



### The Building Regulations 2010 (as amended).

### The Building (Local Authority Charges) Regulations 2010.

### LB Brent Charges Scheme No 11, 2016. - Effective from 1 March 2016.

The Building (Local Authority Charges) Regulations 2010 authorise local authorities to set charges in respect of their Building Regulations service. Charging policies and rates are set out in Brent Charges Scheme No 11 & Tables A to E. These will be applied to applications received on or after 1<sup>st</sup> March 2016. Previous schemes / charges will apply where applications have been registered before this date. Refer to Charges Scheme 11 for full details. 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 and an **Inspection charge** for the inspection of building work (Full Plans);
- A **Building Notice charge** for the consideration of a Building Notice (Building Notice - combined plan / inspection 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).

**Plan, Building Notice, Reversion & Regularisation charges 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.** Inspection Charges are payable following the first site inspection and will be invoiced to the applicant / owner. Cancellation / withdrawal charges will apply. 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.**

### **GENERAL NOTES:**

- Charges cover reasonably anticipated inspections carried out by LA Building Control Surveyors. Where the amount of work required by Building Control is more than anticipated, Building Control may issue an additional charge. Where the amount of work required by Building Control is less than originally anticipated, Building Control will (where substantiated and on request) consider a refund in relation to the proportion of the charge relating to any excess payment. In calculating any additional charge or refund the local authority will discount one hour of an officers time from the calculation of refund.
- Additional charges may apply in respect of specialist consultants, optional requirements, cross boundary working or for resurrection charges where works have not progressed / been inspected for more than 2 years.
- These Notes are for guidance only. For full details refer to The Building (Local Authority Charges) Regulations 2010 - Statutory Instrument 2010. No.404. Brent Charges Scheme No 11 2016 is available for reference at Brent Civic Centre, Engineers Way, Wembley, Middlesex. HA9 0FJ. **If you have any difficulties determining or calculating the charges please consult Building Control (email: [BuildingControl@brent.gov.uk](mailto:BuildingControl@brent.gov.uk) or Tel: 020 8937 5170)**
- ALL charges must be paid in full prior to the issue of a final certificate of completion by the local authority.

### **THE FOLLOWING CHARGE SCALES ARE APPLICABLE:**

**TABLE A** relates to the erection of one or more new dwelling units i.e. houses & flats (up to 15 units) where the internal floor area does not exceed 250m<sup>2</sup>. (NOTE: Where outside these limits, Building Regulation charges are individually assessed – refer to TABLE E and Brent Building Control); (Code: DOM). Additional charges apply where basements are involved.

**TABLE B** relates to the erection of certain domestic buildings including detached garages & carports, domestic and commercial extensions, basement and loft conversions (not exceeding 100m<sup>2</sup>) together with conversion to flats. Extensions, basement and loft conversions are to be considered separately and individual charges apply. TABLE B also includes certain domestic alterations which are often undertaken in conjunction with (and carried out at the same time as) extensions and / or loft conversions. Where included within the same application - reduced charges apply. Otherwise Tables C and D apply. Charges assume that electrical works (under Part P) in relation to extensions and / or loft conversions are to be self-certified by a competent person and notified via a competent person scheme (e.g. NICEIC, etc). Where this is not the case, additional charges apply (Table C). If works exceed the maximum sizes given in Table B (generally 100m<sup>2</sup>) then an estimated cost of the works **must be provided** and charges paid in accordance with Table D. Minimum Charges are applicable. Where multiple works are to be undertaken to "Single Family Dwellings" on the same application and at same time charges are CAPPED. (Codes: DEX / DGA / CONV)

**TABLE C** relates to common domestic alteration work where the local authority has determined standard charges. (Code: DAW)

**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 (Code: OTH)

**TABLE E** Individually assessed charges apply to works which fall outside of 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 (email:

[BuildingControl@brent.gov.uk](mailto:BuildingControl@brent.gov.uk)).

