup> April 2009.

## 2. Income from Charges

- 2.1 The Regulations require that the charges are set on the basis that the income to be derived, or which it is reasonably expected to be derived, from them will be not less than the proper costs incurred by the Council in performing its Building Regulations function over a three year accounting period (Regulation 5). At the end of each financial year the Council will prepare a 'Building Control Statement' which will give details of the amount of income and proper costs.
- 2.2 In determining this scheme and the charges identified therein the Council has identified the proper costs of its Building Regulation function on the best information available to it under Regulation 5(4).

## 3. Interpretation

- 3.1 For the purposes of the scheme the following definitions apply:

"**the Act**" means the Building Act 1984.

"**the Approved Inspector's Regulations**" means the Building (Approved Inspectors etc) Regulations 1985.

"**building**" has the meaning it has in the Principal Regulations.

"**building notice**" has the meaning it has in the Principal Regulations.

"**building work**" has the meaning it has in the Principal Regulations.

"**carport**" means a building forming a shelter for a vehicle, open on at least two sides.

"**cost**" does not include any professional fees paid to an architect, quantity surveyor or any other person.

"**dwelling**" has the meaning it has in the Principal Regulations.

"**estimate**" in relation to the cost of carrying out building work, means an estimate, accepted by the Council, of such reasonable amount as would be charged for the carrying out of that building work by a person in business to carry out such building work (excluding the amount of any value added tax chargeable) and references to "estimated cost" shall be construed accordingly.

"**extension**" means an extension which has no more than three storeys, each basement level (if any) counting as one storey.

"**the Principal Regulations**" means the Building Regulations 2000 and any statutory modification or re-enactment thereof.

"**The Regulations**" means the Building (Local Authority Charges) Regulations 1998 and any statutory modification or re-enactment thereof.

"**small domestic building**" means a building (including connected drainage work within the curtilage of that building):

- a) which is used or intended to be used wholly for the purposes of one or more dwellings, none of which has a floor area exceeding 300m<sup>2</sup>, excluding any garage or carport;
- b) the whole of which is:
  - i) shown on plans deposited for the purposes of section 16 of the Act
  - ii) shown on plans accompanying a building notice, or
  - iii) shown on plans given to the Council in accordance with regulation 18 of the Approved Inspector's Regulations;
- c) which has no more than three storeys, each basement level being counted as one storey.

including such a building which incorporates an integral garage or to which is attached a garage or carport or both which shares one or more walls with that building. These definitions are derived from Regulation 2 of the Building (Local Authority Charges) Regulation 1998.

### 3.2 In the Regulations and Charging Scheme:

- a) the floor area of:
  - i) any storey of a dwelling or extension, or
  - ii) a garage or carport

is the total floor area calculated by reference to the finished internal faces of the walls enclosing the area, or if at any point there is no enclosing wall, by reference to the outermost edge of the floor.

- b) the total floor area of any dwelling is the total of the floor area of all the storeys which comprise that dwelling and
- c) the total floor area of an extension of a dwelling is the total of the floor areas of all the storeys in the extension.

#### **4. Functions for which charges are made**

4.1 The Regulations (Regulation 4(1)) authorise the Council to fix a scheme to recover such charges as are determined for or in connection with the following Building Regulations functions:

- a) A charge (in the Regulations called "a plan charge") for or in connection with the passing or rejection by the Council of plans of proposed building work deposited with them in accordance with section 16 of the Act.
- b) A charge (in the Regulations called "an inspection charge") for or in connection with the inspection of building work for which plans have been deposited in accordance with the Principal Regulations and with section 16 of the Act.
- c) A charge (in the Regulations called "a building notice charge") for or in connection with the consideration of a building notice which has been given to the Council in accordance with the Principal Regulations.
- d) A charge (in the Regulations called "a reversion charge") for or in connection with the consideration of building work reverting to the Council's control.
- e) A charge (in the Regulations called "a regularisation charge") for or in connection with the consideration of an application under regulation 21(3) of the Principal Regulations and the inspection of any building work to which that application relates.

