



The Building Regulations 2010 (as amended).

The Building (Local Authority Charges) Regulations 2010.

LB Brent Charges Scheme No 13. 2022. - Effective from 1 January 2022.

The Building (Local Authority Charges) Regulations 2010 authorise local authorities to set charges in respect of their Building Regulations service. Current charging policies and rates are set out in Brent Charges Scheme No 13 & Tables A to E. These will be applied to all applications received on or after 1st January 2022. Previous schemes / charges will apply where applications have been registered before this date. You are reminded that before you undertake any work to which the Regulations apply you should submit a Full Plans or Building Notice application to the local authority. It may also be necessary to obtain Planning Permission or other approvals in respect of your proposals and you should ensure that these are obtained before commencement of work.

CHARGES

The Council are authorised to make the following charges:

- A **Plan charge** for the deciding of plans (Full Plans) calculated at 40% of the full charge;
- An **Inspection charge** for the inspection of building work (Full Plans) calculated at 60% of the full charge;
- A **Building Notice charge** for the consideration of a Building Notice (Building Notice - combined charge);
- A **Reversion charge** for the consideration of building work reverting to Local Authority control from Approved Inspectors
- A **Regularisation charge** for the consideration of an application under Regulation 18 (unauthorised building work) & the inspection of building work. No refunds will be considered in respect of Regularisation applications;
- Chargeable Advice** in relation to Building Regulation (pre-application) advice (first hour of advice excluded).

All charges under the scheme are payable when the application is submitted to Brent Building Control. Unless the required fee is paid, it cannot be accepted as a valid application.

Charges are not payable where we are satisfied that proposed work is **solely** for the purpose of providing accommodation or facilities designed to provide means of access for disabled persons to or within a building, or for providing facilities designed to secure their greater health, safety, welfare or convenience including the adaptation or extension of existing accommodation to carry out medical treatment or store medical equipment or to provide sleeping accommodation for a 24 hour carer. Evidence will be required to substantiate the exemption of charges. This work must be carried out in relation to a building to which members of the public are admitted or is a dwelling occupied by a disabled person (**refer to Reg. 4 of Charges Regulations**). 'disabled person' means a person who has a disability within the meaning given by section 6 of the Equality Act 2010 (disability). It should be noted that in some cases only partial exemption may apply and some charge will be required. **Please refer to Building Control before assuming exemption.**

REFUNDS AND RECHARGES

- An administrative fee will be applied to a refund request where an application has been registered valid and no other action/processing undertaken.
- The plan check fee will be applied to a refund request where submitted plans have been examined.
- No refund will be considered where building works have commenced on site and a respective inspection carried out.
- No refunds will be considered in respect of Reversion or Regularisation applications.
- Applications will expire after 3 years of deposit if building works have not started and/or had no valid inspection.
- Applications will be placed in abeyance and subject to a resurrection charge if building works are not fully inspected / completed within 10 years of deposit.
- An additional plan check charge will be applied where an alternative scheme is submitted and requires a substantial recheck.
- Additional inspection charges may be applied where the number of inspections exceeds that reasonable for the building works.
- Additional charges may apply in respect of specialist consultants, optional requirements or cross boundary working.
- A Charge for a completion certificate will be applied where the premises is occupied before the building works have been satisfactorily checked.
- If you have any difficulties understanding, determining or calculating the charges please contact Building Control (email: planandbuild@brent.gov.uk)**

THE FOLLOWING CHARGE SCALES ARE APPLICABLE

TABLE A relates to the erection of one or more new dwelling units i.e. houses & flats where the internal floor area does not exceed 250m² per dwelling unit. Additional charges apply where basements are involved. There is a flat charge for additional dwelling units and basements over 10 units.

