

LONDON BOROUGH OF HACKNEY

Building Act 1984 (as amended)

Building (Local Authority Charges) Regulations 2010

London Borough of Hackney Building Regulations Charging Scheme, No 3, 2017

1. This scheme may be cited as the London Borough of Hackney Building Regulations Charges Scheme No. 3, 2017 (the Charges Scheme), and comes into effect on the 7th August 2017.
2. This Charging Scheme is made under the Building (Local Authority Charges) Regulations, 2010 (the Charges Regulations). The Charging Scheme includes the following clauses and definitions and tables of standard charges and advice on assessed charges, as set out in Annexes A and B respectively, which are an integral part of it. It may be advisable to read this Charging Scheme in conjunction with the Charges Regulations.
3. The London Borough of Hackney is authorised, subject to and in accordance with the Charges Regulations, to fix such charges as it may determine from time to time by means of its Charging Scheme for or in connection with the performance of its functions relating to building regulations (subject to the exception for building work solely required for disabled persons); and to recover those charges from relevant persons as provided by the Charges Regulations.
4. The London Borough of Hackney Council is authorised, subject to and in accordance with the Charges Regulations, to amend, revoke or replace any scheme, which has been made by them in accordance with clause 2 above.
5. The following definitions apply to this Charging Scheme and should be read in conjunction with the other clauses and tables which constitute the Charging Scheme:

'building' means any permanent or temporary building but not any other kind of structure or erection, and a reference to a building includes a reference to part of a building.

'building notice' means a notice given in accordance with regulations 12(2)(A)(a) and 13 of the Building Regulations 2010 (as amended).

'building work' means:

- (a) the erection or extension of a building;
- (b) the provision or extension of a controlled service or fitting in or in connection with a building;
- (c) the material alteration of a building, or a controlled service or fitting, as mentioned in paragraph (2);
- (d) work required by regulation 6 (requirements relating to material change of use);
- (e) the insertion of insulating material into the cavity wall of a building;
- (f) work involving the underpinning of a building;
- (g) work required by regulation 22 (requirements relating to a change of energy status);
- (h) work required by regulation 23 (requirements relating to thermal elements);
- (i) work required by regulation 28 (consequential improvements to energy performance).

'chargeable function' means a function relating to the following –

- (a) the passing or rejection of plans of proposed building work which has been deposited with the London Borough of Hackney in accordance with section 16 of the Building Act 1984 (as amended).
- (b) the inspection of building work for which plans have been deposited with the London Borough of Hackney in accordance with the Building Regulation 2010 (as amended) and with section 16 of the Building Act 1984 (as amended)

- (c) the consideration of a building notice which has been given to the London Borough of Hackney in accordance with the Building Regulations 2010 (as amended)
- (d) the consideration of building work reverting to the London Borough of Hackney under the Building (Approved Inspectors etc.) Regulations 2010 (as amended)
- (e) the consideration of a regularisation application submitted to the London Borough of Hackney under regulation 18 of the Building Regulations 2010 (as amended).

'chargeable advice' is a charge made by the London Borough of Hackney in relation to a request for building regulation advice as regards any particular case where such a charge is made in anticipation of the future exercise of their chargeable functions in relation to that case, save that no charge is made for the first hour of time spent by an officer of the London Borough of Hackney in providing such chargeable advice.

'cost' does not include any professional fees paid to an architect, quantity surveyor or any other person.
'dwelling' includes a dwelling-house and a flat.

'dwelling-house' does not include a flat or a building containing a flat.

'estimated cost' in relation to the factors to be taken into account in estimating the time required by officers of the London Borough of Hackney for performing a chargeable function or chargeable advice means the amount accepted by the London Borough of Hackney as that which a person engaged in the business of carrying out building work would reasonably charge for carrying out the work in question, excluding value added tax and professional fees.

'financial year' is the period of 12 months beginning with 1st. April.

'flat' means a separate and self-contained premises constructed or adapted for use for residential purposes and forming part of a building from some other part of which it is divided horizontally.

'floor area of a building or extension' is the total floor area calculated by reference to the finished internal faces of the walls enclosing the area, or, if at any point there is no enclosing wall, by reference to the outermost edge of the floor.

