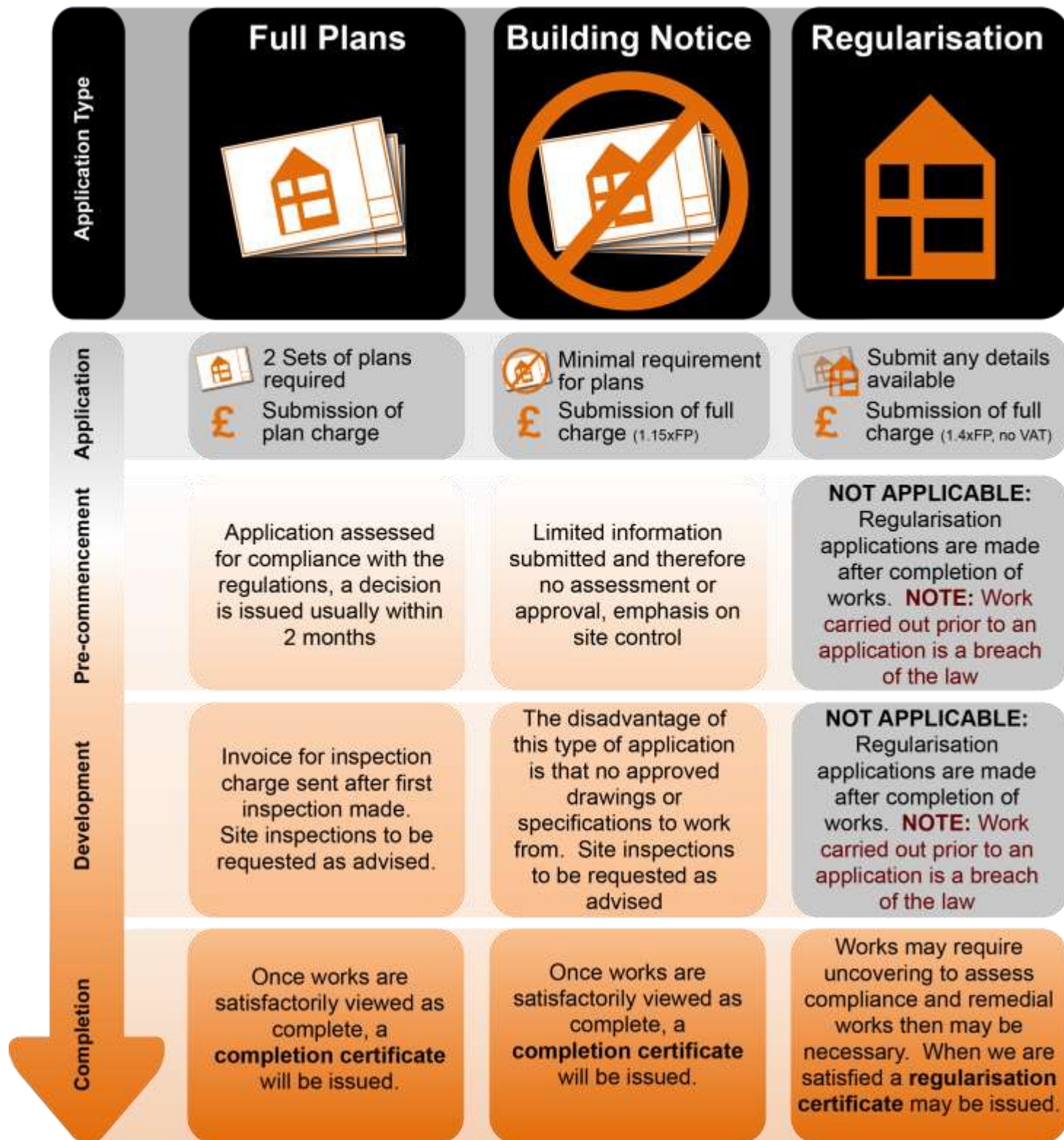




Methods of making an application



2019

Building Regulation Standard Charges

New Dwellings

Schedules 1 & 1a



Valid from 1st April 2019



When do I use the charges listed on this sheet?

The charges for Building Regulation work are intended to cover the cost of the service. There are two methods that the council may use to establish the charge for building work.

Standard Charges

These cover specific categories of work (subject to certain conditions) which are shown in:-

- Schedules 1 & 1a** - New Dwellings (New build or conversion) **(This Sheet)**
- Schedules 2 & 3** - Work to an Existing Single Dwelling **(Available separately)**
- Schedules 4 & 5** - Non Domestic Work **(Available separately)**

Individually Assessed Charges

Where the work does not fall within any of the Tables of Standard Charges, the charges will need to be individually determined. In this situation a written quote will need to be obtained from us. In order to provide an accurate quote we will need a reasonable amount of information from you. If you need a quote, please ring our Administration Support team on 01264 368312 to discuss your project.



Are there any conditions for the use of Standard Charges?

In setting these charges a number of assumptions have been made;

- the duration of the building work from commencement to completion does not exceed 24 months,
- the design is undertaken by a person or organisation that is competent to carry out the design for the work in question,
- the building work is undertaken by a person or organisation that is competent to carry out the work in question.

All the above assumptions must be true for the standard charge to apply, if at any time the building work falls outside the scope of the above assumptions an additional charge may become payable.



Pre-application advice

We are always happy to engage in discussion about any proposed project. Advice up to 1 hour in duration prior to an application being made is free of charge. Where extensive advice on a more complex project would be beneficial we would need to agree the basis upon how this would be undertaken beforehand.