TABLE B relates to the erection/conversion of certain **domestic** buildings including separate charges for single-storey extensions, multi-storey extensions, new basements and loft conversions together with conversion of the premises to one or more self-contained flats. **Commercial buildings** are charged under Table D with expected charge 120% greater than that in Table B. The charges assume that electrical and gas works will be undertaken by a competent person and notified via a competent person scheme (e.g. NICEIC, GAS SAFE, etc.). Where this is not the case, additional charges apply (Table C).

TABLE C relates to common **domestic alteration work** where the local authority has determined standard charges. There is a 50% reduction in the charge where Table C works are carried-out at the same time as any Table B item.

Table D relates to **all other works** which do not fall within TABLES A, B or C and where the local authority have not determined a standard charge. Table D is restricted to works estimated to cost up to £200,000 (excluding VAT, professional/design fees, etc.). Where the estimated cost exceeds £200,000 Building Regulation charges are to be individually assessed – refer TABLE E.

TABLE E Individually assessed charges apply to works which fall outside of and where works cannot be determined by TABLES A, B, C and D and where the estimated cost of works exceeds £200,000 and in respect of cross boundary work – refer to Brent Building Control for quotation.

Table A

Charges for the erection of one or more new dwelling units (<250m²)

- A1 Dwellings include the erection of houses and flats (<250m² floor area - excluding any garage or carport). The number of floors within the building are limited to three excluding any basement storeys.
- A2 The floor area of any dwelling is the total internal floor area of ALL the storeys in the dwelling.
- A3 The charges in this Table includes for works of drainage/ancillary works connected with the building(s).
- A4 Building Regulation Charges relating to dwellings in excess of 250m² in floor area or greater than three storeys are to be calculated as individually assessed charges in accordance with Table E. Information and plans must be submitted to enable accurate assessment of charges – refer to Brent Building Control.
- A5 There is a separate charge for each basement included with new dwelling units.
- A6 Every additional dwelling unit and/or basement over 10 units is charged at a flat rate per additional unit.

20.0% VAT		FULL PLANS or BUILDING NOTICE					REGULARISATION CERTIFICATE	
No. of dwellings And/or Basements	New DWELLING UNIT			New BASEMENT			DWELLING UNIT	BASEMENT
	CHARGE	VAT	TOTAL PAYABLE	CHARGE	VAT	TOTAL PAYABLE	CHARGE TOTAL PAYABLE	TOTAL PAYABLE PAYABLE
1	£1250	£250	£1,500	£420	£84	£504	£1,875	£630
2	£2100	£420	£2,520	£750	£150	£900	£3,150	£1,125
3	£2850	£570	£3,420	£1000	£200	£1,200	£4,275	£1,500
4	£3500	£700	£4,200	£1170	£234	£1,404	£5,250	£1,755
5	£4100	£820	£4,920	£1250	£250	£1,500	£6,150	£1,875
6	£4600	£920	£5,520	£1340	£268	£1,608	£6,900	£2,010
7	£5000	£1000	£6,000	£1420	£284	£1,704	£7,500	£2,130
8	£5350	£1070	£6,420	£1500	£300	£1,800	£8,025	£2,250
9	£5700	£1140	£6,840	£1580	£316	£1,896	£8,550	£2,370
10	£6000	£1200	£7,200	£1670	£334	£2,004	£9,000	£2,505
11	£6300	£1260	£7,560				£9450	
12	£6600	£1320	£7,920				£9900	
13	£6900	£1380	£8,280				£10350	
14	£7200	£1440	£8,640				£10800	
15	£7500	£1500	£9,000				£11250	
16	£7800	£1560	£9,360				£11700	
17	£8100	£1620	£9,720				£12150	
18	£8400	£1680	£10,080				£12600	
19	£8700	£1740	£10,440				£13050	
20	£9000	£1800	£10,800				£13500	
Additional Units	£300	£60	£360	£80	£16	£96	£450	£120.00

Table B

Fixed Charges for Domestic Single, Multi-Storey, Basement Extensions and Flat Conversions.