4.2 The following principles in Regulation 4 (2) apply to this scheme:

- a) The sum of the plan charge and the inspection charge shall be equal to the building notice charge. Subject to adjustment of VAT for pure decimal mathematics where the result may be out by 1p.
- b) The reversion charge shall be equal to the building notice charge.
- c) The regularisation charge shall be 20% greater than the building notice charge.

#### **5. Basis on which charges are made**

5.1 Under Regulation 6, with the exception of certain types of residential buildings (ie the erection of one or more small domestic buildings, detached or attached garages/carports not exceeding 60m<sup>2</sup> floor area and extensions of dwellings not exceeding 60m<sup>2</sup> floor area) each charge fixed in this Charges Scheme is related to the estimated cost of the building work. The charges payable in respect of the estimated cost of the building work apply to all uses and types of building work involved and include the existing use of a building, the proposed use of a building after completion of the building work and whether the building work is in respect of a new building, or an alteration or an extension to an existing building.

5.2 No charge is made for the inspection function where the estimated cost of the building work (with the exception of certain types of residential building as listed above) is, £5,000 or less or where the certain types of residential building have a floor area of less than 5m<sup>2</sup>.

5.3 Where building work comprises:

- a) the installation of cavity fill insulation in accordance with Part D of Schedule 1 to the Building Regulations 2000 (as amended) where the installation is not certified to an approved standard or is not installed by an approved installer or is not part of a larger project comprising other building work, or
- b) the installation of an unvented hot water system in accordance with Part G of Schedule 1 to the Building Regulations 2000 (as amended) where the installation is not part of a larger project comprising other building work

the Council is authorised to fix their charges by reference to the estimated cost of the building work only, save that no plan charge will be made in respect of such building work. Where the building work relating to cavity fill insulation and unvented hot water systems is certified to an approved standard or installed by an approved installer or is part of a larger project comprising other building work, no charge will be made in respect of such building work.

5.4 The estimated cost of building work is of that work which requires approval for building regulations by the local authority. Estimates should therefore be aggregated or disaggregated as appropriate to establish the correct amounts to be charged.

5.5 Where estimated costs and relevant fees are established by an authority other than the authority in which the development is to be built, via the Local Authority Partnership Scheme arrangements, the estimated costs, and fees for the plan examination will be considered as being reasonable within the context of the charges scheme. The inspection charge will be established from the relevant table of the applicable schedule relevant to work type but shall not exceed 75% of the building notice charge applicable.

## **6. Small domestic buildings, certain garages, carports and extensions**

6.1 In accord with Regulation 7 Where building work comprises:

- a) erection of one or more small domestic buildings, or
- b) erection of a detached or attached building which consists of a garage or carport (or both) with a floor area not exceeding 60m<sup>2</sup> and which is intended for use with an existing dwelling, or
- c) extension of any dwelling by a floor area not exceeding 60m<sup>2</sup>, including extension by the erection or extension of an attached garage or carport which is intended for use with the dwelling

the Council is authorised to determine the charges for that building work by reference to the floor area of the building or extension as the case may be and in the case of the work mentioned in sub paragraph 6.1 the charges so determined shall cover any associated work relating to means of access.

6.2 An inspection charge shall not be payable where the total floor area of the building or extension is less

than 5m<sup>2</sup>.

- 6.3 Where any building work of a kind mentioned in paragraph 6.1(c) comprises or includes the erection of more than one extension to a building used or intended to be used for the purposes of a single dwelling, this Charging Scheme provides that the total floor areas of all such extensions be aggregated in determining the relevant charge payable.  
Note that the aggregation of floor areas does not apply where one of the extension's comprises of a loft conversion.
- 6.4 Where the aggregation of the floor area of all extensions referred to in paragraph 6.1(c) does not exceed 60m<sup>2</sup>, this Charging Scheme provides for the relevant charge to be based on the total floor area of the extensions.
- 6.5 Where the total or the aggregation of the floor area of one or more extensions referred to in paragraph 6.1(c) exceeds 60m<sup>2</sup>, this Charging Scheme provides for the relevant charge to be based on the estimated cost of the building work. (The sum of the plan charge and the inspection charge or the building notice charge must not be less than £492.00 excluding VAT).

