

Wigan Council Building Control

Guidance on Building Regulation Charges – Leaflet 3

All Other Work

(Excluding domestic alterations and extensions and the creation of 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 with the exception of work that is carried out for the benefit of a disabled person that is charge exempt. There are two methods of establishing the charge for building work: Individually determined charges and Standard charges.

Standard Charges:

The following tables detail the standard charges for erecting, extending or altering non-domestic buildings:

Individually Determined 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 100m²
 - 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 250m²

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

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.

Table A – OTHER, NON-DOMESTIC WORK – EXTENSIONS AND NEW BUILD

Category		Building Usage							
		Other Residential (Institution and Other)		Assembly and Recreational use		Industrial and Storage use		All Other Use Classes	
		Plan charge	Inspection charge	Plan charge	Inspection charge	Plan charge	Inspection charge	Plan charge	Inspection charge
		£	£	£	£	£	£	£	£
1	Floor area not exceeding 10m ²	162.47	454.98	162.47	390.04	162.47	260.00	162.47	390.04
		Vat 32.49	Vat 91.00	Vat 32.49	Vat 78.01	Vat 32.49	Vat 52.00	Vat 32.49	Vat 78.01
		Total £194.96	Total £545.98	Total £194.96	Total £468.05	Total £194.96	Total £312.00	Total £194.96	Total £468.05
2	Floor area exceeding 10m ² but less than 40m ²	227.50	520.00	227.50	454.98	227.50	325.00	227.50	454.98
		Vat 45.50	Vat 104	Vat 45.50	Vat 91.00	Vat 45.50	Vat 65.00	Vat 45.50	Vat 91.00
		Total £273.00	Total £624.00	Total £273.00	Total £545.98	Total £273.00	Total £390.00	Total £273.00	Total £545.98
3	Floor area exceeding 40m ² but less than 100m ²	292.50	585.00	227.50	520.00	227.50	390.04	227.50	520.00
		Vat 58.50	Vat 117.00	Vat 45.50	Vat 104	Vat 45.50	Vat 78.01	Vat 45.50	Vat 104
		Total £351.00	Total £702.00	Total £273.00	Total £624.00	Total £273.00	Total £468.05	Total £273.00	Total £624.00

Note: A basement is considered to be a storey and there is an additional charge of £170.21 +VAT (**£202.25**) if the work is in relation to a basement

Table B - OTHER, NON-DOMESTIC WORK - ALTERATIONS

Category	Basis of Charge	Plan charge	Plan charge (inclusive of VAT)	Inspection charge	Inspection charge (inclusive of VAT)	
		£	£	£	£	
1	The installation of any fitting or other work ancillary to the building of and extension	Included in the charge for the building	N / A	N / A	N / A	N / A
2	Underpinning	Estimated cost up to £50,000	263.83	Vat 52.77 Total £ 316.60	N / A	N / A
		Estimated cost exceeding £50,000 and up to £100,000	85.00	Vat 17.00 Total £102.00	255.32	Vat 51.06 Total £306.38
		Estimated cost exceeding £100,00 and up to £250,000	127.66	Vat 25.53 Total £153.19	297.87	Vat 59.57 Total £357.44
3	Window replacement (non-competent persons scheme) including shopfronts but excluding other associated works	(Fixed price grouped by number of windows)				
		Per installation up to 20 windows	85.00	Vat 17.00 Total £102.00	N / A	N / A
		Per installation over 20 and up to 50 windows	170.21	Vat 34.04 Total £204.25	N / A	N / A
4	Renovation of a thermal element	Estimated cost up to £50,000	85.11	Vat 17.00 Total £ 102.00	N / A	N / A
		Estimated cost exceeding £50,000 and up to £100,000	170.21	Vat 34.04 Total £204.25	N / A	N / A
		Estimated cost exceeding £100,00 and up to £250,000	255.32	Vat 51.06 Total £306.38	N / A	N / A
5	Alterations not described elsewhere including structural alterations and installation of controlled fittings	Estimated cost up to £5,000	126.72	Vat 25.34 Total £152.06	N / A	N / A
		Estimated cost exceeding £5,000 and up to £25,000	170.21	Vat 34.04 Total £204.25	N / A	N / A
		Estimated cost exceeding £25,000 and up to £50,000	140.43	Vat 28.09 Total £168.52	200.00	Vat 40 Total £240.00
		Estimated cost exceeding £50,000 and up to £100,000	140.43	Vat 28.09 Total £168.52	263.83	Vat 52.77 Total £ 316.60
		Estimated cost exceeding £100,000 and up to £150,000	140.43	Vat 28.09 Total £168.52	370.21	Vat 74.04 Total £444.25

Table B continued - OTHER, NON-DOMESTIC WORK - ALTERATIONS

Category	Basis of Charge	Plan charge	Plan charge (inclusive of VAT)	Inspection charge	Inspection charge (inclusive of VAT)
		£	£	£	£
6 Installation of an open mezzanine floor up to 250m ²	Fixed price	225.53	Vat 45.11 Total £270.64	412.77	Vat 82.55 Total £495.32
7 Office or shop fit-out up to 250m ²	Fixed price	140.43	Vat 28.09 Total £168.52	285.11	Vat 57.02 Total £342.13
Additional charge for the change of use of a building		255.32	Vat 51.06 Total £306.38	N / A	N / A
All associated building work will be subject to the additional charges detailed above. This additional charge does not apply in relation to a building used for residential purposes that is altered to create more or fewer dwellings					

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 50% increase on the above charges. We suggest that you contact one of our surveyors before submitting a Regularisation application.

Multiple Work

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.

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 404222
Email : environmentalservices@wigan.gov.uk