## **Table A - Charges for the erection of one or more new dwelling units (<250m<sup>2</sup>)**

- A1 Dwellings include the erection of houses and flats (<250m<sup>2</sup> floor area - excluding any garage or carport). There is no restriction on the number of floors within the building.
- 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 250m<sup>2</sup> in floor area or relating to developments in excess of 15 units 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. Where dwellings are in excess of 250m<sup>2</sup> charges are individually assessed but will be at least those shown in Table A.
- A5 Additional charges (£250.00 + VAT) apply to each dwelling which includes a basement.
- A6 Charges assume any related domestic electrical or gas installation works is to be undertaken and self-certified by a suitably qualified person and notified to the local authority through a competent person scheme (such as NICEIC Domestic Installer). Where such work is NOT going through a competent persons scheme provider an additional charge applies (refer Table C).

20.0% VAT	FULL PLANS						BUILDING NOTICE			REGULARISATION/ REVERSION
	PLAN CHARGE			INSPECTION CHARGE			COMBINED CHARGE			COMBINED CHARGE
	CHARGE (40%)	VAT (20%)	TOTAL PAYABLE	CHARGE (60%)	VAT (20%)	TOTAL PAYABLE	CHARGE	VAT (20%)	TOTAL PAYABLE	TOTAL PAYABLE
No. of dwellings										
1	£400.00	£80.00	<b>£480.00</b>	£600.00	£120.00	<b>£720.00</b>	£1,000.00	£200.00	<b>£1,200.00</b>	<b>£1,300.00</b>
2	£520.00	£104.00	<b>£624.00</b>	£780.00	£156.00	<b>£936.00</b>	£1,300.00	£260.00	<b>£1,560.00</b>	<b>£1,690.00</b>
3	£680.00	£136.00	<b>£816.00</b>	£1,020.00	£204.00	<b>£1,224.00</b>	£1,700.00	£340.00	<b>£2,040.00</b>	<b>£2,210.00</b>
4	£800.00	£160.00	<b>£960.00</b>	£1,200.00	£240.00	<b>£1,440.00</b>	£2,000.00	£400.00	<b>£2,400.00</b>	<b>£2,600.00</b>
5	£880.00	£176.00	<b>£1,056.00</b>	£1,320.00	£264.00	<b>£1,584.00</b>	£2,200.00	£440.00	<b>£2,640.00</b>	<b>£2,860.00</b>
6	£938.00	£187.60	<b>£1,125.60</b>	£1,407.00	£281.40	<b>£1,688.40</b>	£2,345.00	£469.00	<b>£2,814.00</b>	<b>£3,048.50</b>
7	£996.00	£199.20	<b>£1,195.20</b>	£1,494.00	£298.80	<b>£1,792.80</b>	£2,490.00	£498.00	<b>£2,988.00</b>	<b>£3,237.00</b>
8	£1,054.00	£210.80	<b>£1,264.80</b>	£1,581.00	£316.20	<b>£1,897.20</b>	£2,635.00	£527.00	<b>£3,162.00</b>	<b>£3,425.50</b>
9	£1,112.00	£222.40	<b>£1,334.40</b>	£1,668.00	£333.60	<b>£2,001.60</b>	£2,780.00	£556.00	<b>£3,336.00</b>	<b>£3,614.00</b>
10	£1,170.00	£234.00	<b>£1,404.00</b>	£1,755.00	£351.00	<b>£2,106.00</b>	£2,925.00	£585.00	<b>£3,510.00</b>	<b>£3,802.50</b>
11	£1,228.00	£245.60	<b>£1,473.60</b>	£1,842.00	£368.40	<b>£2,210.40</b>	£3,070.00	£614.00	<b>£3,684.00</b>	<b>£3,991.00</b>
12	£1,286.00	£257.20	<b>£1,543.20</b>	£1,929.00	£385.80	<b>£2,314.80</b>	£3,215.00	£643.00	<b>£3,858.00</b>	<b>£4,179.50</b>
13	£1,344.00	£268.80	<b>£1,612.80</b>	£2,016.00	£403.20	<b>£2,419.20</b>	£3,360.00	£672.00	<b>£4,032.00</b>	<b>£4,368.00</b>
14	£1,402.00	£280.40	<b>£1,682.40</b>	£2,103.00	£420.60	<b>£2,523.60</b>	£3,505.00	£701.00	<b>£4,206.00</b>	<b>£4,556.50</b>
15	£1,460.00	£292.00	<b>£1,752.00</b>	£2,190.00	£438.00	<b>£2,628.00</b>	£3,650.00	£730.00	<b>£4,380.00</b>	<b>£4,745.00</b>

Where > 15 units or units >250m<sup>2</sup> - Charges are individually assessed. (Refer TABLE E and Building Control)

Basement as above plus £250.00 + VAT = £300.00 for each basement.