## **7. Rooms in Roof Space**

Where any building work comprises of one or more rooms in the roof space including means of access and associated works, the charges applicable will be related to the total floor areas of such work as indicated in Schedule 2. As mentioned in paragraph 6.3 aggregation of floor areas does not apply to work involving a room in the roofspace.

## **8. Electrical Work**

When an application relates to notifiable electrical work only, the charge shall be taken from Schedule 2.

## **9. Replacement of Windows and Doors**

- 9.1 Where an application relates to the replacement of windows, external doors, rooflights and roof windows in an existing opening to an existing dwelling then the charge shall be taken from schedule 2.
- 9.2 Commercial Window Replacement Work  
Where an application relates to the replacement of windows to a non-domestic building the charge shall be 50% of the amount applicable under Schedule 3.

## **10. Reductions for Repetitive Building Work and Non Domestic Works**

Where:-

- (i) An application or building notice is in respect of two or more buildings or building works all of which is substantially the same as each other; or
- (ii) An application or building notice is in respect of building work which is substantially the same as building work in respect of which plans have previously been approved or building works inspected by the Council and where the Council is satisfied that the owner of the plans who deposits them or who gives a building notice in respect of them is the same person who originally deposited the plans or gave a building notice in respect of them. A 100% reduction in the plan charge or on the plan charge proportion of the building notice charge payable will be applied. Please note that in the case of a full plans application for minor works under £5000 estimated cost (as indicated in Schedule

- 3a) the reduction will only be applied to a quarter of the charge (i.e. the plan charge element).
- (iii) Where an application relates to a non domestic project the fees payable (plan charge and inspection charge), which is based on a reasonable estimated cost of the project, may be determined by the application of a discounting factor to the appropriate building notice fee in Schedule 3 (see Table 3a).

## **11. Building Work Solely for Disabled Persons**

11.1 As derived from Regulation 9, no charges within this scheme are payable where:

1. a) the Council are satisfied that the whole of the building work in question consists of an alteration and
  - b) where building work is:
    - i) solely for the purpose of providing means of access to enable disabled persons to get into or out of an existing building and to or from any part of it, or of providing facilities designed to secure the greater health, safety, welfare or convenience of such persons and
    - ii) is to be carried out in relation to:
      - a) an existing building to which members of the public are admitted (whether on payment or otherwise) or
      - b) an existing dwelling which is, or is to be, occupied by a disabled person.
2. No Charges within this Scheme are payable in respect of building work for the provision or extension of a room in a dwelling where the Council is satisfied that the whole use of the room is or will be:
    - a) for the carrying out of medical treatment of a disabled person which cannot reasonably be carried out in any other room in the dwelling or
    - b) for the storage of medical equipment for the use of a disabled person or
    - c) to provide necessary accommodation or a necessary facility by adapting or replacing accommodation or a facility which already existed within the building which was incapable of being used, or used without assistance by the disabled person.

11.2 In this Scheme, "disabled person" means a person who is within any of the descriptions of persons to whom section 29(1) of the National Assistance Act 1948 applied, as that section was extended by virtue of section 8(2) of the Mental Health Act 1959, but not taking into account amendments made to section 29(1) by paragraph 11 of Schedule 13 to the Children Act 1989.

11.3 In order to claim exemption under paragraph 11.1, any application or notice must be supported by satisfactory evidence, which the Council deem necessary as to the nature of the disabled person's disability.