'relevant person' means:

- (a) in relation to a plan charge, inspection charge, reversion charge or building notice charge, the person who carries out the building work or on whose behalf the building work is carried out;
- (b) in relation to a regularisation charge, the owner of the building; and
- (c) in relation to chargeable advice, any person requesting advice for which a charge may be made pursuant to the definition of 'chargeable advice'

'total floor area of a building' is the total of the floor area of all the storeys which comprise that building.

'total floor area of an extension' is the total of the floor areas of all the storeys in the extension.

6. The London Borough of Hackney has not fixed by means of its scheme, nor intends to recover a charge in relation to an existing dwelling which is, or is to be, occupied by a disabled person as a permanent residence; and where the whole of the building work in question is solely-
 - (a) for the purpose of providing means of access for the disabled person by way of entrance or exit to or from the dwelling or any part of it, or
 - (b) for the purpose of providing accommodation or facilities designed to secure the greater health, safety, welfare or convenience of the disabled person.

7. The London Borough of Hackney has not fixed by means of its scheme, nor intends to recover a charge for the purpose of providing accommodation or facilities designed to secure the greater health, safety, welfare or convenience of a disabled person in relation to an existing dwelling, which is, or is to be, occupied by that disabled person as a permanent residence and as outlined in clause 6 (b) above, where such work consists of-

- (a) the adaptation or extension of existing accommodation or an existing facility or the provision of alternative accommodation or an alternative facility where the existing accommodation or facility could not be used by the disabled person or could be used by the disabled person only with assistance; or
 - (b) the provision of extension of a room which is or will be used solely-
 - (i) for the carrying out for the benefit of the disabled person of medical treatment which cannot reasonably be carried out in any other room in the dwelling, or
 - (ii) for the storage of medical equipment for the use of the disabled person, or
 - (iii) to provide sleeping accommodation for a carer where the disabled person requires 24-hour care.
8. The London Borough of Hackney has not fixed by means of its scheme, nor intends to recover a charge in relation to an existing building to which members of the public are admitted (whether on payment or otherwise); and where the whole of the building work in question is solely-

- (a) for the purpose of providing means of access for disabled persons by way of entrance or exit to or from the building or any part of it; or
- (b) for the provision of facilities designed to secure the greater health, safety, welfare or disabled persons.

Note: 'disabled person' means a person who is within any of the descriptions of persons to whom Section 29(1) of the National Assistance Act 1948, as extended by virtue of Section 8(2) of the Mental Health Act 1959, applied but disregarding the amendments made by paragraph 11 of Schedule 13 to the Children Act 1989. The words in section 8(2) of the Mental Health Act 1959 which extend the meaning of disabled person in section 29(1) of the National Assistance Act 1948, are prospectively repealed by the National Health Service and Community Care Act 1990, section 66(2), Schedule 10, as from a day to be appointed.

9. The London Borough of Hackney Council is authorised within its Charges Scheme and has determined:
- (a) plan charges for or in connection with the passing or rejection by the local authority of plans of proposed building work deposited with them in accordance with Section 16 of the Building Act 1984 (as amended) (referred to as a "plan charge").
 - (b) inspection charges for or in connection with the inspection of building work for which plans have been deposited in accordance with the Building Regulations 2010 (as amended) and with Section 16 of the Building Act 1984 (as amended) (referred to as an "inspection charge").
 - (c) building notice charges for or in connection with the consideration of a building notice, which has been given to the local authority in accordance with the Building Regulations 2010 (as amended) (referred to as a "building notice charge").
 - (d) reversion charges for or in connection with the consideration of building work reverting to the London Borough of Hackney under the Building (Approved Inspectors etc.) Regulations 2010 (as amended) (referred to as a "reversion charge").
 - (e) regularisation charges for or in connection with the consideration of an application under Building Regulation 18 (unauthorised building work) and the inspection of any building work to which the application relates (referred to as a "regularisation charge").

Such charges within the London Borough of Hackney Charges Scheme are as set out in the attached tables in Annex A.

10. The London Borough of Hackney is also authorised within its Charging Scheme to make a charge in relation to a request for advice as regards any particular case where such a charge is made in anticipation of the future exercise of its chargeable functions in relation to that case (referred to as "chargeable advice"); save that no charge is to be made for the first hour of time spent by an officer of the Council in providing such chargeable advice.
11. The London Borough of Hackney Charging Scheme has been fixed such that its objective is to ensure that, taking one financial year with another, the income to be derived by the Council from performing chargeable functions and providing chargeable advice (referred to as "chargeable income") as nearly as possible

equates to the costs incurred by the Council in performing chargeable functions and providing chargeable advice (referred to as "chargeable costs"). At the end of the financial year within which the London Borough of Hackney first made this Charging Scheme and of each subsequent financial year, the Council will conduct a review of the level of charges set out under this Charging Scheme for the purpose of achieving the Charging Scheme's objective above.