## **Table B – Standard Charges for Detached Garages/Carports, extensions, basement, loft and flat conversions, etc.**

- B1 Detached Garages (for housing a car/motor vehicle) <= 30m<sup>2</sup> 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 <= 30m<sup>2</sup> 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(s) will require approval under Building Regulations and an application is required.
- B2 Where the floor areas for proposed garages/carports, extensions and/or loft conversions exceed those given in TABLE B provide an estimated cost of the works and use TABLE D. Minimum charges apply. If estimated cost > £200,000 Building Regulation Charges are to be individually assessed – refer to TABLE E and Brent Building Control.
- B3 Basement extensions and Loft Conversions are treated separate to extensions and these floor areas cannot be combined. A new dormer window which does not increase the useable floor area (eg in an existing loft conversion previously subject to Building Regulation Control) would be considered as an alteration so use Table D and provide an estimate of the cost of works.
- B4 Charges assume any related domestic electrical or gas installation works is to be undertaken and self-certified by a suitably qualified person and notified to the local authority through a competent person scheme (such as NICEIC Domestic Installer). Where such work is NOT going through a competent persons scheme provider an additional charge applies (refer Table C).
- B5 NOTE: More than one type of Building Regulation Charge may be applicable [e.g. Loft Conversion (Table B) + Domestic extension (Table B) + Alterations (Table B, C or D) + Electrical / Gas Installation (Table C)]. Please ensure that you submit the correct payment or the application may not be valid.
- B6 Standard charges apply to conversion of a single family dwelling to flats upto a maximum of 8 flats. Above this, Building Control charges are individually assessed – refer Table E. Additional charges apply for extension, loft conversions etc in accordance with Table B.
- B7 NOTE: Where multiple works are being undertaken ON A SINGLE FAMILY DWELLING (e.g. extension + loft conversion + alterations, etc) the Building Control Charges will be CAPPED at £1700.00 + VAT. (Charge for Electrical work or Gas installation NOT dealt with under CPS Scheme is chargeable in addition (refer Table C)

**TABLE B - STANDARD CHARGES FOR EXTENSIONS, LOFT CONVERSIONS, ETC**

TYPE OF WORK	FULL PLANS						BUILDING NOTICE			REGULARISATION / REVERSION
	PLAN CHARGE			INSPECTION CHARGE			COMBINED CHARGE			COMBINED CHARGE
	Charge	VAT	Total	Charge	VAT	Total	Charge	VAT	Total	No VAT

**GARAGES / CARPORTS / STORE (typically half-brick and unheated - no sanitary facilities).**

Garage/Carport/store < 40m2	£325.00	£65.00	<b>£390.00</b>	Included in Plan Charge			£325.00	£65.00	<b>£390.00</b>	<b>£422.50</b>
Garage/Carport/store < 60m2	£425.00	£85.00	<b>£510.00</b>	Included in Plan Charge			£425.00	£85.00	<b>£510.00</b>	<b>£552.50</b>

**DOMESTIC / RESIDENTIAL EXTENSIONS (and outbuildings containing Gym, Playroom, Home Office, etc)**

Extension <10m2	£430.00	£86.00	<b>£516.00</b>	Included in Plan Charge			£430.00	£86.00	<b>£516.00</b>	<b>£559.00</b>
Extension <40m2	£560.00	£112.00	<b>£672.00</b>	Included in Plan Charge			£560.00	£112.00	<b>£672.00</b>	<b>£728.00</b>
Extension <60m2	£290.00	£58.00	<b>£348.00</b>	£435.00	£87.00	<b>£522.00</b>	£725.00	£145.00	<b>£870.00</b>	<b>£942.50</b>
Extension <100m2	£328.00	£65.60	<b>£393.60</b>	£492.00	£98.40	<b>£590.40</b>	£820.00	£164.00	<b>£984.00</b>	<b>£1,066.00</b>
<b>BASEMENTS (as above) +</b>	<b>£100.00</b>	<b>£20.00</b>	<b>£120.00</b>	<b>£150.00</b>	<b>£30.00</b>	<b>£180.00</b>	<b>£250.00</b>	<b>£50.00</b>	<b>£300.00</b>	<b>£325.00</b>