- B1 Single-Storey, Multi-Storey, Basement Extensions and Loft Conversions are charged separately for individual domestic units and floor areas cannot be combined. Multi-storey extensions may include single storey floor areas.
- B2 Where domestic electrical or gas installation works are NOT going through a competent persons scheme provider, an additional charge applies (refer to Table C).
- B3 There is a 50% discount on Table C work undertaken at the same time as Table B work. Please ensure your application includes all building works including alterations under Table C.

TABLE B - STANDARD CHARGES FOR DOMESTIC EXTENSIONS, LOFT CONVERSIONS, NEW BASEMENTS AND CONVERSION OF BUILDINGS INTO DWELLING UNITS

TYPE OF WORK	FULL PLANS OR BUILDING NOTICE			REGULARISATION CERTIFICATE
	TOTAL CHARGE			TOTAL CHARGE
VAT = 20%	Charge	VAT	Total	Charge (No VAT)

DOMESTIC SINGLE STOREY EXTENSIONS (Extension containing only single storey construction)

Extension < 40m2	£670.00	£134.00	£804.00	£1,005.00
Extension < 60m2	£840.00	£168.00	£1,008.00	£1,260.00
Extension < 80m2	£1,010.00	£202.00	£1,212.00	£1,515.00
Extension < 100m2	£1,180.00	£236.00	£1,416.00	£1,770.00
Every additional 20m2	£170.00	£37.00	£204.00	£255.00

DOMESTIC MULTI-STOREY EXTENSIONS (Extension including any double / multi-storey construction)

Extension <40m2	£840.00	£168.00	£1,008.00	£1,260.00
Extension <60m2	£1,050.00	£210.00	£1,260.00	£1,575.00
Extension <80m2	£1,260.00	£252.00	£1,512.00	£1,890.00
Extension <100m2	£1,470.00	£294.00	£1,764.00	£2,205.00
Every additional 20m2	£210.00	£42.00	£252.00	£315.00

DOMESTIC / RESIDENTIAL LOFT CONVERSIONS

Loft Conversion < 40m2	£670.00	£134.00	£804.00	£1,005.00
Loft Conversion < 60m2	£840.00	£168.00	£1,008.00	£1,260.00
Loft Conversion < 80m2	£1,010.00	£202.00	£1,212.00	£1,515.00
Loft Conversion < 100m2	£1,180.00	£236.00	£1,416.00	£1,770.00
Every additional 20m2	£170.00	£34.00	£204.00	£255.00

DOMESTIC BASEMENT EXTENSIONS (Extension containing only single storey construction)

Extension <40m2	£840.00	£168.00	£1,008.00	£1,260.00
Extension <60m2	£1,050.00	£210.00	£1,260.00	£1,575.00
Extension <80m2	£1,260.00	£252.00	£1,512.00	£1,890.00
Extension <100m2	£1,470.00	£294.00	£1,764.00	£2,205.00
Every additional 20m2	£210.00	£42.00	£252.00	£315.00

CONVERSION OF EXISTING BUILDING INTO SELF-CONTAINED FLATS / DWELLING UNITS

Single Unit	£840.00	£168.00	£1,008.00	£1,260.00
2 Units	£1,180.00	£236.00	£1,416.00	£1,770.00
3 Units	£1,520.00	£304.00	£1,824.00	£2,280.00
4 Units	£1,860.00	£372.00	£2,232.00	£2,790.00
5 Units	£2,200.00	£440.00	£2,640.00	£3,300.00
6 Units	£2,540.00	£508.00	£3,048.00	£3,810.00
7 Units	£2,880.00	£576.00	£3,456.00	£4,320.00
8 units	£3,220.00	£644.00	£3,864.00	£4,830.00
Every additional Unit	£340.00	£68.00	£408.00	£510.00

Table C

Fixed Charges for Domestic Alteration Work.