12. Immediately following the review of the level of charges, the London Borough of Hackney will prepare a "building control statement" setting out as regards the financial year to which it relates, the chargeable costs, the chargeable income and the amount of any surplus or deficit. Such "building control statement" will be approved by the London Borough of Hackney's Director of Finance and will be published not more than six months after the end of the financial year to which the statement relates.
13. Each charge determined within the London Borough of Hackney Charging Scheme has been related to the costs of providing building regulation services in relation to particular building work or building work of particular descriptions having regard to the objective outlined in clause 11 above. Where this Charging Scheme is first made and takes effect at any time other than the beginning of a financial year, the London Borough of Hackney will have regard to any estimated surplus or deficit arising for that part of the financial year for which its existing scheme made under the Building (Local Authority Charges) Regulations 1998 continues to have effect.
14. The costs of providing London Borough of Hackney building regulation services in relation to chargeable functions or chargeable advice has been calculated using the hourly rate at which the time of its officers will be charged and the factors which have been taken into account in estimating the time required by its officers for performing a chargeable function or providing chargeable advice (in relation to particular building work or building work of particular descriptions).
15. The hourly rate of London Borough of Hackney Building Control Service is set out in the Annex B below.
16. Where the London Borough of Hackney consider it necessary to engage and incur the costs of a consultant to provide specialist advice or services in relation to a particular aspect of building work, those costs will be included in the determination of the charges referred to in this Charging Scheme.
17. In calculating the costs and in estimating the time required by its officers for performing a chargeable function or providing chargeable advice (in relation to particular building work or building work of particular descriptions), both in relation to standard and assessed charges, the London Borough of Hackney has taken some or all of the following factors into account:
 - (a) the existing use of a building, or the proposed use of the building after completion of the building work;
 - (b) the different kinds of building work described in regulation 3(1)(a) to (i) of the Building Regulations 2010 (as amended). (see definition of 'building work' in clause 5 above);
 - (c) the floor area of the building or extension. (see definitions of 'floor area of a building or extension', 'total floor area of a building' and 'total floor area of an extension' in clause 5 above);
 - (d) the estimated duration of the building work and the anticipated number of inspections to be carried out.
 - (e) the estimated cost of the building work
18. In calculating the costs and in estimating the time required by its officers for performing a chargeable function or providing chargeable advice (in relation to particular building work or building work of particular descriptions), in relation to assessed charges for individual projects, the London Borough of Hackney will take some or all of the following additional factors into account in assessing the charges:
 - (a) the estimated cost of the building work;
 - (b) the nature of the design of the building work and whether innovative or high risk construction techniques are to be used; and
 - (c) 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 3 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 19 of the Building Regulations 2010 (as amended);

