



BUILDING CONTROL NEW CHARGES SCHEME

Knowsley Council

This new scheme comes into effect as of the 1st October 2010

BEFORE YOU BUILD

You or your agent must advise the Council of your intentions either by submitting a Full Plans Application or a Building Notice. The Charge Payable depends on the type of work involved. The following tables may be used in conjunction with the Knowsley MBC Scheme of Charges to calculate the appropriate fee(s) for Building Control Applications.

CHARGES ARE PAYABLE AS FOLLOWS-

FULL PLANS APPLICATION:

Plan Charge- Payable at time of submission to cover the plan assessment and decision on the application.

Inspection charge- Payable following first site inspection covering all site inspections (For Schedule 1 – New Dwellings - This is usually charged per dwelling, divided up by the total number of houses / house types)

BUILDING NOTICE:

If you submit a Building Notice, the appropriate Building Notice charge is payable at the time of submission and covers all necessary checks and site inspections. The Building Notice Charge is equal to the sum of the plan charge + inspection charge + Building Notice additional charge. Building Notices should be submitted two days before work commences.

REGULARISATION:

If you apply for a Regularisation Certificate, in respect of unauthorised building work, commenced on or after 1985, you will pay a regularisation charge cost for assessing your application and all inspections. The charge is equivalent to the Building Notice charge (exc. VAT) + 20%.

SUBMISSION OF PAYMENT:

Cheques should be made payable to Knowsley MBC. Cash payments can be accepted by clients wishing to pay in person.

If you have any problems with regard to the calculation of charges or the submission process, please contact Building Control on 0151 443 2314.

For larger schemes the Council may agree to charges being paid in instalments. Please consult the Building Control Section on 0151 443 2314 for further details.

SCHEDULE 1 - NEW DWELLINGS

PLAN CHARGE: The fees below do not include VAT

		Number of house types (design)																				Building Notice Additional Charge
		1.	2.	3.	4.	5.	6.	7.	8.	9.	10.	11.	12.	13.	14.	15.	16.	17.	18.	19.	20.	
Number of dwellings	1.	240																				130
	2.	246	336																			174
	3.	252	342	432																		204
	4.	258	348	438	528																	234
	5.	264	354	444	534	624																264
	6.	270	360	450	540	630	720															294
	7.	276	366	456	546	636	726	816														324
	8.	282	372	462	552	642	732	822	912													354
	9.	288	378	468	558	648	738	828	918	1008												384
	10.	294	384	474	564	654	744	834	924	1014	1104											414
	11.	300	390	480	570	660	750	840	930	1020	1110	1200										444
	12.	306	396	486	576	666	756	846	936	1026	1116	1206	1296									474
	13.	312	402	492	582	672	762	852	942	1032	1122	1212	1302	1392								504
	14.	318	408	498	588	678	768	858	948	1038	1128	1218	1308	1398	1488							534
	15.	324	414	504	594	684	774	864	954	1044	1134	1224	1314	1404	1494	1584						564
	16.	330	420	510	600	690	780	870	960	1050	1140	1230	1320	1410	1500	1590	1680					594
	17.	336	426	516	606	696	786	876	966	1056	1146	1236	1326	1416	1506	1596	1686	1776				624
	18.	342	432	522	612	702	792	882	972	1062	1152	1242	1332	1422	1512	1602	1692	1782	1872			654
	19.	348	438	528	618	708	798	888	978	1068	1158	1248	1338	1428	1518	1608	1698	1788	1878	1968		684
	20.	354	444	534	624	714	804	894	984	1074	1164	1254	1344	1434	1524	1614	1704	1794	1884	1974	2064	714

If the new dwellings have type approval (LANTAC) - plan charge = **£180 + £6 per dwelling**

Total Full Plans Charge = Plan charge + inspection charge + relevant surcharges

Total Building Notice Charge = Plan charge + inspection charge + building notice additional charge + relevant surcharges

Regularisation Charge = The Regularisation Charge will be 120% of the total Building Notice Charge net of VAT

N.B. The above rates may be subject to surcharges- see **Table of Surcharges on last page**