**Domestic Extension >100m2 - Individually assessed charge - estimate required - Refer to BC- minimum charge of <100m<sup>2</sup> extension.**

**DOMESTIC / RESIDENTIAL LOFT CONVERSIONS**

Loft Conversion < 60m2	£560.00	£112.00	<b>£672.00</b>	Included in Plan Charge			£560.00	£112.00	<b>£672.00</b>	<b>£728.00</b>
Loft Conversion < 100m2	£290.00	£58.00	<b>£348.00</b>	£435.00	£87.00	<b>£522.00</b>	£725.00	£145.00	<b>£870.00</b>	<b>£942.50</b>

**Domestic Loft Conversion >100m2 - Individually assessed charge - estimate required - Refer to BC- minimum charge of <100m<sup>2</sup> Loft.**

**DOMESTIC / RESIDENTIAL GARAGE CONVERSION**

Conversion of domestic garage to form habitable room	£325.00	£65.00	<b>£390.00</b>	Included in Plan Charge			£325.00	£65.00	<b>£390.00</b>	<b>£422.50</b>
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**DOMESTIC ALTERATIONS CARRIED OUT AT SAME TIME AS EXTENSION / LOFT CONVERSION**

**Works carried out at same time and ancillary to or within an extension and/or loft conversion (e.g opening between existing dwelling and extension or form kitchen or bathroom within extension or loftroom) NO ADDITIONAL CHARGE.**

Domestic alterations undertaken at same time as extensions, etc where estimated cost < £10k	£210.00	£42.00	<b>£252.00</b>	Included in Plan Charge			£210.00	£42.00	<b>£252.00</b>	<b>£273.00</b>
Domestic alterations undertaken at same time as extensions, etc where estimated cost is £10k - £20k	£280.00	£56.00	<b>£336.00</b>	Included in Plan Charge			£280.00	£56.00	<b>£336.00</b>	<b>£364.00</b>
Conversion of garage to habitable room at the same time as extensions, etc.	£280.00	£56.00	<b>£336.00</b>	Included in Plan Charge			£280.00	£56.00	<b>£336.00</b>	<b>£364.00</b>
<b>Charges CAPPED for MULTIPLE WORKS TO SINGLE DWELLING &lt;300m2) - Same application and undertaken at same time (excl. Electrical or gas installation works - refer Table C)</b>	<b>£680</b>	<b>£136</b>	<b>£816</b>	<b>£1,020</b>	<b>£204</b>	<b>£1,224</b>	<b>£1,700</b>	<b>£340</b>	<b>£2,040</b>	<b>£2,210</b>

**COMMERCIAL EXTENSIONS or LOFT CONVERSIONS TO OFFICES, SHOPS, INDUSTRIAL, ETC (separately charged)**

Commercial Extension <10m2	£480.00	£96.00	<b>£576.00</b>	Included in Plan Charge			£480.00	£96.00	<b>£576.00</b>	<b>£624.00</b>
Commercial Extension <40m2	£640.00	£128.00	<b>£768.00</b>	Included in Plan Charge			£640.00	£128.00	<b>£768.00</b>	<b>£832.00</b>
Commercial Extension <60m2	£320.00	£64.00	<b>£384.00</b>	£480.00	£96.00	<b>£576.00</b>	£800.00	£160.00	<b>£960.00</b>	<b>£1,040.00</b>
Commercial Extension <100m2	£384.00	£76.80	<b>£460.80</b>	£576.00	£115.20	<b>£691.20</b>	£960.00	£192.00	<b>£1,152.00</b>	<b>£1,248.00</b>
<b>BASEMENTS (as above) +</b>	<b>£100.00</b>	<b>£20.00</b>	<b>£120.00</b>	<b>£150.00</b>	<b>£30.00</b>	<b>£180.00</b>	<b>£250.00</b>	<b>£50.00</b>	<b>£300.00</b>	<b>£325.00</b>