- (d) 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(4) of the Building Regulations 2010 (as amended);
 - (e) whether an application or building notice is in respect of two or more buildings or building works all of which are substantially the same as each other;
 - (f) whether an application or building notice is in respect of building work which is substantially the same as building work in respect of which plans have previously been deposited or building works inspected by the London Borough of Hackney;
 - (g) whether chargeable advice has been given which is likely to result in less time being taken by the London Borough of Hackney to perform the chargeable function; and
 - (h) 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.
19. On receipt of an application or notice relating to particular building work or building work of particular descriptions, the London Borough of Hackney in determining its building regulation charges by reference to a standard charge published in the scheme (see schedule of standard charges listed in Annex A), has taken into account the factors listed in clause 17 above.
20. On receipt of a request for advice, an application or notice relating to particular building work or building work of particular descriptions, the London Borough of Hackney in determining its building regulation charges by reference to an individual assessment of the charge to be made (see guidance on assessed charges in Annex B), will take into account the factors listed in clauses 17 and 18 above and such individually determined charges will be confirmed in writing specifying the amount of the charge and the factors which have been taken into account.
21. No charge will be made for the first hour of an officer's time in respect of chargeable building regulation advice given by such officer of the London Borough of Hackney at the Council's office currently 2 Hillman Street, London, E8 1DY.
22. Where in relation to a request from a relevant person, one or more standard charges would apply to the building work in question, the London Borough of Hackney may, with the consent of the relevant person, determine the charge otherwise than by applying the standard charge or (in the case of two or more standard charges) aggregating the amounts of the standard charges; and if it does so, it will give the relevant person notice in writing specifying the amount of the charge and the factors which have been taken into account as listed in clauses 17 and 18 above.
23. Any plan charge (excluding exception for disabled persons under clauses 6, 7 and 8 above) shall be payable when the plans of the building work are deposited with the London Borough of Hackney but see also clause 34 below.
24. Any inspection charge shall be payable on demand made after the London Borough of Hackney carry out the first inspection in respect of which the charge is payable.
25. Any building notice charge shall be payable when the building notice is given to the London Borough of Hackney but see also clause 34 below.
26. Any reversion charge shall be payable for building work in relation to a building-
- (i) which has been substantially completed before plans are first deposited with the London Borough of Hackney in accordance with regulation 19(2)(a)(i) of the Building (Approved Inspectors etc.) Regulations 2010 (as amended)
 - (ii) in respect of which plans for further building work have been deposited with the London Borough of Hackney in accordance with regulation 19(3) of the Building (Approved Inspectors etc.) Regulations 2010 (as amended) on the first occasion on which those plans have been deposited.

27. Any regularisation charge shall be payable at the time of the application to the London Borough of Hackney in accordance with regulation 18 (unauthorised building work) of the Building Regulations 2010 (as amended).
28. Any charge for chargeable advice shall be payable on demand after the London Borough of Hackney has given notice to the relevant person in writing specifying the amount to be charged and the factors which have been taken into account as listed in clauses 17 and 18 above.
29. Any plan charge, inspection charge, building notice charge, reversion charge, regularisation charge and charge for chargeable advice is to be payable by the relevant person (*see definition, clause 5 above*).
30. Any charge which is payable to the London Borough of Hackney shall be paid together with an amount equal to any value added tax payable in respect of that charge.
31. The building notice charge is equal to the plan charge plus the inspection charge for the corresponding building work using the tables of standard charges (Annex A).
32. The reversion charge is 20% greater than the plan charge plus the inspection charge for the corresponding building work using the tables of standard charges (Annex A). Where, however, it is determined that the cost of the reversion does not justify this charge, a refund may be agreed in line with paragraphs 43 and 45 below.
33. The regularisation charge is 20% greater than the plan charge plus the inspection charge for the corresponding building work using the tables of standard charges (Annex A).
34. Any charge which is payable to the London Borough of Hackney, for chargeable building regulation services or chargeable advice, may in a particular case, and with the agreement of the London Borough of Hackney be paid in instalments of such amounts payable on such dates as may be specified by the Council. No instalment of a plan charge, inspection charge, building notice charge, reversion charge, regularisation charge or charge for chargeable advice (other than in cases where directives are given following legal proceedings) shall be allowed for any work with a value of £100,000 or less and in no case shall the amount of any instalment be less than £500.00. All instalments must be paid to the London Borough of Hackney before the completion of building work.
35. There is no entitlement to a complete refund of any regularisation charge paid, if the London Borough of Hackney, after incurring costs, subsequently cannot determine what work is required to comply with the relevant requirements.
36. Where plans are deposited and no plan charge has been payable or agreed charges instalments have not been made, the plans are not considered as being deposited in accordance with building regulations for the purposes of section 16 of the Building Act, 1984 (as amended).
37. Where a building notice is given and no building notice charge has been payable or agreed charges instalments have not been made, the building notice is not considered as being valid in accordance with building regulations.
38. Where an individual assessment of a plan charge or building notice charge has been made, (other than a standard charge) any individually assessed plan charge or building notice charge shall not be payable until such plan charge or building notice charge has been specified by the London Borough of Hackney and confirmed in writing if such confirmation is provided later than the deposit of the plan or (as the case may be) the giving of the building notice.
39. The London Borough of Hackney is authorised to require the supply of any information where such information is necessary to determine any building regulation charge listed in clause 9 above.
40. The London Borough of Hackney operates, maintains and makes available on request, to any interested party, an appropriate complaints procedure regarding its building regulations services. If a person is dissatisfied with the decision made relating to the determination of charges for building work and wishes to

