

# Thurrock Council

## Building Control charges

Our Building Control charges are dependent on the type of work being undertaken and its total estimated cost. The charges are set on the basis that:

- the building work consists of, or includes, standard building techniques and designs
- the duration of the building work from start to finish is not more than 24 months
- the total estimated cost is a reasonable estimate that would be charged by a professional builder, but excludes professional fees and VAT
- design and building work is undertaken by a person or company that is competent to carry out the work
- extra charges may be incurred if the scheme results in us undertaking additional work

**All charges are subject to 20% VAT, except the regularisation charge.**

### Use of registered electricians

Full Plan inspection, Building Notice and Regularisation charges on tables A and B are reduced on the assumption that all controlled electrical installations will be carried out by a suitably qualified Part P registered electrician, resulting in a satisfactory design, installation and test certificate.

If you do not employ a self-certifying electrician, we will invoice you for extra charges to reflect the third-party charges incurred by us to inspect and test the electrical installation on your behalf.

### Work in more than one fee category

Where work within a single application relates to more than one fee category:

- **if work is carried out at the same time** the charge is payable in full for the initial works but may be reduced by 50% for secondary works, with the exception of charges to cover third-party costs to inspect and test electrical installations
- **if work is not carried out at the same time** only the plan charge may be reduced by 50%

### Payment

The full Building Notice charge should be paid with the deposit of the application.

For some large developments, charges may be paid by instalments.

**Card payments** can be made by phoning 01375 652 291. **Cheques** must be made payable to 'Thurrock Council'.

Where standard charges are not applicable, please contact Building Control on 01375 652 655 to confirm the appropriate fee.

**These charges apply from 1 October 2015.**

# Thurrock Council – Building Control standard charges

**Table A – new dwellings**

Houses or bungalows less than 3 storeys and less than 100m <sup>2</sup> to any storey	Full Plans plan charge	Full Plans inspection	Building Notice charge	Regularisation charge
One plot	£264 £220 ex. VAT	£432 £360 ex. VAT	£768 £640 ex. VAT	£800 no added VAT
Two plots	£312 £260 ex. VAT	£720 £600 ex. VAT	£1,104 £920 ex. VAT	£1,150 no added VAT
Three plots	£348 £290 ex. VAT	£1,008 £840 ex. VAT	£1,428 £1,190 ex. VAT	£1,487 no added VAT

Flats				
One flat	£204 £170 ex. VAT	£432 £360 ex. VAT	£708 £590 ex. VAT	£737.50 no added VAT
Two flats	£276 £230 ex. VAT	£648 £540 ex. VAT	£996 £830 ex. VAT	£1,007.50 no added VAT
Three flats	£348 £290 ex. VAT	£792 £660 ex. VAT	£1,212 £1,010 ex. VAT	£1,262.50 no added VAT

Conversions				
Conversion to a single dwelling house, less than 3 storeys and less than 100m <sup>2</sup> to any storey	£240 £200 ex. VAT	£432 £360 ex. VAT	£744 £620 ex. VAT	£775 no added VAT
Conversion to one flat	£240 £200 ex. VAT	£432 £360 ex. VAT	£744 £620 ex. VAT	£775 no added VAT
Conversion to two flats	£312 £260 ex. VAT	£504 £420 ex. VAT	£888 £740 ex. VAT	£925 no added VAT

Discounts may be available for work of a repetitive nature.

# Thurrock Council – Building Control standard charges

**Table B – work to a single dwelling not more than 3 storeys above the ground**

Extension and new build	Full Plans plan charge	Full Plans inspection	Building Notice charge	Regularisation charge
Single storey extension with floor area not more than 40m <sup>2</sup>	£132 £110 ex. VAT	£432 £360 ex. VAT	£636 £530 ex. VAT	£662.50 no added VAT
Single storey extension with floor area between 40m <sup>2</sup> and 100m <sup>2</sup>	£168 £140 ex. VAT	£504 £420 ex. VAT	£744 £620 ex. VAT	£775 no added VAT
Two or three storey extension with a total floor area less than 40m <sup>2</sup>	£168 £140 ex. VAT	£504 £420 ex. VAT	£744 £620 ex. VAT	£775 no added VAT
Two or three storey extension with a total floor area between 40m <sup>2</sup> and 100m <sup>2</sup>	£204 £170 ex. VAT	£540 £450 ex. VAT	£816 £680 ex. VAT	£850 no added VAT
Detached non-habitable building with total floor area not more than 60m <sup>2</sup> , such as a garage or store	£96 £80 ex. VAT	£288 £240 ex. VAT	£432 £360 ex. VAT	£450 no added VAT

