

2024/2025

**The charges are subject to VAT at the prevailing rate, currently 20%, except where stated otherwise.
New charges with effect from April 1st 2024**

The following tables contain the standard charges for new dwellings, small non-domestic buildings and extensions or alterations to single buildings.

The charges have been established at a level to cover the cost of the Building Regulation related service in respect of commonly occurring categories of work.

The level of service allowed for is considered to meet the recommendations of the Building Control Performance Standard document and exceed that offered by other Building Control Bodies. You can therefore be confident that allowance has been made for an adequate number of inspections to enable us to ensure a reasonable level of compliance is achieved and provide you with a value for money service.

These standard charges have been set on the basis that the building work does not consist of, or include, innovative or high-risk construction techniques and once commenced will be completed within 24 months. Furthermore, the assumption is made that the person or contractor carrying out the work is competent to do so.

If the above are found not to be the case, then supplementary charges may need to be applied to cover our additional input.

Where the proposed works fall outside the categories shown and/or where the Local Authority has to engage and incur the costs of a consultant to provide specialist advice or services in relation to a particular aspect of proposed work, generally for larger and/or more complex schemes, the charge will need to be individually determined.

Where the control of the works reverts back to the Local Authority due to the inability of an Approved Inspector to resolve a contravention individual assessment may apply.

Where the above is applicable, you should contact the Building Control section by email address with plans of what you intend to do, so we can assess the correct fees for you.

If the works are solely for people with disabilities or the provision of accommodation for a carer where 24-hour care is required they will be exempt from the charges. You will need to provide appropriate evidence of a person's disability or specific needs such as a letter from a Medical Practitioner or an Occupational Therapist or Social Services to justify such a claim.

The following charges must be paid in full at the time of submission of the application:

- The Plan Charge for a Full Plans application
- Full Building Notice Charge
- Full Regularisation Charge
- Full Reversion Charge

The Inspection Charge related to a Full Plans application must be paid before inspections begin. Please call 01206 282436 to pay by card ready to book your inspections. Please ensure the payer calls to arrange.

Further details of the formulation of charges are contained in the Building (Local Authority Charges) Regulations 2010.

If you have any problems when filling in the online form, require any further information, or wish to apply for an individually determined charge, please email building.control@colchester.gov.uk.

Standard Charges
TABLE A - NEW DWELLINGS
Dwelling-houses and Flats not exceeding 300m2

Please note that the Charges marked with an * have been reduced to reflect where controlled electrical installations are being carried out, tested and certified by a registered Part P electrician. If these reductions are claimed and a self-certifying electrician is not subsequently employed, the applicant will be invoiced for supplementary charges equivalent to the discount (see D14 below).

Code	Houses or Bungalows less than 4 storeys		Full Plans		Building Notice Charge*	Regularisation /Reversion Charge*
			Plan Charge	Inspection Charge *		
H01	1 Plot	Fee	£250.00	£583.33	£833.33	£1000.00
		VAT	£50.00	£116.67	£166.67	
		Total	£300.00	£700.00	£1000.00	
H02	2 Plots	Fee	£333.33	£875.00	£1320.83	£1500.00
		VAT	£66.67	£175.00	£264.17	
		Total	£400.00	£1050.00	£1585.00	
H03	3 Plots	Fee	£450.00	£1166.67	£1791.67	£2000.00
		VAT	£90.00	£233.33	£358.33	
		Total	£540.00	£1400.00	£2150.00	
H04	4 Plots	Fee	£554.17	£1441.67	£2250.00	£2500.00
		VAT	£110.83	£288.33	£450.00	
		Total	£665.00	£1730.00	£2700.00	
H05	5 Plots	Fee	£658.33	£1729.17	£2708.33	£3000.00
		VAT	£131.67	£345.83	£541.67	
		Total	£790.00	£2075.00	£3250.00	
Flats						
F01	1	Fee	£233.33	£541.67	£833.33	£1000.00
		VAT	£46.67	£108.33	£166.67	
		Total	£280.00	£650.00	£1000.00	
F02	2	Fee	£337.50	£804.17	£1208.33	£1430.00
		VAT	£67.50	£160.83	£241.67	
		Total	£405.00	£965.00	£1450.00	
F03	3	Fee	£445.83	£1625.00	£1625.00	£1900.00
		VAT	£89.17	£325.00	£323.00	
		Total	£535.00	£1950.00	£1950.00	
F04	4	Fee	£554.17	£1337.50	£2041.67	£2360.00
		VAT	£110.83	£267.50	£408.33	
		Total	£665.00	£1605.00	£2450.00	
F05	5	Fee	£658.33	£1604.17	£2441.67	£2830.00
		VAT	£131.67	£320.83	£488.33	
		Total	£790.00	£1925.00	£2930.00	
Conversion to						
V01	Single Dwelling-House	Fee	£216.67	£583.33	£916.67	£990.00
		VAT	£43.33	£116.67	£183.33	
		Total	£260.00	£700.00	£1100.00	
V02	Single Flat	Fee	£191.67	£541.66	£783.33	£905.00
		VAT	£38.33	£108.33	£156.67	
		Total	£230.00	£650.00	£940.00	
Notifiable electrical work			(where applicable, in addition to the above, per dwelling)			
D14	(Where a satisfactory certificate will not be issued by a Part P registered electrician)	This charge relates to a first fix pre-plaster inspection and final testing on completion.			Fee	£300.00
		For a Regularisation application a full appraisal and testing will be carried out.			VAT	£60.00
					Total	£360.00