SITE INSPECTION CHARGE – New dwellings

NB: The fees below do not include VAT

No. of Dwellings	Detached	Semi	Terraced/Town Houses or Flats
1.	390.00	n/a	n/a
2.	648.00	540.00	n/a
3.	888.00	n/a	750.00
4.	1110.00	906.00	904.00
5.	1314.00	n/a	1040.00
6.	1500.00	1236.00	1158.00
7.	1668.00	n/a	1258.00
8.	1818.00	1530.00	1358.00
9.	1950.00	n/a	1458.00
10.	2064.00	1788.00	1558.00
11.	2178.00	n/a	1658.00
12.	2292.00	2010.00	1758.00
13.	2406.00	n/a	1858.00
14.	2520.00	2214.00	1958.00
15.	2634.00	n/a	2058.00
16.	2748.00	2418.00	2158.00
17.	2862.00	n/a	2258.00
18.	1976.00	2622.00	2358.00
19.	3090.00	n/a	2458.00
20.	3204.00	2826.00	2558.00

NB: For any building work not found within Schedules 1, 2 or 3 – please consult the Building Control Team

N.B. The above rates may be subject to surcharges- see **Table of Surcharges on the last page**

SCHEDULE 2 - DOMESTIC EXTENSIONS AND ALTERATIONS

Category	Full Plans						Building Notice		Regularisation Charge (no VAT)
	Plan Charge		Inspection Charge		Total		Charge without VAT	Charge with VAT	
	without VAT	with VAT	without VAT	with VAT	without VAT	with VAT	without VAT	with VAT	
SCHEDULE 2									
EXTENSIONS TO DWELLINGS									
1. Single storey less than 10m ²	135.00	162.00	150.00	180.00	285.00	342.00	345.00	414.00	414.00
2. Single storey between 10 and 40m ²	150.00	180.00	250.00	300.00	400.00	480.00	460.00	552.00	552.00
3. Single storey between 40 and 100m ²	170.00	204.00	330.00	396.00	500.00	600.00	560.00	672.00	672.00
4. Two storey less than 40m ²	150.00	180.00	250.00	300.00	400.00	480.00	460.00	552.00	552.00
5. Two storey between 40 & 100m ²	175.00	210.00	360.00	432.00	535.00	642.00	595.00	714.00	714.00
6. First floor less than 40m ²	135.00	162.00	210.00	252.00	345.00	414.00	405.00	486.00	486.00
7. First floor between 40 and 100m ²	150.00	180.00	270.00	324.00	420.00	504.00	480.00	576.00	576.00
LOFT CONVERSIONS									
8. No dormer & less than 40m ²	145.00	174.00	210.00	252.00	355.00	426.00	415.00	498.00	498.00
9. With dormer & less than 40m ²	175.00	210.00	230.00	276.00	405.00	486.00	465.00	558.00	558.00
DETACHED / ATTACHED / CONVERTED GARAGES									
10. Detached garage less than 60m ²	100.00	120.00	140.00	168.00	240.00	288.00	300.00	360.00	360.00
11. Attached garage less than 60m ²	115.00	138.00	140.00	168.00	255.00	306.00	315.00	378.00	378.00
12. Garage conversion less than 40m ²	100.00	120.00	135.00	162.00	235.00	282.00	295.00	354.00	354.00
DETACHED HABITABLE BUILDING (NOT A SINGLE DWELLING)									
13. Less than 40m ²	195.00	234.00	270.00	324.00	465.00	558.00	525.00	630.00	630.00
14. Between 40 and 100m ²	200.00	240.00	360.00	432.00	560.00	672.00	615.00	738.00	738.00
OTHER DOMESTIC WORK AND ALTERATIONS									
15. Basement extension less than 100m ²	155.00	186.00	270.00	324.00	425.00	510.00	485.00	582.00	582.00
16. Structural & internal alterations - commercial value less than £1000	100.00	120.00	-	-	100.00	120.00	100.00	120.00	120.00
17. Structural & internal alterations - commercial value less than £2000	150.00	180.00	-	-	150.00	180.00	150.00	180.00	180.00
18. Structural & internal alterations - commercial value less than £5000	200.00	240.00	-	-	200.00	240.00	200.00	240.00	240.00
19. Replacement windows - less than 10 units	100.00	120.00	-	-	100.00	120.00	100.00	120.00	120.00
20. Replacement windows - more than 10 units	200.00	240.00	-	-	200.00	240.00	200.00	240.00	240.00
21. Installation of heat producing appliance	175.00	210.00	-	-	175.00	210.00	175.00	210.00	210.00
22. Underpinning of existing foundations - commercial value less than £5000	250.00	300.00	-	-	250.00	300.00	250.00	300.00	300.00
23. Renovation of an existing roof, wall or floor	150.00	180.00	-	-	150.00	180.00	150.00	180.00	180.00
24. Replacement of existing roof covering	200.00	240.00	-	-	200.00	240.00	200.00	240.00	240.00
25. Installation of cavity wall insulation by un-licensed installer	150.00	180.00	-	-	150.00	180.00	150.00	180.00	180.00
26. Any work not described in schedules Items 1 to 27	Contact Building Control for a competitive quotation (0151 443 2352)								