**Commercial Extension >100m2 - Individually assessed charge - estimate required - Refer to Building Control - minimum charge of <100m<sup>2</sup> extension.**

**FLAT CONVERSIONS - up to 8 flats (NB: Extension / Basement / Loft Conversion Charges etc may also apply):**

Conversion to form 1 or 2 flats:	£228.00	£45.60	<b>£273.60</b>	£342.00	£68.40	<b>£410.40</b>	£570.00	£114.00	<b>£684.00</b>	<b>£741.00</b>
Plus for each additional flat	£80.00	£16.00	<b>£96.00</b>	£120.00	£24.00	<b>£144.00</b>	£200.00	£40.00	<b>£240.00</b>	<b>£260.00</b>

**NOTE: This charge relates to formation of up to 8 No self-contained units. Other charges may apply if undertaking an extension or loft conversion. Where > 8 units - refer to BC for individual assessment. Minimum TOTAL Charge £1770 + VAT**

**TABLE C – Standard Charges for Domestic Alteration work.**

TYPE OF WORK	FULL PLANS						BUILDING NOTICE			REGULARISATION
	PLAN CHARGE			INSPECTION CHARGE			COMBINED CHARGE			COMBINED CHARGE
(NB: VAT = 20%)	Charge	VAT	Total	Charge	VAT	Total	Charge	VAT	Total	No VAT
<b>UNDERPINNING:</b>										
Underpinning < 10m length	£330.00	£66.00	£396.00	Included in Plan Charge			£330.00	£66.00	£396.00	£429.00
Underpinning (each additional 10m)	£185.00	£37.00	£222.00	Included in Plan Charge			£185.00	£37.00	£222.00	£240.50
<b>RECOVERING OF ROOF STRUCTURE (INCLUDING UPGRADING OF INSULATION, VENTILATION, ETC)</b>										
Recovering existing roof (terraced / semi)	£265.00	£53.00	£318.00	Included in Plan Charge			£265.00	£53.00	£318.00	£344.50
Recovering existing roof (detached)	£345.00	£69.00	£414.00	Included in Plan Charge			£345.00	£69.00	£414.00	£448.50
<b>REPLACEMENT WINDOWS / DOORS (NOT UNDERTAKEN THROUGH COMPETENT PERSONS SCHEME E.G. FENSA / CERTASS)</b>										
Up to 5 windows / doors (Not CPS)	£130.00	£26.00	£156.00	Included in Plan Charge			£130.00	£26.00	£156.00	£169.00
Up to 20 windows / doors (Not CPS)	£225.00	£45.00	£270.00	Included in Plan Charge			£225.00	£45.00	£270.00	£292.50
Where number of windows / doors in excess of 20 - please refer to Building Control for individual assessment										
<b>DOMESTIC ELECTRICAL WORKS / Gas Installations NOT under CPS Scheme.</b>										
Domestic Electrical works (<10 circuits) - Not carried out under Competent Person Scheme.	£265.00	£53.00	£318.00	Included in Plan Charge			£265.00	£53.00	£318.00	£344.50
Domestic Electrical works (10+ circuits) - Not carried out under Competent Person Scheme.	£330.00	£66.00	£396.00	Included in Plan Charge			£330.00	£66.00	£396.00	£429.00
Gas Boiler Installation, UVHW systems or similar NOT under CPS.	£165.00	£33.00	£198.00	Included in Plan Charge			£165.00	£33.00	£198.00	£214.50

