

BUILDING REGULATION FEES FOR REGULARISATION APPLICATIONS

APPLICABLE FROM 1ST DECEMBER 2008

Please feel free to contact Building Control on 0161-770 4122 should you require any assistance in determining the charge

THE REGULARISATION CHARGE

The Regularisation procedure is for retrospective approval for building works completed in excess of 12 months, undertaken without submission of a Building Regulation application. The Regularisation fee equates to the normal fee that would have applied using the normal submission procedures, plus a surcharge of 20%, though VAT is not payable. This fee is non-returnable in the event that the applicant does not wish to proceed beyond the submission stage.

DOMESTIC EXTENSIONS/GARAGES

These charges are for domestic extensions with an internal floor area less than 60m², and detached or attached garages/carports with an internal floor area less than 60m² (and which is not exempt)

Where the floor areas exceed 60m², please refer to 'Other Works' scale of charges.

For loft conversions, please refer to the 'Other Works' fee table.

NOTE: Where there is more than one extension on a property, the floor areas must be added together to determine the charge to be paid.

DOMESTIC EXTENSIONS, DETACHED GARAGES, CARPORTS	
<i>Description of Work</i>	<i>Regularisation Charge</i>
Erection/ extension of detached or attached garage/ carport with a floor area less than 40m ² , which is not exempt	148.08
Erection/ extension of detached or attached garage/ carport with a floor area less than 60m ² , which is not exempt	273.72
Domestic extension less than 10m ² including works directly connected	316.60
Domestic extension 10-40m ² , including works directly connected	417.71
Domestic extension 40-60m ² , including works directly connected	508.60

IMPORTANT: Many people carry out additional works separate from their extension, for example loft conversions, garage conversions, new bathrooms, the removal of load bearing walls, installing new staircases, electrical alterations, new drainage etc. Any work not directly connected to the construction of the extension will be subject to an additional charge based on the estimated cost of the work. Where an application is being submitted for both an extension and 'other works' with an estimated value less than £10,000 at the same time for the same address, the fee for the extension will be as quoted in this table. The additional fee for the alterations will be 50% of what is stated in the 'other works' fee table.

NOTE: This 50% rule does not apply to loft conversions, or where the estimated value of 'Other Works' is greater than £10,000.

OTHER WORKS (INCLUDES ALL NON-DOMESTIC WORK)

These charges cover:-

- All non-domestic work
- Loft conversions
- Garage conversions
- Conversions to dwellings
- Extensions/garages over 60m²
- Structural alterations/underpinning not directly in connection with a new domestic extension
- Installation of new drainage, not directly in connection with a new domestic extension
- Domestic electrical alterations
- New houses/flats exceeding three storeys, or a total floor area of 300m²
- Installation of cavity fill or unvented hot water systems, where not installed by an approved installer.

NOTE: The estimate must be a reasonable amount as would be charged by a contractor to undertake the works; there are no exemptions for DIY works. The authority may require a breakdown of the estimate if they consider the amount to be unreasonable.

OTHER WORKS		
<i>Estimated cost of work</i>		<i>Regularisation Charge</i>
<u>Minimum</u> fee for loft conversions. Please refer to the table below where the estimate is greater than £18,000.		£354.64
<u>Minimum</u> fee for extensions over 60m ² internal floor area. Please contact 0161-770-4122 where the estimate is greater than £55,000		£696.00
	£0-1,000	£101.11
	£1,000.01-2,000	£184.80
	£2,000.01-5,000	£223.74
	£5,000.01-6,000	£231.77
	£6,000.01-7,000	£243.76
	£7,000.01-8,000	£255.74
	£8,000.01-9,000	£267.73
	£9,000.01-10,000	£279.72
	£10,000.01-11,000	£291.71
	£11,000.01-12,000	£303.70
	£12,000.01-13,000	£315.68
	£13,000.01-14,000	£327.67
	£14,000.01-15,000	£339.66
	£15,000.01-16,000	£342.14
	£16,000.01-17,000	£348.56
	£17,000.01-18,000	£354.64
	£18,000.01-19,000	£359.68
	£19,000.01-20,000	£360.00
	£20,000.01-21,000	£369.60
	£21,000.01-22,000	£379.20
	£22,000.01-23,000	£388.80
	£23,000.01-24,000	£398.40
	£24,000.01-25,000	£408.00
PLEASE CONTACT BUILDING CONTROL ON 0161-770-4122 WHERE THE ESTIMATE EXCEEDS £25,000		