

**NEWCASTLE CITY COUNCIL BUILDING CONTROL**

**REGULARISATION APPLICATION CHARGES**

With effect from 4th of April 2022

Full details are contained in Newcastle City Council’s *‘Scheme for the recovery of building regulation charges and associated matters’*. This is published on the council’s website and contains full details of the charges scheme and the provisions of The Building (Local Authority Charges) Regulations 2010.

**Important Note:**

**A ‘Regularisation Application’ is used where building work is already underway or has been completed without first having deposited a building regulation application with the local authority or Initial Notice registered from an Approved Inspector in the normal way. This application is intended to seek to regularise unauthorised building work.**

**Regularisation Charge:**

This charge is payable at the time of depositing a Regularisation Application with the local authority.

Regularisation Applications are not subject to VAT.

**Factors considered in determining the charge category:**

Depending upon the nature of the project, the following factors may be considered in determining the relevant charge category using the attached tables:

* + - **Floor Area -** The total internal floor area of all storeys of the building or extension of the building
    - **Estimated Cost of Building Work –** Accepted by the local authority as being a cost reasonably charged by a person in business to carry out such building work.
* **Multiple Extensions -** If more than one extension is proposed to be built the total floor area of all the extensions may be added together to determine the charge payable provided that the extensions are built at the same time. If built independently separate inspection charges may be payable.
* Charges may not apply where the whole of the work solely concerns building adaptations for the treatment/care of a disabled person occupying the property as a permanent place of residence. Due to the complexity of the regulations giving exemption please contact Building Control directly to seek further clarification where appropriate.

**How to pay:**

After we receive your application, we will calculate/check the relevant building regulation application charge for your proposals and then email you with a link to make a credit or debit card payment online. Please note that until such time as the relevant payment has been made, your application will not be treated as valid.

**Our standard charges have been set on the basis that:**

* The purpose of the service provided by Local Authority Building Control is to check as far is reasonably practicable, that Building Regulation requirements are satisfied. It must be appreciated that site visits only constitute a spot inspection.
* The inspection framework and fee charged for dealing with the building regulation application assumes that persons employed by the applicant to undertake the design and building work are competent. If you require a more extensive supervisory service of building work, you are advised to employ a suitably qualified person to carry this out on your behalf.
* The building work does not consist of or include innovative or high-risk construction techniques and/or the duration of the building work from commencement to completion does not exceed 12 months.

**Our standard charges do not cover building regulation applications for:**

* Multiple types of extension and alteration unless the Authority has specified
* Building work in relation to more than one building
* Alterations where estimated cost exceeds £75,000
* Extensions exceeding 100m2 for single storey; and 200m2 for 2-storey.
* Garages where floor area exceeds 100m²

In any of these circumstances, please contact Building Control to determine the relevant charges for these applications.

**Other charges/refunds:**

* If the basis on which the charge has been determined changes, the Local Authority may refund or request a supplementary charge. On request, the Authority will provide a written statement setting out the basis and method of calculation for the refund/supplementary charge.
* An **additional charge** of £400.00 + VAT is payable for work when the relevant building work, or part thereof, has not been carried out by a person referred to in regulation 7(5) (g) of (h) of the Building (Local Authority Charges) Regulations 2010.
* To resolve outstanding matters and/or issue a Regularisation Certificatewhere the case file has dormant for more than 3 years from the date of the last communication/inspection an additional charge shall be payable if the local authority obliges a request from the applicant to reopen the case. Current additional charge is £162.50 + VAT**.**
* Refunds- A fee of £54 + VAT will be charged for the withdrawal of a Building Regulation application after registration and before the examination of plans and/or site inspection has been made. Any part refund on a Building Regulation application withdrawn after the local authority have undertaken plan examination and/or site inspection will be at the discretion of the Council and on an individually determined basis.

**Contact details:**

Email: [building.control@newcastle.gov.uk](mailto:building.control@newcastle.gov.uk)

Phone: 0191 211 6102

Building Control

Newcastle City Council

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**Regularisation Building Regulation Charges**

**Table A - New Build Dwellings**

|  |  |
| --- | --- |
| **Number of Dwellings** | **Regularisation Charge**  (no VAT) |
|
| 1  2  3  4  5  6  7  8  9  10 | £1514.00  £2347.00  £3217.00  £4688.00  £6159.00  £7170.00  £7381.00  £8436.00  £9328.00  £10220.00  Individually determined charge per dwelling over 10 units |

**Regularisation Building Regulation Charges**

**Table B - Domestic Extensions**

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| --- | --- | --- | --- |
| **TABLE B** **DOMESTIC EXTENSIONS**Description of works | **Regularisation Charge** **No VAT**  Payable on submission of application | Additional Charge\* | |
| Excl VAT | **Incl VAT** |
| Single storey extension floor area not exceeding 10m2 | **£669.00** | £400 | **£480** |
| Single storey extension floor exceeding 10m2 but not exceeding40m2 | **£944.00** | £400 | **£480** |
| Single storey extension floor exceeding 40m2 but not exceeding100m2 | **£1257.00** | £400 | **£480** |
| Two storey extension not exceeding 40 m2 | **£1257.00** | £400 | **£480** |
| Two storey extension to a dwelling house exceeding 40 m2 but not exceeding 200m2 | **£1322.00** | £400 | **£480** |
| Loft conversion | **£1110.00** | £400 | **£480** |
| Erection or extension of a non-exempt detached or attached domestic garage or carport up to 100m2 | **£577.00** | £400 | **£480** |
| Conversion of a garage to a dwelling to a habitable room(s) | **£577.00** | £400 | **£480** |
| Alterations to extend or create a basement up to 100m2 | **£1110.00** | £400 | **£480** |

