

BRIDGEND COUNTY BOROUGH COUNCIL BUILDING CONTROL

Guidance on Building Regulation Charges – With effect from 1st April 2014
VAT 20%

New Dwellings

The charges for Building Regulation work are intended to cover the cost of the service. There are two methods that the authority may use to establish the charge for building work:- Individually determined charges, and the establishment of a standard charge.

Individual determination of a charge

Charges are individually determined for the larger and/or more complex schemes
This includes:-

- Work consisting of the erection or conversion of 20 or more dwellings or
- Work consisting of the erection or conversion of dwellings where the floor area of a dwelling exceeds 300m²

If your building work is defined as requiring an individual assessment of a charge you should e-mail Building Control at: buildingcontrol@bridgend.gov.uk preferably with 'request for building regulation charge' in the title of the e-mail and provide a description of the intended work. We will contact you within 24 hours or alternatively telephone our helpline – telephone 01656 643408.

Standard Charges

The following table details the standard charges for new dwellings or conversions to form dwellings:-

These standard charges have been set by the authority on the basis that the building work does not consist of, or include, innovative or high risk construction techniques (details available from the authority) and/or the duration of the building work from commencement to completion does not exceed 12 months.

The charges 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 referred to in the standard charges tables. If they are not, the work may incur supplementary charges.

TABLE A
STANDARD CHARGES FOR THE CREATION OR CONVERSION TO NEW HOUSING

Figures in red is charge inclusive of VAT at 20%

No of Dwellings	Plan charge		Inspection Charge		Building Notice Charge		Additional Charge*
(1)	(2)		(3)		(4)		(6)
1	£180.00	36.00	421.67	84.33	601.67	120.33	£200
		£216		£506		£722	
2	£249.17	49.83	580.00	116.00	829.17	165.83	£200
		£299		£696		£995	
3	£319.17	63.83	745.83	149.17	1065.00	213.00	£250
		£383		£895		£1,278	
4	£377.50	75.50	880.83	176.17	1257.50	251.50	£250
		£453		£1,057		£1,509	
5	£429.17	85.83	1001.67	200.33	1430.83	286.17	£375
		£515		£1,202		£1,717	
6	£489.17	97.83	1141.67	228.33	1630.83	326.17	£375
		£587		£1,370		£1,957	
7	£518.33	103.67	1210.00	242.00	1728.33	345.67	£425
		£622		£1,452		£2,074	
8	£582.50	116.50	1360.00	272.00	1943.33	388.67	£425
		£699		£1,632		£2,332	
9	£648.33	129.67	1511.67	302.33	2158.33	431.67	£425
		£778		£1,814		£2,590	
10	£713.33	142.67	1664.17	332.83	2377.50	475.50	£500
		£856		£1,997		£2,853	
11	£765.00	153.00	1785.00	357.00	2550.00	510.00	£500
		£918		£2,142		£3,060	
12	£817.50	163.50	1906.67	381.33	2723.33	544.67	£500
		£981		£2,288		£3,268	
13	£869.17	173.83	2028.33	405.67	2897.50	579.50	£575
		£1,043		£2,434		£3,477	
14	£912.50	182.50	2129.17	425.83	3041.67	608.33	£575
		£1,095		£2,555		£3,650	
15	£964.17	192.83	2250.00	450.00	3213.33	642.67	£575
		£1,157		£2,700		£3,856	
16	£1,016.67	203.33	2370.83	474.17	3386.67	677.33	£625
		£1,220		£2,845		£4,064	
17	£1,067.50	213.50	2490.83	498.17	3558.33	711.67	£625
		£1,281		£2,989		£4,270	
18	£1,119.17	223.83	2611.67	522.33	3731.67	746.33	£625
		£1,343		£3,134		£4,478	
19	£1,160.00	232.00	2706.67	541.33	3866.67	773.33	£625
		£1,392		£3,248		£4,640	

NOTE - For 20 or more dwellings or if the floor area of a dwelling exceeds 300m² the charge is individually determined

* 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 applies. It is additional to the Inspection charge, Building Notice charge or Regularisation charge.