

BRIDGEND COUNTY BOROUGH COUNCIL BUILDING CONTROL

Guidance on Building Regulation Charges – With effect from 1st April 2026
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 300 sq. m.

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 are inclusive of VAT at 20%

No of Dwellings	Plan charge		Inspection Charge		Building Notice Charge		
(1)	(2)		(3)		(4)		
1	£229.17	£45.83	£535.00	£107.00	£763.33	£152.67	
		£275		£642		£916	
2	£315.83	£63.17	£734.17	£146.83	£1,049.17	£209.83	
		£379		£881		£1,259	
3	£405.00	£81.00	£944.17	£188.83	£1,349.17	£269.83	
		£486		£1,133		£1,619	
4	£477.50	£95.50	£1,114.17	£222.83	£1,591.67	£318.33	
		£573		£1,337		£1,910	
5	£542.50	£108.50	£1,269.17	£253.83	£1,811.67	£362.33	
		£651		£1,523		£2,174	
6	£620.83	£124.17	£1,445.83	£289.17	£2,065.83	£413.17	
		£745		£1,735		£2,479	
7	£657.50	£131.50	£1,532.50	£236.50	£2,189.17	£437.83	
		£789		£1,839		£2,627	
8	£736.67	£142.83	£1,720.83	£344.17	£2,457.50	£491.50	
		£884		£2,065		£2,949	
9	£821.67	£164.33	£1,913.33	£382.67	£2,734.17	£546.83	
		£986		£2,296		£3,281	
10	£903.33	£180.67	£2,106.67	£421.33	£3,009.17	£601.83	
		£1,084		£2,528		£3,611	
11	£968.33	£193.67	£2,260.00	£452.00	£3,228.33	£645.67	
		£1,162		£2,712		£3,874	
12	£1,036.67	£207.33	£2,414.17	£482.83	£3,449.17	£689.83	
		£1,244		£2,897		£4,139	
13	£1,101.67	£220.33	£2,567.50	£513.50	£3,669.17	£733.83	
		£1,322		£3,081		£4,403	
14	£1,155.83	£231.17	£2,694.17	£538.83	£3,849.17	£769.83	
		£1,387		£3,233		£4,619	
15	£1,219.17	£243.83	£2,892.50	£578.50	£4,066.67	£813.33	
		£1,463		£3,471		£4,880	
16	£1,287.50	£257.50	£3,001.67	£600.33	£4,289.17	£857.83	
		£1,545		£3,602		£5,147	
17	£1,351.67	£270.33	£3,151.67	£630.33	£4,504.17	£900.83	
		£1,622		£3,782		£5,405	
18	£1,417.50	£283.50	£3,305.83	£661.17	£4,723.33	£944.67	
		£1,701		£3,967		£5,668	
19	£1,469.17	£293.83	£3,425.00	£685.00	£4,894.17	£978.83	
		£1,763		£4,110		£5,873	

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