**\***An additional charge is for work when the relevant building work, or part thereof, has not been carried out by a person referred to in regulation 7(5) (g) or (h) of the Building (Local Authority Charges) Regulations 2010. It is additional to the inspection charge, building notice charge or regularisation charge. If controllable electrical work is not carried out by a person qualified to inspect and test the installation in accordance with BS 7671, or in the case of heat producing appliances a person competent to provide a completed commissioning checklist, an additional charge as stated in Table B will be incurred by the applicant to cover the costs of the Council or its appointed consultant carrying out the relevant completion inspection and testing of the installation.

**Regularisation Regulation Charges**

**Table C - Domestic Alterations**

|  |  |  |
| --- | --- | --- |
| **TABLE C** **DOMESTIC ALTERATIONS**Description of works | Basis of Charge | **Regularisation Charge\*** **No VAT**  Payable on submission of application |
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| Underpinning | Fixed Price | **£633.00** |
| Renovation of a thermal element to a single dwelling | Fixed Price | **£339.00** |
| Internal alterations, installation of fittings (not electrical) and/or, structural alterations  (If within the building of the extension no additional charge) | Estimated cost less than £2,000  Estimated cost exceeding £2,000 up to £5,000  Estimated cost exceeding £5,000 up to £25,000  Estimated cost exceeding £25,001 and up to £50,000  Estimated cost exceeding £50,001 and up to £75,000 | **£276.00**  **£420.00**  **£751.00**  **£1083.00**  **£1579.00** |
| Window replacement (non competent persons scheme) | Per installation up to 20 windows  Per installation over 20 windows. | **£168.00**  **£413.00** |
| Electrical work (not Competent Persons Scheme) | Any electrical work other than the rewiring of a dwelling.  The re-wiring or new installation in a dwelling. | **£600.00\*\***  **£600.00\*\*** |
| Installation of Heating or Micro- generation Equipment | Fixed price | **£600.00\*\*** |
| Conservatories:  Replacement of translucent roof with lightweight solid roof | Fixed Price | **£365.00** |
| Conservatories:  Conversion of conservatory to habitable room (i.e works which include the removal of existing thermal separation between conservatory and existing dwelling) | Fixed Price | **£577.00** |

**\***An additional charge will be payable if the relevant building work, or part thereof, has not been carried out by a person referred to in regulation 7(5) (g) or (h) of the Building (Local Authority Charges) Regulations 2010. It is additional to the inspection charge, building notice charge or regularisation charge. If controllable electrical work is not carried out by a person qualified to inspect and test the installation in accordance with BS 7671, or in the case of heat producing appliances a person competent to provide a completed commissioning checklist**, an additional charge of £400 + vat** will be incurred by the applicant to cover the costs of the Council or its appointed consultant carrying out the relevant completion inspection and testing of the installation. This additional charge does not apply where charges are marked with \*\*.

**Regularisation Building Regulation Charges**

**Table D - Non-Domestic Work Extensions and New Build**

|  |  |  |  |  |
| --- | --- | --- | --- | --- |
| **Category of Work** | **Other Residential**  **(Institution and Other)** | **Assembly and Recreational use** | **Industrial and Storage usage** | **All Other use Classes** |
| **Regularisation charge**  **No VAT** | **Regularisation charge**  **No VAT** | **Regularisation charge**  **No VAT** | **Regularisation charge**  **No VAT** |
| 1) Floor area not exceeding 10m2 | **£1011** | **£1011** | **£1011** | **£1011** |
| 2) Floor area exceeding 10m2 but not exceeding 40m2 | **£1287** | **£1461** | **£1287** | **£1461** |
| 3) Floor area exceeding 40m2 but not exceeding 100m2 | **£1746** | **£1930** | **£1535** | **£1930** |

**Regularisation Building Regulation Charges**

**Table E - All Other Non-Domestic Works**

|  |  |  |
| --- | --- | --- |
| **Category of Work** | **Basis of Charge**  **Estimate of Cost**  **£** | **Regularisation Charge** |
| **No VAT** |
| **Commercial works**  Alterations including: structural alterations; installation of controlled fittings; shop fronts; office/shop fit-outs; mezzanine floors; renovation of thermal elements; etc | 0 - 5,000 | **£645.00** |
| 5,001 - 10,000 | **£735.00** |
| 10,001 - 20,000 | **£830.00** |
| 20,001- 100,000 | **Add £23.00 for each £1,000 (or part thereof) over £20,001 up to £100,000** |

Schemes that cost over £100,000 will be individually determined, please contact the Building Control team and the charge will be confirmed in writing.