



Building Control Solutions

Standard Charge Tables For Full Plans and Building Notices

Effective from April 1, 2023.

Please refer to 'Scheme of Charges Guidance' for full details.

Building Control Solutions - A partnership between West Berkshire Council and Wokingham Borough Council.

» www.bcsolutions.org.uk



Great minds **think alike...**

Using LABC Warranty for commercial or residential Structural Insurance, and your Local Authority for Building Control gives access to a national network of unrivalled technical expertise, delivered locally. This, combined with a comprehensive inspection regime ensures quality results.

Why use us? **Why not!**

To find out more: www.labcwarranty/whynot



IT'S AS EASY AS **LABC**

0845 054 0505 / enquiries@labcwarranty.co.uk

APPLICATION TYPE (All including VAT at 20%)

Type of Work	Full Plans Plan Charge To be paid on deposit of application	Full Plans Inspection Charge (To be invoiced after first inspection)	Building Notice Charge
1. Erection or extension of a detached or attached building which consists only of a garage or carport or both having a floor area not exceeding 60m ² in total and intended to be used in common with an existing building, and which is not an exempt building.	£316.00	£162.00	£503.00
2. Conversion of a domestic garage to habitable use	£316.00	£176.00	£505.00
3. Any extension or loft conversion of a dwelling the total floor area of which does not exceed 10m ² .	£316.00	£338.00	£720.00
4. Any extension or loft conversion of a dwelling the total floor area of which exceeds 10m ² , but does not exceed 40m ² .	£316.00	£491.00	£888.00
5. Any extension or loft conversion of a dwelling the total floor area of which exceeds 40m ² , but does not exceed 100m ² .	£316.00	£688.00	£1,152.00
6. Window replacement (non competent persons scheme) on a single dwelling.	-	-	£220.00

APPLICATION TYPE (All including VAT at 20%)

Estimated Cost	Full Plans Plan Charge To be paid on deposit of application	Full Plans Inspection Charge (To be invoiced after first inspection)	Building Notice Charge
0 to 5,000	£225.00	£120.00	£380.00
5,001 to 10,000	£225.00	£230.00	£502.00
10,001 to 20,000	£225.00	£343.00	£695.00
20,001 to 30,000	£305.00	£454.00	£834.00
30,001 to 40,000	£361.00	£529.00	£980.00
40,001 to 50,000	£428.00	£679.00	£1,206.00

Charges Relating to New Houses and Flats up to Three Storeys High and Not Exceeding 500m²

Number of Dwellings	Full Plans Plan Charge	Full Plans Inspection Charge	Building Notice Charge
1	£474.00	£665.00	£1,332.00
2	£587.00	£858.00	£1,679.00

Charges for more than 2 houses please contact: help@bcsolutions.org.uk

Charges relating to work for electrical work not carried out by an electrician registered to self-certify under Part P of Building Regulations

Building Notice charge for electrical works only. £495.00

Additional cost to a Building Notice or Full Plans application. £457.00

Charges relating to renovation of thermal element Fixed price for works not exceeding £2000.00 in value

Building Notice charge. £169.00

Domestic work involving the installation of solar panels/wind turbines (where controlled by Building Regulations)

Building Notice charge for electrical works only. £198.00

Additional information

The above tables cover the majority of both domestic and non domestic work. Where your proposed project falls outside these tables an Individually Determined Charge will be calculated. If you are carrying out multiple extensions and/or multiple types of alterations at the same time, we may be able to reduce the above Standard Charges. If this is the case, please ask for an individual assessment of your proposed work.

If your building work is defined as requiring an individual assessment of a charge, please complete our Request a Quote on-line at: www.bcsolutions.org.uk, or email us at: help@bcsolutions.org.uk. It would be helpful to provide a description of the proposed works. We will contact you within one working day.

Partner with Us - please GIVE US A CALL, if you are interested in partnering with Building Control Solutions for all your projects. To help simplify and speed up the Building Control process, we can provide you with a dedicated contact as part of your design team, helping to deliver any project you may be planning throughout England and Wales. The Partner Authority Scheme is very popular with clients who build or design nationwide or regionally. As it guarantees technical interpretation of the Building Regulations and allows the client to chose a Partner Authority of the right size and mix of experience. Please contact us if you would like to partner with our team.



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We've developed a **free of charge** site inspection request app that offers you the option to conveniently contact your local authority building control team to request a site inspection.

Download the app now from your Apple or Android app store to book inspections for the next working day.



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