Building Control Consultancy at Test Valley Borough Council

Beech Hurst
Weyhill Road
Andover
Hampshire
SP10 3AJ

Telephone: 01264 368312 / 8741
Email: buildingcontrol@testvalley.gov.uk
Website: www.testvalley.gov.uk/buildingcontrol

Please remember that we are always happy to assist and give further guidance where possible. Should you require any further assistance, please contact us.

If you would like this document in large print, please call 01264 368312





Schedule 1:

New Dwellings up to 300m²

Number of Dwellings	Full Plans		Building Notice Charge	Regularisation Charge (No VAT)	Additional Charge	
	Plan Charge	Inspection Charge				
1	Charge	£157.24	£471.70	£657.05	£880.52	£236.72
	Charge +VAT	£188.69	£566.04	£788.46		£284.72
2	Charge	£235.86	£707.55	£985.58	£1,320.77	TBA
	Charge +VAT	£283.03	£849.06	£1,182.70		
3	Charge	£314.48	£943.42	£1,314.09	£1,761.06	TBA
	Charge +VAT	£377.38	£1,132.10	£1,576.91		
4	Charge	£393.07	£1,179.24	£1,642.61	£2,201.23	TBA
	Charge +VAT	£471.68	£1,415.09	£1,971.13		
5	Charge	£471.70	£1,415.10	£1,971.14	£2,641.52	TBA
	Charge +VAT	£566.04	£1,698.12	£2,365.37		
6	Charge	£558.61	£1,675.79	£2,334.24	£3,128.16	TBA
	Charge +VAT	£670.33	£2,010.95	£2,801.09		
7	Charge	£624.80	£1,874.39	£2,610.90	£3,498.87	TBA
	Charge +VAT	£749.76	£2,249.27	£3,133.08		
8	Charge	£686.86	£2,060.59	£2,870.25	£3,846.43	TBA
	Charge +VAT	£824.23	£2,472.71	£3,444.30		
9	Charge	£757.21	£2,271.61	£3,164.20	£4,240.35	TBA
	Charge +VAT	£908.65	£2,725.93	£3,797.04		
10	Charge	£827.56	£2,482.64	£3,458.15	£4,634.28	TBA
	Charge +VAT	£993.07	£2,979.17	£4,149.78		
11	Charge	£889.62	£2,668.84	£3,717.50	£4,981.84	TBA
	Charge +VAT	£1,067.54	£3,202.61	£4,461.00		
12	Charge	£951.69	£2,855.04	£3,976.86	£5,329.42	TBA
	Charge +VAT	£1,142.03	£3,426.05	£4,772.23		
13	Charge	£1,013.75	£3,041.23	£4,236.21	£5,676.97	TBA
	Charge +VAT	£1,216.50	£3,649.48	£5,083.45		
14	Charge	£1,096.50	£3,289.49	£4,582.04	£6,140.39	TBA
	Charge +VAT	£1,315.80	£3,947.39	£5,498.45		
15	Charge	£1,137.88	£3,413.62	£4,754.94	£6,372.10	TBA
	Charge +VAT	£1,365.46	£4,096.34	£5,705.93		
16	Charge	£1,204.08	£3,612.24	£5,031.60	£6,742.85	TBA
	Charge +VAT	£1,444.90	£4,334.69	£6,037.92		
17	Charge	£1,262.01	£3,786.02	£5,273.66	£7,067.24	TBA
	Charge +VAT	£1,514.41	£4,543.22	£6,328.39		
18	Charge	£1,319.93	£3,959.79	£5,515.73	£7,391.61	TBA
	Charge +VAT	£1,583.92	£4,751.75	£6,618.88		
19	Charge	£1,382.00	£4,146.00	£5,775.10	£7,739.20	TBA
	Charge +VAT	£1,658.40	£4,975.20	£6,930.12		



Information relevant to standard charge schedule 1

- These standard charges are **limited** to new dwelling-houses or flats not exceeding 3 storeys in height or exceeding 300m² floor area.
- Please contact us if you are intending to build more than 20 dwellings.
- **Value Added Tax (VAT)** is applied at the standard rate. VAT is not applied to Regularisation Certificate Applications.



Electrical Work Additional Charge

The charges in Tables 1 and 1a are reduced on the basis that electrical work in any dwelling is carried out by an electrician registered with an accredited competent persons scheme; commonly known as a Part P electrician. If this is not to be the case then an additional fixed cost charge is payable for Building Control to inspect the works. In that case, the electrical wiring must be inspected by Building Control before it is covered over.



Schedule 1a:

New Dwellings over 300m²

Size of Dwelling	Full Plans		Building Notice Charge	Regularisation Charge (No VAT)	Additional Charge	
	Plan Charge	Inspection Charge				
300m ² to 399m ²	Charge	£339.30	£1,017.89	£1,417.83	£1,900.07	TBA
	Charge +VAT	£407.16	£1,221.47	£1,701.40		
400m ² to 499m ²	Charge	£355.85	£1,067.54	£1,487.00	£1,992.75	TBA
	Charge +VAT	£427.02	£1,281.05	£1,784.40		
500m ² to 599m ²	Charge	£376.54	£1,129.60	£1,573.45	£2,108.60	TBA
	Charge +VAT	£451.85	£1,355.52	£1,888.14		
600m ² to 699m ²	Charge	£393.07	£1,179.24	£1,642.61	£2,201.23	TBA
	Charge +VAT	£471.68	£1,415.09	£1,971.13		
700m ² and over	Individually determined charge, please contact us.					