## **12. Nature of Payments and Refunding of Charges**

12.1 As required by Regulation 10 payments required by this Scheme shall be that:

- a) any plan charge shall be payable when the plans of the building work are deposited with the Council;
- b) any inspection charge shall be payable on demand after the Council carry out the first inspection in respect of which the charge is payable;
- c) any building notice charge shall be payable when the building notice is given to the Council;
- d) any reversion charge shall be payable for the building work in relation to a building:
  - i) which has been substantially completed before plans are first deposited with the Council in accordance with regulation 18(2)(a)(1) of the Approved Inspectors' Regulations, or
  - ii) in respect of which plans for further building work have been deposited with the Council in accordance with regulation 18(3) of the Approved Inspectors' Regulations

on the first occasion on which those plans have been deposited.
- e) any regularisation charge shall be payable at the time of the application to the Council in accordance with regulation 21(3) of the Principal Regulations;
- f) any charge which is payable to the Council shall be paid together with an amount equal to any value added tax payable in respect of that charge;
- g) notwithstanding sub-clauses (a) to (e), part of any charge which is payable to the Council may, in a particular case, and with the prior agreement of the Council be paid by installments of such amounts payable on such dates as may be specified by the Council;
- h) where a plan charge has been paid and not refunded, the Council may, in any case they consider reasonable, decide not to make a further plan charge in respect of plans subsequently deposited for substantially the same building work;
- i) where for any reason the Council do not give notice of passing or rejection of plans within the period required by section 16 of the Act, they will refund any plan charge paid;
- j) any plan charge, inspection charge, reversion charge or building notice charge is to be payable by the person who carries out the building work, or on whose behalf the building work is carried out, any regularisation charge is to be payable by the owner of the building.

12.2 Plans which are deposited otherwise than in accordance with a requirement imposed under clause 12.1(a) or an agreement under clause 12.1(j) are not deposited in accordance with the building regulations for the purposes of section 16 of the Act and a building notice given otherwise than in accordance with a requirement imposed under clause 12.1(c) or an agreement under clause 12.1(g) is not validly given for the purposes of the Principal Regulations.

### **13. Supply of Estimates**

13.1 As required by Regulation 11 this Scheme requires that no later than the time when plans are deposited with the Council under section 16 of the Act, or a building notice is given to the Council, they the



Council, shall, except in the case of building work referred to in section 6 have received a written estimate of the cost of the building work.

- 13.2 This Scheme also requires that where building work of a kind not referred to in section 6 and in respect of which a reversion charge is payable, reverts to the Council's control, then any plans relating to that building work given to the Council in accordance with regulation 18 of the Approved Inspectors Regulations shall be accompanied by a current estimate in writing of the cost of that building work.

## **14. Publicity**

- 14.1 As required by Regulation 12, the Council shall, not less than seven days before coming into effect, publish the fact that a Charging Scheme or amended Charging Scheme has been made, the date on which it comes into effect and the address and times at which a copy of the Charging Scheme may be inspected free of charge. The publicity afforded to the scheme is at the discretion of the Council. In order to reduce costs of the service the scheme has not been advertised in the local press.
- 14.2 The Council shall maintain a copy of this Scheme and shall make it available for inspection, by members of the public, free of charge, at the address below.

## **15. Transitional Provisions**

- 15.1 In accord with Regulation 14, where before the 31<sup>st</sup> March 2009 plans have been deposited or a building notice given to the former District or Borough Council in respect of any building work and, on or after that date, plans are deposited or a notice is given in respect of substantially the same building work, any charges which would be payable under a scheme in relation to the building work which is substantially the same shall, if the Council consider it reasonable, not be payable.
- 15.2 The former Council's scheme for the recovery of charges continues to apply in relation to building work for which plans were first deposited or a building or initial notice given.

## **16. Monitoring and Review**

- 16.1 The Council will monitor the charges within this scheme in order to meet the accounting requirements contained in the Regulations.
- 16.2 Periodic amendment or replacement of this scheme under Regulation 3(2) may therefore be necessary. Any such amendment or replacement shall be subject to the publicity requirements identified in paragraph 14.1.

## **17. Further Advice**

- 17.1 Further information and advice concerning Building Regulation charges can be obtained from:  
**Head of Planning Services**  
**Durham County Council**  
**Telephone:**  
**Fax:**  
**e-mail:**

# SCHEDULE 1

## Charges for one or more small domestic buildings and connected work

(Charges for Schedule 1 to include works of drainage in connection with the erection of a building or buildings, even where those works are commenced in advance of the plans for the building(s) being deposited.)

