

## Schedule of Fees and Charges - Effective 7 August 2017

We operate under The Building Act 1984, The Building Regulations 2010 and The Building (Local Authority Charges) Regulations 2010, The London Building Acts (Amendment) Act 1939. London Borough of Hackney Building Regulations Charging Scheme, No 3, 2017

### Building Regulations Application Fees

#### Standard Charges Categories

**Table A:** 1 – 5 New Houses

**Table B:** Alterations and Extensions – including extensions, lofts, basements and electrical wiring.

**Table C:** Cost of Works – for works from up to £60k

#### Application Types

##### 1. Full Plan –

- a. For Tables A, B certain larger works and C where cost of work is £10k or more – fees are broken down into two parts – plan assessment fee and the site inspections fee. The Plan assessment fee is paid when submitting the application and the inspection fee is invoiced following the commencement inspection.
- b. For Table B certain small work and Table C where cost of work is under £10k there is a single fee payable at time of submitting the application.

2. **Building Notice** - fees are paid when submitting your application.

3. **Regularisation and Reversion applications** – Are charged at 120% of the Building Notice charge but do not include VAT. Fees payable with the application.

#### Notes on Fees

**Multiple works** – Where plans show more than one item of work, such as two separate extensions or an extension and a loft, the fee is payable for each part minus a 10% discount.

**Cost of works** – This means a reasonable estimate that would be charged by a professional builder but excluding professional fees and VAT.

**Exemption** – where the work is to provide access and facilities in an existing dwelling or is an extension to store or provide medical treatment for a disabled person, no fee is charged.

**Supplementary Charges** – The fees have been set on the basis that the design and building work is undertaken by a person or company that is competent to carry out the relevant design and building work. If they are not, the work may incur supplementary charges.

# BUILDING REGULATIONS APPLICATIONS

## Table A

- For new houses and flats not exceeding 300m<sup>2</sup> floor area and no more than 3 storeys, including basement levels where applicable.
- For flat conversions, flats above 300m<sup>2</sup> and three storeys you should refer to Table B or C.

No of Dwellings	Full Plan*						Building Notice* or Regularisation**		
	Plan Charge			Inspection Charge			£	VAT on BN	Total
£	VAT	Total	£	VAT	Total				
1	£232.00	£46.40	£278.40	348.00	£69.60	£417.60	£580.00	£116.00	£696.00
2	£309.20	£61.84	£371.04	463.80	£92.76	£556.56	£773.00	£154.60	£927.60
3	£386.40	£77.28	£463.68	579.60	£115.92	£695.52	£966.00	£193.20	£1,159.20
4	£463.60	£92.72	£556.32	695.40	£139.08	£834.48	£1,159.00	£231.80	£1,390.80
5	£540.80	£108.16	£648.96	811.20	£162.24	£973.44	£1,352.00	£270.40	£1,622.40

For more than 5 dwellings please contact us for an individually determined quotation on 020 8356 8987 or 8022 or 8124 or email: [buildingcontrol@hackney.gov.uk](mailto:buildingcontrol@hackney.gov.uk)

\*VAT applies.

\*\*Total only – No VAT applicable, 20% surcharge applied.

Note: Prices above are for projects where Part P work will be self certified by an Electrician registered on a relevant Competent Persons Schemes. Extra charge will apply where this is not the case.

To pay online go to: <<http://www.hackney.gov.uk/bc-application-types.htm>> using the property address or application number as payment reference.



For more information contact

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## Table B

- For small buildings, alterations and extensions.
- For all other works see Table A or C.