Conversions				
First floor and second floor loft conversions	£204 £170 ex. VAT	£360 £300 ex. VAT	£648 £540 ex. VAT	£675 no added VAT
Garage conversions	£132 £110 ex. VAT	£288 £240 ex. VAT	£456 £380 ex. VAT	£475 no added VAT

Alterations, including underpinning				
Renovation of a thermal element	£96 £80 ex. VAT	£108 £90 ex. VAT	£240 £200 ex. VAT	£250 no added VAT
Replacement of windows, roof lights, roof windows or external glazed doors	£78 £65 ex. VAT	£108 £90 ex. VAT	£186 £155 ex. VAT	£193.75 no added VAT
Cost of work not exceeding £5,000, including removal of a chimney	£96 £80 ex. VAT	£144 £120 ex. VAT	£276 £230 ex. VAT	£287.50 no added VAT
Cost of work exceeding £5,000 and not exceeding £25,000	£204 £170 ex. VAT	£468 £390 ex. VAT	£772.80 £644 ex. VAT	£805 no added VAT
Cost of work exceeding £25,000 and not exceeding £100,000	£240 £200 ex. VAT	£648 £540 ex. VAT	£960 £800 ex. VAT	£1,000 no added VAT

# Thurrock Council – Building Control standard charges

**Table C – non-domestic work not more than 3 storeys above the ground**

Extension and new build	Full Plans plan charge	Full Plans inspection	Regularisation charge
Single storey extension with floor area not exceeding 40m <sup>2</sup>	£204 £170 ex. VAT	£432 £360 ex. VAT	£737.50 no added VAT
Single storey extension with floor area between 40m <sup>2</sup> to 100m <sup>2</sup>	£204 £170 ex. VAT	£504 £420 ex. VAT	£812.50 no added VAT
Two or three storey extension with a total floor area not exceeding 40m <sup>2</sup>	£240 £200 ex. VAT	£504 £420 ex. VAT	£850 no added VAT
Two or three storey extension with a total floor area between 40m <sup>2</sup> to 100m <sup>2</sup>	£240 £200 ex. VAT	£576 £480 ex. VAT	£925 no added VAT
Detached non-habitable building with total floor area not exceeding 60m <sup>2</sup> , such as a store	£204 £170 ex. VAT	£432 £360 ex. VAT	£737.50 no added VAT
Detached building with total floor area not exceeding 100m <sup>2</sup>	£240 £200 ex. VAT	£576 £480 ex. VAT	£925 no added VAT

Alterations			
Replacement of windows, roof lights, roof windows or external glazed doors, not exceeding 20 units	£96 £80 ex. VAT	£180 £150 ex. VAT	£287 no added VAT
Renovation of a thermal element including the replacement of a wall, floor or roof	£96 £80 ex. VAT	£180 £150 ex. VAT	£287 no added VAT
Installation of a new shop front or controlled signage	£96 £80 ex. VAT	£72 £60 ex. VAT	£250 no added VAT
Fit out of a building with a floor area not more than 100m <sup>2</sup>	£168 £140 ex. VAT	£288 £240 ex. VAT	£550 no added VAT
Cost of work not exceeding £5,000, including renewable energy systems	£132 £110 ex. VAT	£216 £180 ex. VAT	£420 no added VAT
Cost of work exceeding £5,000 and not exceeding £25,000	£240 £200 ex. VAT	£504 £420 ex. VAT	£800 no added VAT
Cost of work exceeding £25,000 and not exceeding £100,000	£348 £290 ex. VAT	£720 £600 ex. VAT	£1,160 no added VAT