### 1. Plan Charge

Where a plan charge is payable in respect of one or more small domestic buildings on the deposited plans, the plan charge payable for that building or those buildings or for those works is the total of the sums shown in, or calculated by reference to, column (2) of Table 1 in this Schedule as relevant for the number of dwellings in that building or those buildings. Multiple schemes will be charged on the basis of the number of dwelling types in the scheme.

### 2. Inspection charge

The inspection charge payable in respect of the erection of one or more small domestic dwellings or connected works is the total of the sums shown in, or calculated by reference to, column (3) of Table 1 in this Schedule.

### 3. Building Notice Charge

The building notice charge payable in respect of the erection of one or more small domestic buildings is the total of the plan charge and the inspection charge which would be payable in accordance with the Table in this Schedule if plans for the carrying out of that work had been deposited in accordance with the Principal Regulations.

### 4. Reversion Charge

The reversion charge payable in respect of the erection of one or more small domestic buildings is the amount of building notice charge which would be payable under these Regulations if a building notice in relation to the carrying out of that work had been given in accordance with the Principal Regulations at the time the reversion charge is payable.

### 5. Regularisation Charge

The regularisation charge payable in respect of the erection of one or more small domestic buildings is an amount equal to 120 per cent of the total of the building notice charge excluding V.A.T. which would be payable in accordance with the Table in this Schedule if a building notice for the carrying out of that work had been deposited at the time of the application for regularisation in accordance with the Principal Regulations.

<b>TABLE 1</b>
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<b>Charges for one or more small domestic buildings and connected work</b>
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Column 1	Column 2	Column 3	Column 4
No. Dwellings	Plan Charge exc. VAT £	Inspection Charge exc. VAT £	Building Notice Charge exc. VAT £
1	£150	£377	£527
2	£205	£522	£727
3	£250	£663	£913
4	£270	£798	£1,038
5	£290	£933	£1,223
6	£310	£1,068	£1,378
7	£330	£1,203	£1,533
8	£350	£1,338	£1,688
9	£370	£1,473	£1,843
10	£390	£1,608	£1,998
11	£410	£1,743	£2,153
12	£430	£1,878	£2,308
13	£450	£2,013	£2,463
14	£470	£2,148	£2,618
15	£490	£2,283	£2,773
16	£510	£2,418	£2,928
17	£530	£2,553	£3,083
18	£550	£2,688	£3,238
19	£570	£2,823	£3,393
20	£590	£2,958	£3,548
21-30	£590 + £9.00 per additional dwelling over 21	£2,958 + £90.00 per additional dwelling over 21	£3,548 + £99.00 per additional dwelling over 21
31 and over	£689 + £4.50 per additional dwelling over 31	£3,931 + £67.50 per additional dwelling over 31	£4,620 + £72.00 per additional dwelling over 31

**Please note all of the above charges are exclusive of VAT**

# SCHEDULE 2

## Charges for certain small buildings, extensions and alterations

### 1. Calculation Charges

For work specified in column (1) of the Table below:

- a) the plan charge payable is the amount, if any, shown on column (2) of Table 2 in relation to that work;
- b) the inspection charge payable is the amount, if any, shown in column (3) of Table 2 in relation to that work;
- c) the building notice charge payable is the amount shown in column (4) of Table 2 in relation to that work;
- d) the reversion charge payable is the amount shown in column (4) of Table 2 in relation to that work;
- e) the regularisation charge is 120% of the amount shown in column (4) of Table 2 in relation to that work.

### 2. Interpretation of Schedule

- a) Where the work in question comprises or includes the erection of more than one extension to a building used or intended to be used for the purposes of a single private dwelling, the total floor areas of all such extensions shall be aggregated in determining the fee payable in accordance with Table 2.  
Where the work in question includes a loft conversion the aggregate of floor area will not be considered appropriate. The fees payable shall be determined in accordance with the relevant section of table 2.
- b) In Table 2:
  - i) a reference to an "extension" is a reference to an extension which has no more than three storeys, each basement level counting as one storey; and
  - ii) a reference to a dwelling is a reference also to a building consisting of a garage or carport or both which is occupied in common with a house or with a building consisting of flats or maisonettes or both.
  - iii) Where building work is carried out to an existing dwelling and the work consists of the replacement of windows, roof lights or external doors which are (glazed 50% or more) the building notice charge shall be £60.87 exc. VAT.