Work Proposed	Full Plan*						Building Notice* or Regularisation**		
	Plan Charge			Inspection Charge			£	VAT on BN	Total
	£	VAT	Total	£	VAT	Total			
Extension up to 10m2	193.20	38.64	231.84	289.80	57.96	347.76	483	96.60	579.60
Extension >10m2 up to 40m2	202.80	40.56	243.36	304.20	60.84	365.04	507	101.40	608.40
Extension > 40m2 up to 60m2	222.00	44.40	266.40	333.00	66.60	399.60	555	111.00	666.00
Loft up to 40m2	174.00	34.80	208.80	261.00	52.20	313.20	435	87.00	522.00
Loft >40m2 up to 60m2	202.80	40.56	243.36	304.20	60.84	365.04	507	101.40	608.40
New or extended Basement inc Underpinning up to 60m2	309.20	61.84	371.04	463.80	92.76	556.56	773	154.60	927.60
Erection or extension of garage	135.20	27.04	162.24	202.80	40.56	243.36	338	67.60	405.60
Domestic wiring***	250.00	50.00	300.00	N/A	N/A	N/A	250	50.00	300.00
Through Lounge	77.20	15.44	92.64	115.80	23.16	138.96	193	38.60	231.60
1 Chimney Breast removal full height or part there of.	145.00	29.00	174.00	N/A	N/A	N/A	145	29.00	174.00
2 Chimney Breast removal full height or part there of.	193.00	38.60	231.60	N/A	N/A	N/A	193	38.60	231.60
Underpinning of terrace property up to 60m2	193.20	38.64	231.84	289.80	57.96	347.76	483	96.60	579.60
Underpinning of terrace property per 6m length or part there of	121.00	24.20	145.20	N/A	N/A	N/A	121	24.20	145.20
Terrace or Semi detached Domestic House Window replacement	74.00	14.80	88.80	N/A	N/A	N/A	74	14.80	88.80
Re-Roofing - Terrace or semi detached Property	193.00	38.60	231.60	N/A	N/A	N/A	193	38.60	231.60



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<b>Multiple Table B works reduction (wiring fee excluded)</b>	Total Individual fees x 0.9	Example:	Extension >10m2 up to 40m2 = £483	Loft up to 40m2 = £414	2 Chimney breasts = £184	Total Fee before reduction = £1,081	Reduced Fee = £1081 x 0.9 = <b>£972.90</b>
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**Small Flat Conversions (excluding major structural works, extensions, lofts or new basement fees)**

Work Proposed	Full Plan						Building Notice* or Regularisation**		
	Plan Charge			Inspection Charge			£	VAT on BN	Total
	£	VAT	Total	£	VAT	Total			
<b>2 Flats</b>	202.80	40.56	243.36	304.20	60.84	365.04	507	101.40	608.40
<b>3 Flats</b>	251.20	50.24	301.44	376.80	75.36	452.16	628	125.60	753.60
<b>4 Flats</b>	299.60	59.92	359.52	449.40	89.88	539.28	749	149.80	898.80

\* VAT applies.

\*\* Total only – No VAT applicable, 20% surcharge applied.

\*\*\* Charge applicable if Part P work is not carried out by an Electrician registered on a relevant Competent Person scheme

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## Table C

For work not described in Table A or B

Estimated Cost of Work	Full Plan*						Building Notice* or Regularisation**		
	Plan Charge			Inspection Charge			£	VAT on BN	Total
	£	VAT	Total	£	VAT	Total			
<£1k	145.00	29.00	174.00	Inc in Plan fee			145.00	29.00	174.00
£1k to <£5k	242.00	48.40	290.40	Inc in Plan fee			242.00	48.40	290.40
£5k to <£10k	290.00	58.00	348.00	Inc in Plan fee			290.00	58.00	348.00
£10k to <£15k	135.20	27.04	162.24	202.80	40.56	243.36	338.00	67.60	405.60
£15k to <£20k	153.20	30.64	183.84	229.80	45.96	275.76	383.00	76.60	459.60
£20k to <£25k	174.00	34.80	208.80	261.00	52.20	313.20	435.00	87.00	522.00
£25k to <£30k	193.20	38.64	231.84	289.80	57.96	347.76	483.00	96.60	579.60
£30k to <£35k	212.40	42.48	254.88	318.60	63.72	382.32	531.00	106.20	637.20
£35k to <£40k	232.00	46.40	278.40	348.00	69.60	417.60	580.00	116.00	696.00
£40k to <£45k	251.20	50.24	301.44	376.80	75.36	452.16	628.00	125.60	753.60
£45k to <£50k	270.40	54.08	324.48	405.60	81.12	486.72	676.00	135.20	811.20
£50k to <£55k	290.00	58.00	348.00	435.00	87.00	522.00	725.00	145.00	870.00
£55k to £60k	309.20	61.84	371.04	463.80	92.76	556.56	773.00	154.60	927.60
Over £60k	Please contact us for an individually determined quotation on 020 8356 8987 or 8022 or 8124 Email: <a href="mailto:buildingcontrol@hackney.gov.uk">buildingcontrol@hackney.gov.uk</a>								

