



BRIDGEND COUNTY BOROUGH COUNCIL BUILDING CONTROL

Guidance on Building Regulation Charges – With effect from 1st April 2025
VAT 20%

Domestic Extensions and Alterations

The charges for Building Regulation work are required to cover the cost of the service with the exception of work that is carried out for the benefit of a disabled person that is charge exempt (See our application form for details)

There are two methods of establishing the charge for building work:

Individually determined charges and standard charges. The charges for the majority of domestic extensions and alterations are standard charges and are listed in the tables below.

If you are carrying out multiple extensions and/or multiple types of alterations at the same time the authority will be able to reduce the standard charges, you should ask for an individual assessment of the charge for this type of work.

If the charge for your building regulation work is not listed as a standard charge it will be individually determined.

The use of Part P registered electricians

To reflect the local authorities costs, An increased Inspection or Building Notice charge will apply when any notifiable electrical work is carried out Not using a **Part P registered electrician** or if the only electrical work carried out is non-notifiable. (Your electrician should be aware of the definition of non-notifiable work).

A **Part P registered electrician** is a qualified electrician who also has the necessary building regulations knowledge to enable his accreditation body to certify his work.

Important Notes

These 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 also 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.

Individually determined charges

If the work you are carrying out is not listed as a standard charge, the charge will be individually determined.

This method of determining the charge mainly relates to larger schemes and includes the following types of building work

- Applications subject to a reversion charge (work reverting from an approved inspector to the local authority)
- Building work that is in relation to more than one building
- Building work consisting of alterations to a domestic property (other than extensions) where the estimated cost exceeds £75,000²
- Building work consisting of a domestic extension where the floor area exceeds 200m²
- Building work consisting of a non-exempt domestic garage or carport with a floor area over 100m²
- Building work consisting of the installation of over 20 windows in a domestic property.

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.

TABLE B
DOMESTIC EXTENSIONS TO A SINGLE BUILDING
STANDARD CHARGES FOR OTHER BUILDING WORK

Figures in red is charge inclusive of VAT at 20%

Category	Description	Plan Charge		Inspection Charge		Building Notice		Regularisation	
1	Single Storey Extension < 10m ²	£107.50	£21.50	£260.83	£52.17	£368.33	£73.66	£558	
			£129		£313		£442		
2	Single Storey Extension > 10m ² < 40 m ²	£139.17	£27.83	£335	£67	£477.50	£95.50	£744	
			£167		£402		£573		
3	Single Storey Extension > 40m ² < 100m ²	£172.50	£34.50	£405	£81	£576.67	£115.33	£899	
			£207		£486		£692		
4	Two Storey extension < 40m ²	£208.33	£41.67	£487.50	£97.50	£695.83	£139.17	£1,085	
			£250		£585		£835		
5	Two Storey extension > 40m ² < 100m ²	£226.67	£45.33	£530.83	£106.17	£756.67	£151.33	£1,180	
			£272		£637		£908		
6	Loft conversion <u>includes</u> new dormer	£168.33	£33.67	£389.17	£77.83	£556.67	£111.33	£868	
			£202		£467		£668		
7	Loft conversion no dormer	£147.50	£29.50	£345.83	£69.17	£492.50	£98.50	£770	
			£177		£415		£591		
8	Erection or Ext of garage or carport up to 100m ²	£107.50	£21.50	£260.83	£52.17	£368.33	£73.67	£558	
			£129		£313		£442		
9	Erection attached garage or carport up to 100m ²	£107.50	£18.33	£214.17	£42.83	£305.83	£61.17	£558	
			£129		£313		£442		
10	Conversion of a garage to a habitable room(s)	£91.67	£18.33	£214.17	£42.83	£305.83	£61.17	£558	
			£129		£313		£442		
11	Alterations a basement > 100m ²	£101.67	£21.50	£280	£47.8356	£399.17	£79.83	£623	
			£143		£336		£479		

TABLE C
DOMESTIC ALTERATIONS TO A SINGLE BUILDING
Figures in red is charge inclusive of VAT at 20%

Category of Work		Basis of Charge	Plan Charge		Inspection Charge		Building Notice Charge		Regularisation Charge
1	The installation of any controlled fitting or other building work ancillary to the building of an extension	Included in the charge for an extension							N/A
2	Underpinning	Fixed price	£85	£17	£180.83	£36.17	£265.83	£53.17	£414
				£102		£217		£319	
3	Renovation of a thermal element to a single dwelling	Fixed price	£46.67	£9.33	£159.60	£31.92	£156.67	£31.33	£246
				£56		£133		£188	
4	Internal alterations, installation of fittings (not electrical) and/or structural alterations	Fixed price based on estimated cost bands							
		Up to £2,000	£85	£17	£180.83	£36.17	£265.83	£53.17	£414
				£102		£217		£319	
		£2,000 up to £5,000	£96.67	£19.33	£223.33	£44.67	£320	£54	£498
				£116		£268		£384	
		Exceeding £5,000 up to £25,000	£119.17	£23.83	£280	£56	£399.17	£79.83	£623
				£143		£336		£479	
		Exceeding £25,001 and up to £50,000	£150.83	£30.17	£350	£70	£500.83	£100.17	£780
				£181		£420		£601	
		Exceeding £50,001 and up to £75,000	£172.50	£34.50	£405	£81	£576.67	£115.33	£899
				£207		£486		£692	

TABLE C (continued)
DOMESTIC ALTERATIONS TO A SINGLE BUILDING
Figures in red is charge inclusive of VAT at 20%

Category of Work		Basis of Charge	Plan Charge		Inspection Charge		Building Notice Charge		Regularisation
5	Window replacement (non Competent Persons Scheme)	Fixed price grouped by numbers of windows (up to 4)					£79.17	£15.83	£124
								£95	
6	Electrical work (not Competent Persons Scheme)	Up to 20 windows					£158.33	£31.67	£247
								£190	
		Over 20 windows					£200	£30	£311
								£240	
							£438.33	£87.67	£684
								£526	
		Re-Roofing					£279.17	£55.83	£436
								£335	
		New opening					£252.50	£50.50	£393
								£303	
9	Flat to pitch roof						£180	£36	£281
								£216	
10	Solar Panel						£180	£36	£281
								£216	
11	Multi fuel stove						£167.50	£33.50	£257
								£201	