BUILDING CONTROL

GENERAL GUIDE TO CHARGES

These charges are effective from 1 April 2012

AYLESBURY VALE DISTRICT COUNCIL

Charges are payable

- When you submit plans for approval under the Building Regulations (Full Plans Application), with a few exceptions charges are payable in two stages. The **initial charge** must accompany the application to enable the plans to be checked and the issue of a decision. The **inspection charge** is a once only payment to cover all site inspections, up to and including the issue of a completion certificate which will be invoiced to the applicant following the first inspection unless we are asked to invoice another party.
- When you submit a building notice it must be accompanied by the **building notice charge**, a once only payment to cover all the above procedures.
- If we are called out for an inspection and the work is not ready for inspection or we have to make a number of extra inspections due to poor standards of work we reserve the right to make a further charge.
- Where work falls into more than one category please contact our office as a discount may be available if the works are being undertaken at one time.

Charges are not payable

- For work which solely **benefits people with disabilities** in relation to dwellings and buildings to which the public have access. Please contact us to discuss further before applying.
- For consultation and advice on meeting Building Regulations and related standards of less than an hours duration on a single project; this **advice is free of charge**.
- Where plans have previously been approved or rejected for **substantially the same work**, unless a Section 32 Notice has been issued (lapse of deposit of plans).

Notes

- All charges listed overleaf are **inclusive of VAT at 20%.**
- All cheques should be made payable to **Aylesbury Vale District Council** and crossed "A/C payee".
- If you have difficulty calculating charges, or are unsure which charge applies, please consult your local authority building control office below.
- **Small Domestic Building –** means a building used wholly for the purposes of a dwelling which has no more than three storeys and with a floor area not exceeding 300m^2, excluding any garage or carport.
- **Estimated Cost of Work –** means an estimate, accepted by the local authority, of such reasonable amount as would be charged for the carrying out of that work by a person in business to carry out such work, this definition means that no reduction can be allowed for D.I.Y. work. Estimates should exclude VAT, land acquisition costs, internal decoration costs, floor covering and fittings (if not shown on the plans), and professional fees paid to architects, engineers or surveyors.

Contacts

Information and advice can be obtained from:

Aylesbury Vale District Council
Building Control
The Gateway
Gatehouse Road
Aylesbury
HP19 8FF

Charge enquiries: 01296 585460
bcontrol@aylesburyvaledc.gov.uk
www.aylesburyvaledc.gov.uk
DX 4130 Aylesbury 1

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These charges are all inclusive of VAT at 20%

TABLE A

Standard charges for the erection of a new dwelling up to 300m^2

The charge for dwellings includes an attached or detached single storey garage up to 30m^2 floor area.

No	Full Plans Application		Building Notice Charge
	Initial Charge	Inspection Charge	
1	£210	£420	£700
2	£310	£600	£980
3	£400	£740	£1220
4	£480	£930	£1510
5	£570	£1090	£1760

Note - for 5 or more dwellings or if the floor area of a dwelling exceeds 300m^2 the charge is individually determined.

Where two or more of the dwellings are of repeat design please ask for a quotation.

The above table is only for dwellings or flats up to three stories above ground, if the dwelling contains a basement or is more than three stories please ask for a quotation.

If your project does not fall into any of these categories, please do contact us to discuss.

A Building Notice cannot be used for any work where the work involves building within 3m of a public sewer. A Full Plans application must be used where this is the case.

These charges are based on the use of a ‘competent person’ to design, install and test any notifiable electrical work. Where this is not the case an extra charge will apply.