Where Standard Charges are not applicable please contact Building Control on 01206 282436 or building.control@colchester.gov.uk

Standard Charges

TABLE B - WORK TO A SINGLE DWELLING

Limited to work not more than 3 storeys above ground level

Please note that the Charges marked with an * have been reduced to reflect where controlled electrical installations are being carried out, tested and certified by a registered Part P electrician. If these reductions are claimed and a self-certifying electrician is not subsequently employed, the applicant will be invoiced for supplementary charges equivalent to the discount (see D14 below).

Code	Extension & New Build		Full Plans		Building Notice Charge*	Regularisation /Reversion Charge*
			Plan Charge	Inspection Charge *		
D01	Separate single storey extension with floor area not exceeding 40m ²	Fee	£216.67	£445.83	£683.33	£820.00
		VAT	£43.33	£89.17	£136.67	
		Total	£260.00	£535.00	£820.00	
D02	Separate single storey extension with floor area between 40m ² and 100m ²	Fee	£233.33	£583.33	£854.17	£1010.00
		VAT	£46.67	£116.67	£170.83	
		Total	£280.00	£700.00	£1025.00	
D03	Separate extension with some part 2 or 3 storeys in height and a total floor area not exceeding 40m ²	Fee	£216.67	£466.67	£729.17	£850.00
		VAT	£43.33	£93.33	£145.83	
		Total	£260.00	£560.00	£875.00	
D04	Separate extension with some part 2 or 3 storeys in height and a total floor area between 40m ² and 100m ²	Fee	£258.33	£641.67	£925.00	£1120.00
		VAT	£51.67	£128.33	£185.00	
		Total	£310.00	£770.00	£1110.00	
D05	A building or extension comprising SOLELY of a garage, carport or store - total floor area not exceeding 100m ²	Fee	£175.00	£333.33	£525.00	£630.00
		VAT	£35.00	£66.67	£105.00	
		Total	£210.00	£400.00	£630.00	
D06	Detached non-habitable domestic building with total floor area not exceeding 50m ²	Fee	£208.33	£416.67	£658.33	£780.00
		VAT	£41.67	£83.33	£131.67	
		Total	£250.00	£500.00	£790.00	
Conversions						
D07	First floor & second floor loft conversions	Fee	£250.00	£500.00	£791.67	£930.00
		VAT	£50.00	£100.00	£158.33	
		Total	£300.00	£600.00	£950.00	
D08	Other work (e.g. garage conversions)	Fee	£175.00	£291.67	£479.17	£580.00
		VAT	£35.00	£58.33	£95.83	
		Total	£210.00	£350.00	£575.00	
Alterations (including underpinning)						
D09	Renovation of a thermal element	Fee	£133.33	£104.17	£254.17	£300.00
		VAT	£26.67	£20.83	£50.83	
		Total	£160.00	£125.00	£305.00	
D10	Replacement of windows, roof lights, roof windows or external glazed doors	Fee	£133.33	£104.17	£254.17	£300.00
		VAT	£26.67	£20.83	£50.83	
		Total	£160.00	£125.00	£305.00	
D11	Cost of work not exceeding £5,000 (Incl Renewable Energy systems)	Fee	£133.33	£208.33	£366.67	£430.00
		VAT	£26.67	£41.67	£73.33	
		Total	£160.00	£250.00	£440.00	
D12	Cost of work exceeding £5,000 & not exceeding £25,000	Fee	£175.00	£291.67	£500.00	£580.00
		VAT	£35.00	£58.33	£100.00	
		Total	£210.00	£350.00	£600.00	
D13	Cost of work exceeding £25,000 & not exceeding £100,000	Fee	£258.33	£500.00	£833.33	£950.00
		VAT	£51.67	£100.00	£166.67	
		Total	£310.00	£600.00	£1000.00	
Notifiable Electrical work (in addition to the above, where applicable)						
D14	(Where a satisfactory certificate will not be issued by a Part P registered electrician)	This charge relates to a first fix pre-plaster inspection and final testing on completion. For a Regularisation application a full appraisal and testing will be carried out.			Fee	£360.00
					VAT	
					Total	