**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 above. Typically, other work including alterations to all buildings, domestic extensions / basement / loft conversions exceeding 100m<sup>2</sup>, new-build residential buildings over 250m<sup>2</sup>, commercial / industrial buildings, 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 (Plan, Inspection and Building Notice) charges with the exception of Regularisation (retrospective applications) / Reversion Charges (reverting to local authority from Approved Inspectors).
- D4 More than one type of charge may be applicable [e.g Loft Conversion (Table B) + Domestic extension (Table B) + Alterations (Tables B/D)].
- D5 **MINIMUM CHARGES** apply for Domestic Garages/Carports, loft conversions and extensions where these exceed 100m<sup>2</sup> and Table B does not apply. Acceptable estimates must be supplied which result in a combined Plan Charge and Inspection Charge or Building Notice Charge greater than the standard charge under Table B for extension <100m<sup>2</sup>.
- D6 Where Table D is used and the estimated cost of works exceed £200k the Building Regulation charges will be individually assessed – refer table E and Brent Building Control.
- D7 Individual assessments also apply where the project involves Cross Boundary working (under the London District Surveyors Memorandum of understanding) where Brent undertake both Plan check and Site Inspections in relation to a Partnership application where the property is located outside of the borough. This requires the agreement of the host local authority (where the building is located).
- D8 Please ensure that you submit the correct payment otherwise the application may not be considered valid.

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

ESTIMATED COST OF WORKS		FULL PLANS						BUILDING NOTICE			REGULARISATION / REVERSION
		PLAN CHARGE			INSPECTION CHARGE			COMBINED CHARGE			Combined Charge. No VAT.
From	To	Charge	20% VAT	Total	Charge	20% VAT	Total	Charge	20% VAT	Total	
£0.01	£5,000.00	£245.00	£49.00	<b>£294.00</b>	Included in Plan Charge			£245.00	£49.00	<b>£294.00</b>	<b>£318.50</b>
£5,000.01	£10,000.00	£290.00	£58.00	<b>£348.00</b>	Included in Plan Charge			£290.00	£58.00	<b>£348.00</b>	<b>£377.00</b>
£10,000.01	£20,000.00	£370.00	£74.00	<b>£444.00</b>	Included in Plan Charge			£370.00	£74.00	<b>£444.00</b>	<b>£481.00</b>
£20,000.01	£30,000.00	£465.00	£93.00	<b>£558.00</b>	Included in Plan Charge			£465.00	£93.00	<b>£558.00</b>	<b>£604.50</b>
£30,000.01	£40,000.00	£224.00	£44.80	<b>£268.80</b>	£336.00	£67.20	<b>£403.20</b>	£560.00	£112.00	<b>£672.00</b>	<b>£728.00</b>
£40,000.01	£50,000.00	£262.00	£52.40	<b>£314.40</b>	£393.00	£78.60	<b>£471.60</b>	£655.00	£131.00	<b>£786.00</b>	<b>£851.50</b>
£50,000.01	£60,000.00	£302.00	£60.40	<b>£362.40</b>	£453.00	£90.60	<b>£543.60</b>	£755.00	£151.00	<b>£906.00</b>	<b>£981.50</b>
£60,000.01	£70,000.00	£342.00	£68.40	<b>£410.40</b>	£513.00	£102.60	<b>£615.60</b>	£855.00	£171.00	<b>£1,026.00</b>	<b>£1,111.50</b>
£70,000.01	£80,000.00	£382.00	£76.40	<b>£458.40</b>	£573.00	£114.60	<b>£687.60</b>	£955.00	£191.00	<b>£1,146.00</b>	<b>£1,241.50</b>
£80,000.01	£90,000.00	£422.00	£84.40	<b>£506.40</b>	£633.00	£126.60	<b>£759.60</b>	£1055.00	£211.00	<b>£1,266.00</b>	<b>£1,371.50</b>
£90,000.01	£100,000.00	£462.00	£92.40	<b>£554.40</b>	£693.00	£138.60	<b>£831.60</b>	£1155.00	£231.00	<b>£1,386.00</b>	<b>£1,501.50</b>
£100,000.01	£110,000.00	£482.00	£96.40	<b>£578.40</b>	£723.00	£144.60	<b>£867.60</b>	£1205.00	£241.00	<b>£1,446.00</b>	<b>£1,566.50</b>
£110,000.01	£120,000.00	£502.00	£100.40	<b>£602.40</b>	£753.00	£150.60	<b>£903.60</b>	£1255.00	£251.00	<b>£1,506.00</b>	<b>£1,631.50</b>
£120,000.01	£130,000.00	£522.00	£104.40	<b>£626.40</b>	£783.00	£156.60	<b>£939.60</b>	£1305.00	£261.00	<b>£1,566.00</b>	<b>£1,696.50</b>
£130,000.01	£140,000.00	£542.00	£108.40	<b>£650.40</b>	£813.00	£162.60	<b>£975.60</b>	£1355.00	£271.00	<b>£1,626.00</b>	<b>£1,761.50</b>
£140,000.01	£150,000.00	£562.00	£112.40	<b>£674.40</b>	£843.00	£168.60	<b>£1,011.60</b>	£1405.00	£281.00	<b>£1,686.00</b>	<b>£1,826.50</b>
£150,000.01	£160,000.00	£582.00	£116.40	<b>£698.40</b>	£873.00	£174.60	<b>£1,047.60</b>	£1455.00	£291.00	<b>£1,746.00</b>	<b>£1,891.50</b>
£160,000.01	£170,000.00	£602.00	£120.40	<b>£722.40</b>	£903.00	£180.60	<b>£1,083.60</b>	£1505.00	£301.00	<b>£1,806.00</b>	<b>£1,956.50</b>
£170,000.01	£180,000.00	£622.00	£124.40	<b>£746.40</b>	£933.00	£186.60	<b>£1,119.60</b>	£1555.00	£311.00	<b>£1,866.00</b>	<b>£2,021.50</b>
£180,000.01	£190,000.00	£642.00	£128.40	<b>£770.40</b>	£963.00	£192.60	<b>£1,155.60</b>	£1605.00	£321.00	<b>£1,926.00</b>	<b>£2,086.50</b>
£190,000.01	£200,000.00	£662.00	£132.40	<b>£794.40</b>	£993.00	£198.60	<b>£1,191.60</b>	£1655.00	£331.00	<b>£1,986.00</b>	<b>£2,151.50</b>
>£200,000	<b>Building control Charges individually assessed - refer to Building Control (BuildingControl@brent.gov.uk Tel: 020 8937 5170)</b>										