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These charges are all inclusive of VAT at 20%

TABLE B

Standard charges for other building work

Domestic extensions, conversions, detached buildings and other domestic work

		Full Plans Application		Building Notice Charge	Regularisation Charge
Category	**Description**	**Initial Charge**	**Inspection Charge**		
1	**Extension** floor area not exceeding 10m^2	£170	£220	£420	Ask for a Quotation
2	**Extension** floor exceeding 10m^2 but not exceeding 40 m^2	£210	£350	£620	
3	**Extension** floor exceeding 40m^2 but not exceeding 60m^2	£260	£430	£790	
4	**Extension** floor exceeding 60m^2 and up to 100m^2	£310	£550	£980	
5	**Loft conversion** up to 40m^2	£210	£280	£580	
6	**Loft conversion** over 40m^2 and up to 100m^2	£260	£360	£710	
7	Erection or extension of **attached garage or carport** up to 40m^2	£170	£130	£330	
8	Erection or extension of **attached garage or carport** over 40m^2 up to 100m^2	£190	£200	£430	
9	Erection or **extension of non exempt detached garage or carport** up to 100m^2	£190	£200	£430	
10	**Conversion of a garage** to form habitable room(s) up to 40m^2	£170	£130	£390	
11	**Conversion of a garage** to form habitable rooms over 40m^2 and up to 100m^2	£190	£200	£440	

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Category	Description	Full Plans Application		Building Notice Charge	Regularisation Charge
		Initial Charge	Inspection Charge		
12	**Structural and other alterations** up to £5000 in cost	£230	Nil	£260	Ask for a Quotation
13	**Structural and other alterations** over £5000 and up to £25,000 in cost	£170	£200	£460	
14	**Structural and other alterations** over £25,000 and up to £50,000 in cost	£260	£390	£740	
15	**Structural and other alterations** over £50,000 and up to £100,000	£330	£510	£930	
16	**Structural and other alterations** over £100,000 in cost	Ask for a Quotation			
17	**Replacement Windows to a single dwelling** up to a maximum of 20 if carried out all at one time	£130	Nil	£130	
18	**Replacement windows to a single dwelling** over 20 in number carried out all at one time.	£190	Nil	£190	
19	**Electrical work (not competent persons scheme)** Rewire/Partial Rewire of single dwelling	£100	£200	£350	
20	**Any other controllable electrical work**	£160	Nil	£160	
21	**Renovation of a thermal element**	£120	Nil	£120	

A Building Notice cannot be used for any work where the work involves building within 3m of a public sewer. A Full Plans application must be used where this is the case.

If your project does not fall into any of these categories, please do contact us to discuss.

These charges are based on the use of a 'competent person' to design, install and test any notifiable electrical work. Where this is not the case an extra charge will apply (except Category 19 and 20).

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TABLE C
Non Domestic work

Category		Description	Full Plans Application		Regularisation Charge
			Initial Charge	Inspection Charge	
30	Industrial and Storage (eg. factory for manufacturing)	**Extension and new build** up to 10m^2	£170	£220	Ask for a Quotation
31		**Extension and new build** over 10m^2 and up to 40m^2	£220	£480	
32		**Extension and new build** over 40m^2 and up to 100m^2	£370	£580	
33	All other Non domestic Buildings. includes Assembly and Recreation; Other Residential; Office; Shops and Commercial Buildings	**Extension and new build** up to 10m^2	£170	£220	
34		**Extension and new build** over 10m^2 and up to 40m^2	£220	£520	
35		**Extension and new build** over 40m^2 and up to 100m^2	£370	£670	
36		**Mezzanine Floor** up to 300m^2	£220	£310	
37		**Office or Shop Fit out** up to 300m^2	£220	£310	
38		**Office or Shop Fit out** over 300m^2 up to 2000m^2	£270	£470	
39		**Replacement windows** up to 20 including shopfronts if carried out at one time	£210	Nil	
40		**Renovation of a thermal element**	£210	Nil	

Category	Description	Full Plans Application		Regularisation Charge
		Initial Charge	Inspection Charge	
41	**Change of use** to a purpose group other than a dwelling	Ask for a Quotation		
42	**Structural and other alterations** less than £5000	£280	Nil	Ask for a Quotation
43	**Structural and other alterations** over £5000 and up to £25,000	£220	£310	
44	**Structural and other alterations** over £25,000 and up to £50,000	£290	£380	
45	**Structural and other alterations** over £50,000	Ask for a Quotation		

A Building Notice application cannot be used for Non Domestic work a Full Plans Application is required for all Non Domestic applications.

If your project does not fall into any of these categories, please do contact us to discuss.

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