- C1 The **discount charges** are only applicable where building work from Table B is included in the application and the works are carried out at the same time.
- C2 Detached Garages (for housing a car/motor vehicle) $\leq 30m^2$ are "exempt" buildings (under Building Regulations), providing that it is sited at least 1m away from the boundary or is constructed substantially of non-combustible materials [refer to Regulation 9 and Schedule 2]. A carport extension $\leq 30m^2$ is exempt if fully open on 2 sides. Electrical works will require an application unless carried out under a Competent Person scheme. Heated and/or thermally insulated building will require approval under Building Regulations.
- C3 Where the floor areas for proposed garages/outbuilding exceed those given in TABLE C provide an estimated cost of the works and use TABLE D.
- C4 Estimated costs should be used for domestic alterations not detailed in Table C. Table D should be used where building costs exceed £20,000.
- C5 There is no discount charge for electrical and gas installations. Multiple charges should be used where number of electrical circuits exceed 10.
- C6 Table C charges are per dwelling unit and multiples should be used where work is carried out to more than one dwelling unit.
- C7 Please ensure you submit the correct fee otherwise your application may not be valid.

TYPE OF WORK	FULL PLANS AND BUILDING NOTICE						REGULARISATION
	FULL CHARGE			DISCOUNTED CHARGE (Where works are carried out with items in Table B)			COMBINED CHARGE
(NB: VAT = 20%)	Charge	VAT	Total	Charge	VAT	Total	No VAT
DOMESTIC ALTERATIONS							
New Garage / Outbuilding Under 40m ²	£600.00	£120.00	£720.00	£300.00	£60.00	£360.00	£900.00
New Garage / Outbuilding Under 60m ²	£800.00	£160.00	£960.00	£400.00	£80.00	£480.00	£1,200.00
Garage Conversion	£420.00	£84.00	£504.00	£210.00	£42.00	£252.00	£630.00
Basement Conversion	£500.00	£100.00	£600.00	£250.00	£50.00	£300.00	£750.00
Roof Recovering per Dwelling Unit	£340.00	£68.00	£408.00	£170.00	£34.00	£204.00	£510.00
New Windows / Doors per Dwelling Unit	£250.00	£50.00	£300.00	£125.00	£25.00	£150.00	£375.00
New Structural Openings	£250.00	£50.00	£300.00	£125.00	£25.00	£150.00	£375.00
Chimney Breast Removal	£250.00	£50.00	£300.00	£125.00	£25.00	£150.00	£375.00
Installation of New Bathroom, Toilet, En-suite or Kitchen	£250.00	£50.00	£300.00	£125.00	£25.00	£150.00	£375.00
New Drainage Connection	£250.00	£50.00	£300.00	£125.00	£25.00	£150.00	£375.00
Underpinning up to 20m	£680.00	£136.00	£816.00	£340.00	£68.00	£408.00	£1,020.00
Additional 20m Underpinning	£500.00	£100.00	£600.00	£250.00	£50.00	£300.00	£750.00
Other Domestic Alterations under £10k	£340.00	£68.00	£408.00	£170.00	£34.00	£204.00	£510.00
Other Domestic Alterations under £20k	£460.00	£92.00	£552.00	£230.00	£46.00	£276.00	£690.00
Electrical Installation (Not CPS) up to 10 circuits	£300.00	£60.00	£360.00	n/a			£450.00
Gas Installation (Not CPS)	£200.00	£40.00	£240.00	n/a			£300.00

TABLE D

Charges for Building Work other than work to which Tables A, B and C apply.