**TABLE E - 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, where multiple standard charges apply (other than for Single Family Dwellings where BC Charge is CAPPED) 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.

Where applications are made on-line, initial fees calculated will be charged via debit / credit card when the application is submitted. Any necessary adjustment will be made following validation of the application and you will be advised accordingly. Any overpayment will be refunded to the debit / credit card and any additional payment required will be invoiced to the applicant.

When calculating the Building Control Plan and Inspection Charges for individually assessed projects, the following will / may be taken into account.

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 nature of the design of the building work and whether innovative or high risk construction techniques are used;
5. the estimated duration of the building work and the anticipated number of inspections to be carried out by Building Control;
6. the estimated cost of the controllable building work;
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. (NOTE: Discounts to published charges may be applied at the local authorities discretion for multiple work packages relating to similar works, undertaken over a period and using the same contractor(s) as part of a long term regeneration / refurbishment project);
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;
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 (e.g. Fire Engineer) ; and
13. the location of the site.

The charges may be increased or decreased depending on the assessment, which will be specified and confirmed in writing. Costs will be assessed taking account of the published hourly rate within the Charges Scheme.

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.

VAT values in Annex A are for guidance only. The total charge is calculated initially and then VAT applied at the appropriate rate to determine the total charge payable.

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

**Building Control Charges**  
**(From 1st March 2016)**

Please send this form to the address shown or e-mail to:  
**BuildingControl@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  
 7<sup>th</sup> Floor, Brent Civic Centre, Engineers Way,  
 Wembley HA9 0FJ

**General Tel:** 020 8937 5210

**Email:** [Customer.Services@brent.gov.uk](mailto:Customer.Services@brent.gov.uk)

**Duty Technical Officer:** 020 8937 5170

**Email:** [BuildingControl@brent.gov.uk](mailto:BuildingControl@brent.gov.uk)

**Web:** [www.brent.gov.uk/buildingcontrol](http://www.brent.gov.uk/buildingcontrol)

**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 Customer Services on [Customer.Services@brent.gov.uk](mailto:Customer.Services@brent.gov.uk) or 020 8937 5210.**