**TABLE 2**

Fees for certain small buildings, extension and alterations (small garages, extension to dwellings etc.)

Column 1		Column 2	Column 3	Column 4
	Type of Work	Plan Charge	Inspection Charge	Building Notice Charge
1	Erection or extension of a detached or attached building which consists solely of a garage or carport or both having a floor area not exceeding 40m <sup>2</sup> in total and intended to be used in common with an existing building, and which is not an exempt building.	£126.09	Nil	£126.09
2	Erection or extension of a detached or attached building which consists solely of a garage or carport or both having a floor area exceeding 40m <sup>2</sup> but does not exceed 60m <sup>2</sup> in total and intended to be used in common with an existing building, and which is not an exempt building.	£126.09	£126.09	£252.17
3	Any extension of a dwelling the total floor area of which does not exceed 5m <sup>2</sup> , together with means of access and work in connection with that extension	£126.09	Nil	£126.09
4	Any extension of a dwelling the total floor area of which exceeds 5m <sup>2</sup> , but does not exceed 10m <sup>2</sup> together with means of access and work in connection with that extension	£126.09	£126.09	£252.17
5	Any extension of a dwelling the total floor area of which exceeds 10m <sup>2</sup> , but does not exceed 40m <sup>2</sup> together with means of access and work in connection with that extension	£126.09	£252.17	£378.26
6	Any extension of a dwelling the total floor area of which exceeds 40m <sup>2</sup> , but does not exceed 60m <sup>2</sup> together with means of access and work in connection with that extension	£126.09	£360.87	£486.96
7	Any extension of a dwelling consisting of the provision of one or more rooms in the roof space the total floor area of which does not exceed 20m <sup>2</sup> , together with means of access and work in connection with that extension	£126.09	£252.17	£378.26
8	Any extension of a dwelling consisting of the provision of one or more rooms in the roof space the total floor area of which exceed 20m <sup>2</sup> but does not exceed 60m <sup>2</sup> together with means of access and work in connection with that extension	£126.09	£360.87	£486.96
9	The replacement of windows, roof lights or any external doors (which are glazed in excess of 50%)	£60.87	Nil	£60.87
10	Any notifiable domestic electrical works consisting of:- a) rewire b) new circuits c) minor works (sockets etc.)			£173.91 £113.04 £60.87

**Please note all of the above charges are exclusive of VAT**

# **SCHEDULE 3**

## **Work other than work to which Schedules 1 and 2 apply**

### **1. Building Notice Charge and Reversion Charge**

- (a) Subject to (b) below, the amount of the building notice charge or reversion charge for any work shall be that shown in Table 3 in relation to the estimated cost of that work.
- (b) Where different charges have been set for different purpose groups in Table 3a the building notice charge or reversion charge will be the figure set in Table 3 multiplied by the factor included in Table 3a for the relevant work.

### **2. Plan Charge**

- a) The amount of the plan charge for any work, the estimated cost of which is £5,000 or less, shall be the amount of the building notice charge which would by virtue of paragraph 1 be payable in respect of that work.
- b) The amount of the plan charge for any work the estimated cost of which is more than £5,000 shall be 25 per cent of the building notice charge which would by virtue of paragraph 1 be payable in respect of that work.

### **3. Inspection Charge**

- a) No inspection charge is payable in respect of any work, the estimated cost of which is £5,000 or less, notwithstanding that an inspection is carried out.
- b) The amount of the inspection charge for any work, the estimated cost of which is more than £5,000, shall be 75 per cent of the building notice charge which would by virtue of paragraph 1 be payable in respect of that work.

### **4. Regularisation Charge**

The amount of the regularisation charge for any work shall be 120 per cent of the building notice charge which would by virtue of paragraph 1 be payable in respect of that work.

