

## BRIDGEND COUNTY BOROUGH COUNCIL BUILDING CONTROL

### Guidance on Building Regulation Charges – With effect from 1st April 2026 VAT 20%

### All other work

#### (Excluding domestic alterations and extensions and the creation of new dwellings)

The charges for Building Regulation work are established at a level 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

These include:

- 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 for which there is no standard charge in the tables below including:
- Building work consisting of alterations to a non-domestic property (other than extensions) where the estimated cost exceeds £150,000 and
- Building work consisting of a non-domestic extension or new build where the floor area exceeds 200 sq. m.
- Building work consisting of the installation of over 50 windows in a non-domestic property
- Building work consisting of underpinning to a non domestic property where the estimated cost exceeds £250,000
- An office or shop fit out where the floor area exceeds 2000 sq. m.

If your building work is defined as requiring an individual assessment of a charge you should e-mail Building Control at: [building.control@bridgend.gov.uk](mailto:building.control@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 tables detail the standard charges for erecting, extending or altering non-domestic buildings:

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.

If you are carrying out multiple extensions and/or multiple types of alterations the authority may be able to reduce the standard charge and you should enquire if an individual assessment of the charge would result in a lower charge.

**TABLE E**  
**ALL OTHER NON-DOMESTIC WORK - ALTERATIONS**  
 Figures in red is charge inclusive of VAT at 20%

Category of Work		Basis of Charge	Plan Charge		Inspection Charge		Regularisation Charge
1	The installation of any fitting or other work ancillary to the building of an extension	Included in the charge	N/A		N/A		
2	Underpinning	Estimated cost up to £50,000	£137.50	£27.50	£457.50	£91.50	£958
				£170		£567	
		Estimated cost exceeding £50,000 and up to £100,000	£148.33	£29.67	£479.17	£95.83	£965
				£178		£575	
3	Window replacement (non Competent Persons Scheme)  Fixed price grouped by numbers of windows.	Per installation up to 20 windows	£78.33	£15.67	£260.83	£52.17	£527
				£94		£313	
		Per installation over 20 windows	£118.33	£23.67	£392.50	£78.50	£796
				£142		£471	
4	New shop front(s)  Fixed price grouped by numbers of windows.	Per installation up to 20 windows	£99.17	£19.83	£325.83	£65.17	£663
				£119		£391	
		Per installation over 20 windows	£125.00	£25.00	£311.67	£62.33	£682
				£150		£374	
5	Renovation of a thermal element	Estimated cost up to £50,000	£108.33	£21.67	£359.17	£71.83	£727
				£130		£431	
		Estimated cost exceeding £50,000 and up to £100,000	£138.33	£27.67	£457.50	£91.50	£927
				£166		£549	
		Estimated cost exceeding £100,000 and up to £250,000	£166.67	£33.33	£555.00	£111.00	£1,125
			£200		£666		

**TABLE E (continued)**  
**ALL OTHER NON-DOMESTIC WORK - ALTERATIONS**  
 Figures in red is charge inclusive of VAT at 20%

Category of Work		Basis of Charge	Plan Charge		Inspection Charge		Regularisation Charge						
6	Alterations not described elsewhere including structural alterations and installation of controlled fittings	Estimated cost up to £5,000	£99.17	£19.83	£229.17	£45.83	£511						
				£119		£275							
		Estimated cost exceeding £5,000 and up to £25,000	£130.00	£26.00	£300.83	£60.17	£673						
				£156		£361							
		Estimated cost exceeding £25,000 and up to £50,000	£195.00	£39.00	£457.50	£91.50	£1,018						
				£234		£549							
		Estimated cost exceeding £50,000 and up to £100,000	£234.17	£46.83	£547.50	£109.50	£1,218						
				£281		£657							
		Estimated cost exceeding £100,000 and up to £150,000	£254.17	£50.83	£593.33	£118.67	£1,323						
				£305		£712							
7	Installation of Mezzanine floor up to 500m <sup>2</sup>	Fixed price	£173.33	£34.67	£401.67	£80.83	£896						
				£208		£482							
8	Office fit out	Fixed price based on floor area bands											
		Floor up to 500m <sup>2</sup>	£160.83	£32.17	£373.33	£74.67	£834						
				£193		£448							
		Floor 500m <sup>2</sup> to 2000m <sup>2</sup>	£206.67	£41.33	£480.00	£96.00	£1,069						
				£248		£576							
9	Shop fit out	Fixed price based on floor area bands											
								Floor up to 500m <sup>2</sup>	£166.67	£33.33	£388.33	£77.67	£867
										£200		£466	
								Floor 500m <sup>2</sup> to 2000m <sup>2</sup>	£195.00	£39.00	£456.67	£91.33	£1,017
				£234		£548							