

Oldham Building Control charges

Domestic properties - Alterations; replacement windows; electrical work;

Charges effective from the 2nd April 2013 and indicate VAT calculated at the rate of 20%

The following table includes charges for typical house alterations. Where your project does not fit into the general headings please contact building control to have your fee individually determined.

Where the work is being undertaken at the same time as an extension, in one scheme, reductions may be possible and you are advised to contact building control for advice.

Application Types

There are two methods, which can be used to apply for consent under building regulations - Building Notice and Full Plans applications. Please refer to our separate guidance notes if you are not familiar with the process. The charges for each method are sometimes payable at different stages - see table heading below.

The charge for a **Regularisation Application** is 150% of the applicable **net** Building Notice Charge(s)
(VAT is not applicable)



Category of work	Basis of charge	Full plans submission						Building notice submission		
		Plan charge payable on submission (£)			Inspection charge payable after first inspection (£)			Payable on submission (£)		
Type of work		Charge	VAT	Total	Charge	VAT	Total	Charge	VAT	Total
# Mini pile underpinning or traditional underpinning up to 12 linear metres	<i>Fixed Price</i>	301.67	60.33	362.00	0	0	0	331.67	66.33	398.00
Renovation of a thermal element to a single dwelling	<i>Fixed Price</i>	106.66	21.33	128.00	0	0	0	106.66	21.33	128.00
Alterations to create a basement up to 60m ² not including underpinning	<i>Fixed Price</i>	304.17	60.83	365.00	0	0	0	365.00	73.00	438.00

Underpinning work which exceeds 12 linear metres will be subject to an individually determined charge.

Category of work	Basis of charge	Full plans submission						Building notice submission		
		Plan charge (£)			Inspection charge (£)			Payable on submission (£)		
	<i>Cost of works</i>	Charge	VAT	Total	Charge	VAT	Total	Charge	VAT	Total
Alterations, installation of fittings, and / or structural alterations not described elsewhere ## See footnote if the works are integral to the building of an extension (at the same time) (page 6)	Estimated cost up to £1000	100.00	20.00	120.00	0	0	0	100.00	20.00	120.00
	Estimated cost exceeding £1000 up to £2000	177.50	35.50	213.00	0	0	0	195.83	39.17	235.00
	Estimated cost exceeding £2000 up to £5000	215.00	43.00	258.00	0	0	0	237.50	47.50	285.00
	Estimated cost exceeding £5000 up to £10,000	263.33	52.67	316.00	0	0	0	287.50	57.50	345.00
	Estimated cost exceeding £10,000 up to £30,000	320.83	64.17	385.00	0	0	0	350.00	70.00	420.00
	Estimated cost exceeding £30,000 up to £50,000	193.33	38.67	232.00	225.00	45.00	270.00	460.00	92.00	552.00
	Estimated cost exceeding £50,000 up to £75,000	216.67	43.33	260.00	359.17	71.83	431.00	633.33	126.67	760.00
	Estimated cost exceeding £75,000 up to £100,000	243.33	48.67	292.00	427.50	85.50	513.00	713.33	142.67	856.00

Category of work	Basis of charge	Full plans submission						Building notice submission		
		Plan charge (£)			Inspection charge (£)			Payable on submission (£)		
		Charge	VAT	Total	Charge	VAT	Total	Charge	VAT	Total
Window replacements undertaken by contractors who are <u>not</u> registered with a Competent Persons Scheme (Eg. FENSA) (A 50% reduction on these charges will be applied if this work is undertaken at the same time as an extension to the habitable area of the house and for which a Building Regulations application is required)	<i>Fixed price grouped by numbers of windows. (in ONE installation)</i>									
	Per installation up to 10 windows.	100.00	20.00	120.00	0	0	0	100.00	20.00	120.00
	Per installation 11 to 20 windows	195.83	39.17	235.00	0	0	0	195.83	39.17	235.00

Category of work	Basis of charge	Full plans submission						Building notice submission		
		Plan charge (£)			Inspection charge (£)			Payable on submission (£)		
		Charge	VAT	Total	Charge	VAT	Total	Charge	VAT	Total
Electrical work undertaken by non Part P accredited electricians:	<i>Fixed price based on extent of works</i>									
(a) Electrical work undertaken by a competent (non Part P) electrician capable of demonstrating up to date qualifications and providing all required installation and test certificates	Any electrical work other than re-wiring a dwelling	73.33	14.67	88.00	0	0	0	73.33	14.67	88.00
	The re-wiring of a dwelling	126.67	25.33	152.00	0	0	0	126.67	25.33	152.00
(b) Person undertaking electrical work not satisfying the competency listed in (a) above.	Any electrical work other than re-wiring a dwelling	294.17	58.83	353.00	0	0	0	294.17	58.83	353.00
	The re-wiring of a dwelling	392.50	78.50	471.00	0	0	0	392.50	78.50	471.00

Category of work	Basis of charge	Full plans submission						Building notice submission		
		Plan charge (£)			Inspection charge (£)			Payable on submission (£)		
		Charge	VAT			Charge	VAT			Charge
Installation of a solid fuel heating appliance by a contractor not registered with a competent persons scheme (Eg. HETAS)	<i>Fixed price</i>	254.17	50.83	305.00	0	0	0	294.17	58.83	353.00

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If the works relate to the installation of fittings in the extension (eg. sanitary accommodation), or are other works immediately related to being able to access the extension, no additional charge is made – providing such works are undertaken in conjunction with the construction of the extension.

These charges are applicable on the understanding that the building work does not consist of, or include, innovative or high risk construction techniques and/or the duration of the building works from commencement to completion does not exceed 12 months.

The charges have been set on the basis that:

Design and construction of the project is undertaken by a person or company that is competent to carry out the relevant work and, that only a reasonably foreseeable amount of resources will need to be provided by Oldham Council Building Control to properly discharge their function.

- if this turns out to not be the case, additional charges may be incurred.

Building Control Contact Details

For Building Control inspection requests; charges information and helpline

Telephone: 0161 770 4122

Fax: 0161 770 4103

Email: building.control@oldham.gov.uk

Address:

Building Control, Civic Centre, PO Box 30, West Street, Oldham. OL1 1UQ