**TABLE 3**  
**Calculation of charges for all other building work**

Column 1	Column 2	Column 3	Column 4
Estimated Cost of Work £	Plan Charge £	Inspection Charge £	Building Notice Charge £
0-1000	59.57	-	59.57
1001 - 3000	114.89	-	114.89
3001 - 5000	165.96	-	165.96
5001 - 6000	43.50	130.50	174.00
6001 - 7000	45.75	137.25	183.00
7001- 8000	48.00	144.00	192.00
8001 - 9000	50.25	150.75	201.00
9,001 - 10,000	52.50	157.50	210.00
10,001 - 11,000	54.75	164.25	219.00
11,001 - 12,000	57.00	171.00	228.00
12,001 - 13,000	59.25	177.75	237.00
13,001 - 14,000	61.50	184.50	246.00
14,001 - 15,000	63.75	191.25	255.00
15,001 - 16,000	66.00	198.00	264.00
16,001 - 17,000	68.25	204.75	273.00
17,001 - 18,000	70.50	211.50	282.00
18,001 - 19,000	72.75	218.25	291.00
19,001 - 20,000	75.00	225.00	300.00
20,001 - 100,000	Add £2 for each £1,000 (or part thereof) over £20,000 up to £100,000	Add £6 for each £1,000 (or part thereof) over £20,000 up to £100,000	Add £8 for each £1,000 (or part thereof) over £20,000 up to £100,000
100,000	£235.00	£705.00	£940.00
100,001 - 1m	Add £0.87 for each £1,000 (or part thereof) over £100,000 up to £1m	Add £2.63 for each £1,000 (or part thereof) over £100,000 up to £1m	Add £3.50 for each £1,000 (or part thereof) over £100,000 up to £1m
£1m	£1,018.00	£3,072.00	£4,090.00
£1m - 5m	Add £0.70 for each £1,000 (or part thereof) over £1m up to £5m	Add £2.05 for each £1,000 (or part thereof) over £1m up to £5m	Add £2.75 for each £1,000 (or part thereof) over £1m up to £5m
£5m	£3,818.00	£11,272.00	£15,090.00
£5m to £10m	Add £0.50 for each £1,000 (or part thereof) over £5m up to £10m	Add £1.50 for each £1000 (or part thereof) over £5m up to £10m	Add £2.00 each for each £1000 (or part thereof) over £5m up to £10m
£10m	£6,318.00	£18,772.00	£25,090.00
Over £10m	Add £0.30 for each	Add £1.25 for each	Add £1.55 for each £1,000

Appendix 3

	£1,000 (or part thereof) over £10m	£1,000 (or part thereof) over £10m	(or part thereof) over £10m.
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Please note all of the above charges are exclusive of VAT



**TABLE 3a**  
**DIFFERENTIAL MATRIX**

Cost of Work	Residential Dwellings (1A,B,C)	Residential Other (2A,B)	Office (3)	Shop/ Commercial (4)	Assembly Recreation (5)	Industrial (6)	Storage (7A)	Other Non Residential (7B)	All Other Work
Where the estimated cost does not exceed £1,000	1	1	1	1	1	1	1	1	1
Where the estimated cost exceeds £1,000 but does not exceed £2,000	1	1	1	1	1	1	1	1	1
Where the estimated cost exceeds £2,000 but does not exceed £5,000	1	1	1	1	1	1	1	1	1
Where estimated cost exceeds £5,000 but does not exceed £20,000	1	1	1	1	1	1	1	1	1
Where the estimated cost exceeds £20,000 but does not exceed £100,000.	1	1	1	1	1	1	1	1	1
Where the estimated cost exceeds £100,000 but does not exceed £1,000,000	1	1	1	1	1	1	1	1	1
Where the estimated cost exceeds £1,000,000 but does not exceed £10,000,000	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6
Where the estimated cost exceeds £10,000,000	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6

1. Bracketed figures at the head of each column are the building uses as defined in the purpose group classification in Appendix D of Approved Document B
2. "All Other Work" should be used for the installation of a service or fitting and for work involving the underpinning of a building
3. The minimum charge that will apply when using this matrix is the building notice charge applicable to work to the value of £1,000,000 taken from Table 3 to Schedule 3