- D1 This Table relates to **all work not** described in Tables A, B, C. Typically, other work including alterations of buildings, commercial extensions/basement /loft conversions, new-build residential buildings over 250m², commercial new builds/ industrial buildings extension / alterations, etc.
- D2 The "estimate" in relation to the cost of carrying out building work is an estimate, accepted by the local authority, 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 VAT chargeable) and references to "estimated cost" shall be construed accordingly.
- D3 VAT is payable on ALL Building Regulation (Full Plans and Building Notice) charges with the exception of Regularisation Charges.
- D4 More than one type of charge may be applicable [e.g Loft Conversion (Table B) + Domestic extension (Table B) + Alterations (Table C/D)]
- D5 MINIMUM CHARGES apply for Commercial loft conversions and extensions with expected charges at 120% of similar domestic equivalents.
- D6 Where works exceed £200k the Building Regulation charges will be individually assessed – refer table E and Brent Building Control.
- D7 Please ensure that you submit the correct payment otherwise the application may not be considered valid.

ESTIMATED COST OF WORKS		FULL PLANS AND BUILDING NOTICE			REGULARISATION NOTICE
		FULL CHARGE			Combined Charge. No VAT.
From	To	Charge	20% VAT	Total	
£0.00	£10,000.00	£340.00	£68.00	£408.00	£510.00
£10,000.01	£20,000.00	£460.00	£92.00	£552.00	£690.00
£20,000.01	£30,000.00	£570.00	£114.00	£684.00	£855.00
£30,000.01	£40,000.00	£680.00	£136.00	£816.00	£1,020.00
£40,000.01	£50,000.00	£780.00	£156.00	£936.00	£1,170.00
£50,000.01	£60,000.00	£880.00	£176.00	£1,056.00	£1,320.00
£60,000.01	£70,000.00	£970.00	£194.00	£1,164.00	£1,455.00
£70,000.01	£80,000.00	£1,060.00	£212.00	£1,272.00	£1,590.00
£80,000.01	£90,000.00	£1,140.00	£228.00	£1,368.00	£1,710.00
£90,000.01	£100,000.00	£1,220.00	£244.00	£1,464.00	£1,830.00
£100,000.01	£110,000.00	£1,300.00	£260.00	£1,560.00	£1,950.00
£110,000.01	£120,000.00	£1,370.00	£274.00	£1,644.00	£2,055.00
£120,000.01	£130,000.00	£1,440.00	£288.00	£1,728.00	£2,160.00
£130,000.01	£140,000.00	£1,500.00	£300.00	£1,800.00	£2,250.00
£140,000.01	£150,000.00	£1,560.00	£312.00	£1,872.00	£2,340.00
£150,000.01	£160,000.00	£1,610.00	£322.00	£1,932.00	£2,415.00
£160,000.01	£170,000.00	£1,660.00	£332.00	£1,992.00	£2,490.00
£170,000.01	£180,000.00	£1,710.00	£342.00	£2,052.00	£2,565.00
£180,000.01	£190,000.00	£1,750.00	£350.00	£2,100.00	£2,625.00
£190,000.01	£200,000.00	£1,790.00	£358.00	£2,148.00	£2,685.00

Table E

Individually Assessed Charges for estimated cost of work in excess of £200,000

Individual assessment of Building Regulation charges, on a project by project basis, will be made when projects fall outside of “standard” charge limits and/or where the estimated cost of controllable building work exceeds £200,000. In addition, Building Control Charges will be individually assessed where work relates to cross boundary partnership schemes located in other boroughs and Brent Building Control are engaged to undertake both plan checking and site inspections under the London District Surveyors Memorandum of Understanding (with agreement of the host borough). Individually assessed charges are to be determined following submission of full plans, inspections, building notices, reversion applications, and regularisation applications as applicable or, alternatively, on submission of sufficient detail to assess the charge. In general, you should supply sufficient detail and plans for Building Control to assess the charge. The charges determined will be specified and confirmed in writing taking into account the factors listed below. The charges may be increased or decreased depending on the assessment, which will be specified and confirmed in writing.