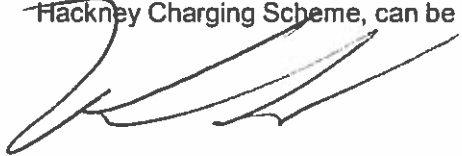
make a complaint, such complaint will be dealt with within the Council's agreed complaint's procedure. In the first instance, such complaints should be addressed at a local level to:

Building Control Manager
Building Control Section,
2 Hillman Street,
London, E8 1DY

Building.control@hackney.gov.uk
Tel: 020 8356 8124/5/6/7

41. Where for any reason (except where the person by whom or on whose behalf plans were deposited fails to supply information necessary to meet the Council's duty under section 16 of the Building Act, 1984) the London Borough of Hackney do not give notice of passing or rejection of plans within the period required by Section 16 of the Building Act 1984 (as amended), any plan charge paid will be refunded.
42. No refund will be given by the London Borough of Hackney where the reason for not giving notice of passing or rejection of plans within the period required by section 16 of the Building Act, 1984 is due to the failure by the person by whom or on whose behalf the plans were deposited to supply information within a reasonable time, necessary to meet the Council's duty under that section.
43. Where the London Borough of Hackney has determined a charge in relation to a chargeable function or chargeable advice, payment of the charge has been made to the Council and the actual amount of work required of an officer of the Council is less than that which was originally assessed, the London Borough of Hackney (subject to clause 44 below) will make a refund in respect of the proportion of the charge relating to the excess payment.
44. Where the London Borough of Hackney has determined a charge in relation to a chargeable function or chargeable advice, payment of the charge has been made to the Council and the actual amount of work required of an officer of the Council is more than that which was originally estimated in the assessment, the London Borough of Hackney (subject to clause 45 below) will raise a supplementary charge in respect of any additional work carried out its officer.
45. In relation to the assessment of a refund or supplementary charge, the London Borough of Hackney will discount one hour of an officer's time from the calculation of the refund or, as the case may be, the supplementary charge. A written statement setting out the basis for the refund/charge must accompany any request for a payment of a refund or request for a supplementary charge.
46. Where in respect of plans deposited with the London Borough of Hackney under section 16 of the Building Act, 1984, the plan charge and inspection charge are to be aggregated for the purposes of calculating any refund or supplementary charge.
47. The payment of any refund or request for a supplementary charge will be accompanied by a statement setting out the reason for the assessment and the calculation of the refund or supplementary charge.
48. Contravention of any of the Building (Local Authority Charges) Regulations 2010 and or the non- payment of any charge which becomes payable are not treated as offences under Section 35 of the Building Act 1984 (penalty for contravening building regulations) (as amended).
49. The Building (Local Authority Charges) Regulations 1998 are revoked by the Building (Local Authority Charges) Regulations 2010.
50. The LB Hackney Charges Scheme No1 2010 is revoked by the LB hackney Charges Scheme No2 2014
51. The LB Hackney Charges Scheme No2 2014 is revoked by the LB hackney Charges Scheme No3 2017.

52. If before the 7th August 2017 (when this Charging Scheme has to come into effect), this Charging Scheme has not been brought into effect, the London Borough of Hackney Building Regulations Charges Scheme No. 2 2014 made under the Building (Local Authority Charges) regulations 2010 will continue to apply to building work within the London Borough of Hackney area for which plans were first deposited or a building notice or reversion notice, regularisation notice was given before the coming into operation of this Charging Scheme.
53. If before the 1st September 2014 (when this Charging Scheme has to come into effect), this Charging Scheme has not been brought into effect, the London Borough of Hackney Building Regulations Charges Scheme No. 1 2010 made under the Building (Local Authority Charges) regulations 2010 will continue to apply to building work within the London Borough of Hackney area for which plans were first deposited or a building notice or reversion notice, regularisation notice was given before the coming into operation of this Charging Scheme.
54. If before the 1st October 2010 (when Charging Scheme No1 has to come into effect), Charging Scheme No1 has not been brought into effect, the London Borough of Hackney Building Regulations Charges Scheme No. 13, 2010 made under the Building (Local Authority Charges) regulations 1998, will continue to apply to building work within the London Borough of Hackney area for which plans were first deposited or a building notice or reversion notice, regularisation notice was given before the coming into operation of this Charging Scheme.
55. The London Borough of Hackney Building Regulations Charges Scheme No. 13, 2010 made under the Building (Local Authority Charges) regulations 1998, will continue to apply to building work within the London Borough of Hackney area for which plans were first deposited or a building notice was given or a reversion charge became payable, or a regularisation certificate was made, before the commencement date of this Charging Scheme No1
56. The London Borough of Hackney Building Regulations Charges Scheme 1, 2010 made under the Building (Local Authority Charges) regulations 2010, will continue to apply to building work within the London Borough of Hackney area for which plans were first deposited or a building notice was given or a reversion charge became payable, or a regularisation certificate was made, before the commencement date of this Charging Scheme No2
57. Further information and advice concerning building regulation charges and the London Borough of Hackney Charging Scheme, can be obtained from;