Multiple work reductions. Where the proposed works consist of more than one of the above elements then the appropriate charge is calculated by paying the full amount for the most expensive element and only 50% for the other applicable elements **with the exception of D14 Electrical work.**

Where Standard Charges are not applicable please contact Building Control on 01206 282436

Standard Charges

TABLE C - ALL OTHER NON-DOMESTIC WORK

Limited to work not more than 3 storeys above ground level

Code	Extensions and New Build		Full Plans		Regularisation /Reversion Charge
			Plan Charge	Inspection Charge	
N01	Single storey with floor area not exceeding 40m ²	Fee	£250.00	£500.00	£930.00
		VAT	£50.00	£100.00	
		Total	£300.00	£600.00	
N02	Single storey with floor area between 40m ² and 100m ²	Fee	£275.00	£683.33	£1200.00
		VAT	£55.00	£136.67	
		Total	£330.00	£820.00	
N03	With some part 2 or 3 storey in height and a total floor area not exceeding 40m ²	Fee	£258.33	£583.33	£1050.00
		VAT	£51.67	£116.67	
		Total	£310.00	£700.00	
N04	With some part 2 or 3 storey in height and a total floor area between 40m ² and 100m ²	Fee	£300.00	£750.00	£1300.00
		VAT	£60.00	£150.00	
		Total	£360.00	£900.00	
Alterations					
N05	Cost of work not exceeding £5,000	Fee	£175.00	£166.67	£430.00
		VAT	£35.00	£33.33	
		Total	£210.00	£200.00	
		Replacement of windows, rooflights, roof windows or external glazed doors (not exceeding 20 units)	Fee	£175.00	
VAT	£35.00		£33.33		
Total	£210.00		£200.00		
Renewable Energy systems (not covered by an appropriate competent person's scheme)	Fee		£175.00	£166.67	£430.00
	VAT	£35.00	£33.3		
	Total	£210.00	£200.00		
	Installation of new shop front	Fee	£175.00	£166.67	
VAT		£35.00	£33.33		
Total		£210.00	£200.00		
N06		Cost of work exceeding £5,000 & not exceeding £25,000	Fee	£216.67	£291.67
	VAT		£43.33	£58.33	
	Total		£260.00	£350.00	
	Replacement of windows, rooflights, roof windows or external glazed doors (exceeding 20 units)		Fee	£216.67	£291.67
VAT		£43.33	£58.33		
Total		£260.00	£350.00		
Renovation of thermal elements		Fee	£216.67	£291.67	£630.00
	VAT	£43.33	£58.33		
	Total	£260.00	£350.00		
	Installation of a Raised Storage Platform within an existing building	Fee	£216.67	£291.67	
VAT		£43.33	£58.33		
Total		£260.00	£350.00		
N07		Cost of works exceeding £25,000 & not exceeding £100,000	Fee	£258.33	£558.33
	VAT		£51.67	£111.67	
	Total		£310.00	£670.00	
	Fit out of building up to 100m ²	Fee	£266.67	£466.67	£1020.00
		VAT	£53.33	£93.33	
		Total	£320.00	£560.00	

Multiple work reductions. Where the proposed works consist of more than one of the above elements then the appropriate charge is calculated by paying the full amount for the most expensive element and only 50% for the other applicable elements.

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