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## London Building Acts (Amendment Act) 1939

Section	Details	Fee £*
30 – Temporary Structures (VAT not applicable)	Simple special or temporary structure	115.00
	<b>Putting up temporary building or structure to be used for a special event as follows:</b>	
	Grandstand	325.00
	Stage	325.00
	Framed tower for loudspeakers, lighting, video screens etc.	£125.00 (+50% for each additional tower of a similar type)
	Event gantries	115.00
	Event Marquees or tents up to 3 of same design	115.00
	Event fencing	115.00
	Other structures of a complex nature	325.00
Other	By cost assessment	

\*VAT not applicable

### Notes:

Section 20 and 21 now repealed.

## Section 80 – Notification of Demolition of Buildings

Activity	Fee£ *
Issuing of Notice and Site Inspections x 2	260.00

\*VAT not applicable

## Building Control Property Enquiries (Solicitors Enquiries)

Activity	Fee£	VAT	Total
Written response and requested information provided	55.00	11.00	66.00



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# Dangerous Structures Notices

All costs are invoiced and held as a Local Land Charge against the property until paid.

Activity	Fee £*
Survey and Report	150.00
Administration Charge	200.00
Remedial works – costs dependent on the nature of the dangerous structure and works required to remediate and incur a 5% administration fee.	As invoiced

\*VAT not applicable



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# Street Naming and Numbering Fees

Activity	Fee £*
Naming new or changing name of existing road	420.00
Naming new or changing name of existing building	105.00
Numbering a new dwelling or commercial unit that has an independent entrance to the road	53.00 per entry
Naming a building and numbering up to 20 flats or commercial units that are served by a single communal entrance	263.00
Naming a building and numbering between 21 and 50 flats or commercial units that are served by a single communal entrance	420.00
Naming a building and numbering between 51 and 100 flats or commercial units that are served by a single communal entrance	630.00
Naming a building and numbering more than 101 flats or commercial units that are served by a single communal entrance	Contact us

\*VAT not applicable

## How to Apply and Pay

- To apply online for Full Plan, Building Notice or Regularisation Applications go to Submit a Plan at [www.hackney.gov.uk/buildingcontrol](http://www.hackney.gov.uk/buildingcontrol)
- To pay for the above and Dangerous Structures do it online. To pay online go to: <http://www.hackney.gov.uk/bc-application-types.htm> using the property address or application number as payment reference.
- To apply and pay for Property Enquiries and Demolition Notices go to [www.hackney.gov.uk](http://www.hackney.gov.uk), Do it online – Apply for it, and follow the links.
- Online applications for Street naming and numbering are currently being development. For application forms go to [www.hackney.gov.uk/bc-street-naming](http://www.hackney.gov.uk/bc-street-naming)

**Applications submitted without the scheduled fee are invalid.**

## Contacting Us

If you have any enquiries regarding the fees and charges, please contact us –

**Phone: 020 8356 8987 or 8022 or 8124**

**Email: [buildingcontrol@hackney.gov.uk](mailto:buildingcontrol@hackney.gov.uk)**



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