N.B. The above rates may be subject to surcharges- see **Table of Surcharges on last page**

N.B. Any additional works (Categories 10-25) undertaken at the same time as works within Categories 1-9 will attract a 50% reduction to the total fee

SCHEDULE 3 - BUILDING WORK TO NON-DOMESTIC BUILDINGS

Category	Full Plans						Building Notice		Regularisation Charge
	Plan Charge		Inspection Charge		Total		Charge	Charge	
	without VAT	with VAT	without VAT	with VAT	without VAT	with VAT	without VAT	with VAT	
28. Replacement windows up to 10 units	30.00	36.00	75.00	90.00	105.00	126.00	105.00	126.00	126.00
29. Replacement windows 11 to 50 units	40.00	48.00	150.00	180.00	190.00	228.00	190.00	228.00	228.00
30. Replacement windows 51 to 100 units	50.00	60.00	200.00	240.00	250.00	300.00	250.00	300.00	300.00
31. New / replacement shop front	75.00	90.00	150.00	180.00	225.00	270.00	225.00	270.00	270.00
32. Renovation of a roof, wall or floor	50.00	60.00	150.00	180.00	200.00	240.00	200.00	240.00	240.00
33. Structural and internal alterations with a commercial value of less than £2000	25.00	30.00	75.00	90.00	100.00	120.00	100.00	120.00	120.00
34. Structural and internal alterations with a commercial value between £2001- £5000	50.00	60.00	115.00	138.00	165.00	198.00	165.00	198.00	198.00
35. Structural & internal alterations with a commercial value between £5001- £10,000	75.00	90.00	125.00	150.00	200.00	240.00	200.00	240.00	240.00
36. Structural and internal alterations with a commercial value between £10,001- £15,000	100.00	120.00	150.00	180.00	250.00	300.00	250.00	300.00	300.00
37. Structural and internal alterations with a commercial value between £15,001- £20,000	125.00	150.00	175.00	210.00	300.00	360.00	300.00	360.00	360.00
38. Any work not described in Items 28 to 37	Contact Building Control for a competitive quotation (0151 443 2352)								

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TABLE OF SURCHARGES

<u>PLAN DEPOSIT</u>	<u>FEE</u>	<u>SITE INSPECTION</u>	<u>FEE</u>	<u>BUILDING NOTICE</u>	<u>FEE</u>
SCHEDULE 1					
Where gas contaminated land issues apply	£60	Works not completed within 12 months of application	contact Building Control	Where gas contaminated land issues apply	£60
Any foundation other than strip foundation	£120/house type	Part P - non-competent persons scheme electrician	contact Building Control	Any foundation other than strip foundation	£120
Where H4 (Within 3m/Building over/diverting a public sewer) applies	£60	Impact of new legislation on design & construction	contact Building Control	Works not completed within 36 months of application	contact Building Control
New Flats - Where RRO (Fire Safety) applies	£60				
SCHEDULE 2					
Where H4 (Within 3m/Building over/diverting a public sewer) applies	£60	Impact of new legislation on design and construction	contact Building Control	Where gas contaminated land issues apply	£60
Where gas contaminated land issues apply	£60	Works not completed within 36 months of application	contact Building Control	Any foundation other than strip foundation	£120
Any foundation other than strip foundation	£120	Part P - non-competent persons scheme electrician	contact Building Control	Part P - non-competent persons scheme electrician	contact Building Control
Additional structural beams required	£90	Underpinning to existing structure required	contact Building Control	Underpinning to existing structure required	contact Building Control
		Additional structural beams required	£30	Additional structural beams required	£120
				Works not completed within 36 months of application	contact Building Control
SCHEDULE 3					
Where gas contaminated land issues apply	£60	Works not completed within 36 months of application	contact Building Control	Where gas contaminated land issues apply	£60
Any foundation other than strip foundation	£120	Impact of new legislation on design and construction	contact Building Control	Any foundation other than strip foundation	£120
		Underpinning to existing structure required	contact Building Control	Underpinning to existing structure required	contact Building Control
				Works not completed within 36 months of application	contact Building Control