Building Control Manager
2 Hillman Street,
London, E8 1DY
Building.control@hackney.gov.uk
Tel: 020 8356 8124/5/6/7
Fax: 020 8356 8122

Signed.....27/07/17.....
Building Control Manager
(The officer appointed for this purpose).

Dated

ANNEX A – STANDARD CHARGES
The Building (Local Authority Charges) Regulations 2010,
London Borough of Hackney Building Regulations Charging Scheme, No 3, 2017

Table A

- For new houses and flats not exceeding 300m² floor area and no more than 3 storeys, including basement levels where applicable.
- For flat conversions, flats above 300m² 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

Table B

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

Work Proposed	Full						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	145.00	29.00	174.00	N/A	N/A	N/A	145	29.00	174.00
2 Chimney Breast removal full height	193.00	38.60	231.60	N/A	N/A	N/A	193	38.60	231.60
Underpinning of terrace property	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	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	193.00	38.60	231.60	N/A	N/A	N/A	193	38.60	231.60

Multiple Table B works reduction (wiring fee)	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 = £972.90
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Small Flat Conversions (excluding major structural works, extensions, lofts or new basement fees)

Work Proposed	Full						Building Notice* or Regularisation**		
	Plan Charge			Inspection Charge			£	VAT on	Total
	£	VAT	Total	£	VAT	Total			
2 Flats	202.80	40.56	243.36	304.20	60.84	365.04	507	101.40	608.40
3 Flats	251.20	50.24	301.44	376.80	75.36	452.16	628	125.60	753.60
4 Flats	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

Table C

For work not described in Table A or B

Estimated Cost of Work	Full						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: 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

ANNEX B - ASSESSED CHARGES

Individual assessment of building regulation charges, on a project by project basis when projects arise, are to be determined after full plans, inspections, building notices, reversion applications, and regularisation applications have been submitted to the Council. 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.

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.
4. the estimated duration of the building work and the anticipated number of inspections to be carried out.
5. the estimated cost of the building work;
6. the nature of the design of the building work and whether innovative or high risk construction techniques are to be used; and
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 3 of the Building Regulations 2000 (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 19(4) of the Building Regulations 2000 (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(4) of the Building Regulations 2010 (as amended);
9. whether an application or building notice is in respect of two or more buildings or building works all of which are substantially the same as each other;
10. whether an application or building notice is in respect of building work which is substantially the same as building work in respect of which plans have previously been deposited or building works inspected by the London Borough of Hackney
11. whether chargeable advice has been given which is likely to result in less time being taken by the London Borough of Hackney to perform the chargeable function; and
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.

The charges may be increased or decreased depending on the assessment, which will be specified and confirmed in writing. The hourly rate of London Borough of Hackney Building Control Service is £96.60 per hour.

Additional current services that Hackney Building Control charge for include Demolition Notices, Street Naming and Numbering, Dangerous Structures regulation and Solicitors Enquiries.

Notes: Where the London Borough of Hackney has determined a building regulation charge in Annex A and B above, and the actual amount of work required of an officer of the Council is more than that which was originally determined and for which payment has been made, the London Borough of Hackney may raise a supplementary charge in respect of any additional work carried out its officer. 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. Similarly, where the amount of work required of an officer is less than that which was estimated, and where payment has been made and a completion or regularization certificate issued, the Council will refund upon request an amount equal to the charge attributable to the work that was not required. In either case, one hour of an officer's time may 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.