1. the existing use of a building, or the proposed use of the building after completion of the building work;
2. the different kinds of building work described in regulation 3(1)(a) to (i) of the Building Regulations 2010 (as amended).
3. the floor area of the building or extension(s);
4. the estimated duration of the building work and the anticipated number of inspections to be carried out;
5. the estimated cost of the controllable building work;
6. the nature of the design of the building work and whether innovative or less conventional construction techniques are to be used; and
7. whether the person who intends to carry out part of the building work is a person named in a self-certification scheme or list of exemptions under schedule 3 of the Building Regulations 2010 (as amended); or is carrying out the descriptions of work where no building notice or deposit of full plans is required under schedule 4 of the Building Regulations 2010 (as amended) both as mentioned in building regulation 12(6), or is a person who is registered by the British Institute of Non-destructive Testing under regulation 43 of the Building Regulations 2010 (as amended);
8. whether in respect of the building work a notification has been made that design details approved by Robust Details Limited are to be used as outlined in regulation 41 of the Building Regulations 2010 (as amended);
9. whether an application or building notice is in respect of two or more buildings, building works are substantially the same as each other and in close proximity;
10. whether an application or building notice is in respect of building work which is virtually identical to building work in respect of which plans have previously been deposited or building works inspected by the London Borough of Brent
11. whether chargeable advice has been given which is likely to result in less time being taken by the London Borough of Brent to perform the chargeable function; and
12. whether it is necessary to engage and to incur the costs of a consultant to provide specialist advice or services in relation to a particular aspect of the building work.
13. The location, duration of the project and anticipated input required by Building Control

Costs will be assessed taking account the published hourly rate (£171.00 plus VAT per hour)

Notes: Where the London Borough of Brent has determined a Building Regulation charge and the actual amount of work required of the Council is more than that which was originally anticipated and for which payment has been made, the London Borough of Brent may raise a supplementary charge in respect of any additional work carried out. The request for any supplementary charge will be accompanied by a statement setting out the reason for the assessment and the calculation of the supplementary charge necessary. Where the amount of work required of the Council is significantly less than that which was estimated, payment of Building Regulation charges has been made in full and a completion or regularisation certificate issued, the Council will refund in legitimate cases, upon request, an amount equal to the charge attributable to the work that they agree was not required. In either case, one hour of an officer's time will be disregarded.

Building Act 1984
Building Regulations 2010 (As amended)
Quotation request form for Individual assessment of
Building Control charges

Building Control Charges
(From 1st August 2021)

Please send this form to the address shown or e-mail to:

planandbuild@brent.gov.uk

Written quotations will be sent by e-mail where possible. Quotations will be given as soon as possible and in no case greater than 2 working days of our office receiving the request.

Planning Ref No: (if relevant)

Date of quotation request:

Postal address:

Planning and Regeneration - Building Control
 7th Floor, Brent Civic Centre, Engineers Way,
 Wembley HA9 0FJ

General Tel: 020 8937 5210

Email: planandbuild@brent.gov.uk

Web: www.brent.gov.uk/buildingcontrol.nsf

ADDRESS OR LOCATION OF PROPOSED WORKS: (please include postcode)

DESCRIPTION OF PROPOSED WORKS:

DETAILS OF PERSON / ORGANISATION REQUESTING QUOTATION:

Contact Name:

Organisation:

Address:

Postcode:

Tel:

Mobile:

E-mail:

NOTES:

The floor area of the building or extension.
 (Please provide breakdown if different use types)

Sq.m

Estimated duration of the building work

Months

The estimated controllable cost of the building work

£

Are there innovative features involved?

(E.g. use of fire engineering)

Yes/No

Any self-certification scheme used?

(If so please attach details)

Yes/No

Robust Details Limited Notification given?

(If so please attach details)

Yes/No

Is there any duplication of building work?

E.g. several flats/dwellings of same design

Yes/No

Has any pre-application advice been given to allow a speedier approval?

Yes/No

Is there anything else you would like us to take into consideration?

Yes/No

IF YOU REQUIRE A LARGE PRINT COPY OF BUILDING REGULATION CHARGES GUIDE – PLEASE CONTACT Brent Building Control on 020 8937 5210.