

# Wigan Council Building Control

## Guidance on Building Regulation Charges – Leaflet 1

### New Dwellings

With effect from 4th January 2011

VAT charged at 20%

The charges for Building Regulation work are required to cover the cost of the service. There are two methods of establishing the charge for building work: Individually determined charges and Standard 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:

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 250m<sup>2</sup>.

If your building work is defined as requiring an individual assessment of a charge you should e-mail Building Control at:

[environmentalservice@wigan.gov.uk](mailto:environmentalservice@wigan.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 01942 404227.

#### Standard Charges:

The table overleaf details the standard charges for new dwellings or conversions to form new dwellings. 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 your application involves 20 or more dwellings or if the floor area exceeds 250m<sup>2</sup>, the charge will be individually assessed, please contact Building control for details of the appropriate charges.

#### The use of Part P Self Certification registered electricians

To reflect the local authorities' costs, if relevant electrical work is carried out using a qualified Part P electrician registered with an approved competent person scheme, the standard charges apply. If the relevant electrical work is not carried out by a Part P registered electrician, additional charges will apply.\* see table overleaf

Wigan Building Control service is here to help. If you are in any doubt over Building Regulations charges or require pre-submission advice please contact us on: Tel: 01942 404227 Fax: 01942 40422 Email: [environmentalservices@wigan.gov.uk](mailto:environmentalservices@wigan.gov.uk)

Table 1A - STANDARD CHARGES FOR THE CREATION OF, OR CONVERSION TO FORM NEW DWELLINGS

Number of Dwellings	Plan Charge	Plan Charge (inclusive of VAT)	Inspection Charge	Inspection Charge (inclusive of VAT)	Building Notice Charge	Building Notice Charge (inclusive of VAT)	* Part P Additional IC, BN or RC Charge	* Part P Additional IC, BN or RC Charge (inclusive of VAT)
	£	£	£	£	£	£	£	£
1	227.50	<b>273.00</b>	325.00	<b>390.00</b>	663.00	<b>795.60</b>	190.00	<b>228.00</b>
2	292.50	<b>351.00</b>	455.00	<b>546.00</b>	897.00	<b>1076.40</b>	190.00	<b>228.00</b>
3	357.50	<b>429.00</b>	552.50	<b>663.00</b>	1092.00	<b>1310.40</b>	285.00	<b>342.00</b>
4	422.50	<b>507.00</b>	650.00	<b>780.00</b>	1287.00	<b>1544.40</b>	285.00	<b>342.00</b>
5	487.50	<b>585.00</b>	747.50	<b>897.00</b>	1482.00	<b>1778.40</b>	475.00	<b>570.00</b>
6	490.50	<b>588.60</b>	873.50	<b>1048.20</b>	1364.00	<b>1636.80</b>	475.00	<b>570.00</b>
7	493.46	<b>592.15</b>	893.00	<b>1071.60</b>	1636.68	<b>1964.02</b>	475.00	<b>570.00</b>
8	496.42	<b>595.70</b>	1026.00	<b>1231.20</b>	1826.90	<b>2192.28</b>	475.00	<b>570.00</b>
9	499.38	<b>599.26</b>	1168.00	<b>1401.60</b>	2000.86	<b>2401.03</b>	570.00	<b>684.00</b>
10	502.34	<b>602.81</b>	1301.00	<b>1561.20</b>	2164.00	<b>2596.80</b>	570.00	<b>684.00</b>
11	505.30	<b>606.36</b>	1422.00	<b>1706.40</b>	2312.76	<b>2775.31</b>	570.00	<b>684.00</b>
12	508.26	<b>609.91</b>	1548.00	<b>1857.60</b>	2467.51	<b>2961.01</b>	570.00	<b>684.00</b>
13	511.22	<b>613.46</b>	1674.00	<b>2008.80</b>	2622.26	<b>3146.71</b>	665.00	<b>798.00</b>
14	514.18	<b>617.02</b>	1800.00	<b>2160.00</b>	2777.02	<b>3332.42</b>	665.00	<b>798.00</b>
15	517.14	<b>620.57</b>	1926.00	<b>2311.20</b>	2931.77	<b>3518.12</b>	665.00	<b>798.00</b>
16	520.10	<b>624.12</b>	2052.00	<b>2462.40</b>	3086.52	<b>3703.82</b>	760.00	<b>912.00</b>
17	523.06	<b>627.67</b>	2178.00	<b>2613.60</b>	3241.27	<b>3889.52</b>	760.00	<b>912.00</b>
18	526.02	<b>631.22</b>	2304.00	<b>2764.80</b>	3396.02	<b>4075.22</b>	760.00	<b>912.00</b>
19	528.98	<b>634.78</b>	2430.00	<b>2916.00</b>	3550.78	<b>4260.94</b>	760.00	<b>912.00</b>

\*see note on front sheet

**Regularisation Charges:** The charge for a Regularisation application, submitted after the works have been carried out, does not attract Vat but will be subject to a 20% increase on the relevant Building Notice charge. We suggest that you contact one of our surveyors before submitting an application for Regularisation.