



BUILDING REGULATION CHARGES WITH EFFECT FROM 1st APRIL 2025

Individually determined charges

Charges are individually determined for the larger and/or more complex schemes these include:-

- * Full Plans applications outside the scope of the Tables/Categories listed below.
- * Building Notice applications outside the scope of the Tables/Categories listed below.
- * A Regularisation Certificate application does not attract VAT and is only for works commenced after **11th November 1985**.
- * Applications subject to a reversion charge – this is for work reverting from a Registered Building Control Approver (RBCA) formerly approved inspector (AI) to the local authority.
- * Building work that is in relation to more than one building.
- * Building work consisting of alterations to a domestic property (other than extensions) where the estimated cost exceeds £100,000.
- * Building work consisting of a domestic extension where the floor area exceeds the maximum area shown in Tables/Categories listed below.
- * Building work consisting of a non-exempt domestic garage or carport with a floor area over 100sqm.
- * Individually determined charges for 6 new dwellings and over or where the floor area of a dwelling created exceeds 250 sqm.
- * The building work consists of, or includes innovative or high-risk construction techniques.
- * Applications deposited by agents and/or registered partners of Wigan Building Control under the LABC partnership scheme.
- * All Full Plans applications, Regularisation and Reversion applications for Non-domestic works.

Section 1 - New Dwellings

The construction of, or conversion to form dwellings

VAT is included at the standard rate (20%) to the charges shown in the table below

TABLE A1 – THE CREATION OF, OR CONVERSION TO FORM NEW DWELLINGS*			
Number Of Dwellings	Full Plans Application		Building Notice Application Charge (BN) (£)
	Plan Charge (PC) (£)	Inspection Charge (IC) (£)	
1	323	463	942
2	415	646	1275
3	506	786	1555
4	603	925	1824
5	694	1060	2104

Charges are individually determined for 6 new dwellings and over or where the floor area of a dwelling created exceeds 250 sqm.

Please email details of your scheme to Building Control at building.control@wigan.gov.uk preferably with 'Request for Building Regulation Charge' in the title.

Note: *Additional charge for electrical installation inspections

Where any notifiable electrical work is carried out by anyone other than a Part P registered electrician an additional charge of **£415.20 including VAT** is applied to the Full Plans application inspection charge, or the building notice application charge (the electrician should be aware of the definition of non-notifiable work).

The additional charge is payable so that the council can recover the reasonable costs for carrying out electrical installation inspections if anyone other than a Part P registered electrician undertakes the electrical work.

A Part P registered electrician is a qualified electrician who also has the necessary building regulations knowledge to enable his accreditation body to certify his work.

Section 2 - Domestic Extensions, Alterations and Ancillary Buildings

Domestic Extensions etc. to a Single Building

VAT is included at the standard rate (20%) to the charges shown in the table below

TABLE B – SINGLE STOREY EXTENSIONS				
Category	Description	Full Plans Application		Building Notice Application Charge (BN) (£)
		Plan Charge (PC) (£)	Inspection Charge (IC) (£)	
1A	Floor area not exceeding 5m ²	*500	Included in Plan Charge	*677
1B	Floor exceeding 5m ² but not exceeding 10m ²	*642	Included in Plan Charge	*839
1C	Floor exceeding 10m ² but not exceeding 40m ²	322	*390	*922
1D	Floor exceeding 40m ² but not exceeding 80m ²	322	*458	*1000
1E	Floor exceeding 80m ² but not exceeding 120m ²	349	*489	*1048

***Add £415.20 including VAT to the charges marked if a Part P installer is not employed to install notifiable electrics. - See Note in Section 1.**

Domestic Extensions etc. to a Single Building - continued

VAT is included at the standard rate (20%) to the charges shown in the tables below

TABLE C – MULTI STOREY EXTENSION				
Category	Description	Full Plans Application		Building Notice Application Charge (BN) (£)
		Plan Charge (PC) (£)	Inspection Charge (IC) (£)	
2A	Floor area not exceeding 40m ²	322	*437	*980
2B	Floor area exceeding 40m ² but not exceeding 100m ²	322	*526	*1095

TABLE D – LOFT CONVERSION				
Category	Description	Full Plans Application		Building Notice Application Charge (BN) (£)
		Plan Charge (PC) (£)	Inspection Charge (IC) (£)	
3A	Excluding a dormer and with a floor area less than 50m ²	322	*437	*980

3B	Including a dormer(s) and with a floor area less than 50m ²	366	*437	*1067
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Domestic Extensions etc. to a Single Building - continued

VAT is included at the standard rate (20%) to the charges shown in the table below

TABLE E – ATTACHED AND DETACHED ANCILLARY DOMESTIC BUILDINGS				
Category	Description	Full Plans Application		Building Notice Application Charge (BN)
		Plan Charge (PC)	Inspection Charge (IC)	
		(£)	(£)	(£)
4A	Single Storey non-exempt habitable buildings eg office, gym up to 50m ²	274	*364	*824
4B	Single storey non-habitable detached building eg shed, workshop with a floor area over 30m ² but less than 100m ²	176	*288	*647
4C	Single storey attached domestic garage or	17	*288	*647

	carport with a floor area up to 100m ²			
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***Add £415.20 including VAT to the charges marked if a Part P installer is not employed to install notifiable electrics. - See Note in Section 1.**

Domestic Extensions etc. to a Single Building - continued

VAT is included at the standard rate (20%) to the charges shown
in the table below

TABLE F – INTEGRAL/ATTACHED GARAGE CONVERSION AND BASEMENT CREATION OR EXTENSION				
Category	Description	Full Plans Applications		Building Notice Application Charge (BN) (£)
		Plan Charge (PC) (£)	Inspection Charge (IC) (£)	
5A	Conversion of an attached or integral garage, or basement to a habitable room(s)	182	*303	*669
5B	Basement up to 100 sqm without Underpinning	213	*358	*760
	Basement up to 100 sqm with underpinning	322	*458	*1001

***Add £415.20 including VAT to the charges marked if a Part P installer is not employed to install notifiable electrics. - See Note in Section 1.**

Domestic Alterations etc to a Single Building

VAT is included at the standard rate (20%) to the charges shown in the table below

TABLE G – DOMESTIC ALTERATIONS ETC						
	Category of Work	Basis of Charge	Full Plans Application		Building Notice Charge	Details of any reduction for work carried out at the same time as work referred to in Tables B – F inclusive.
			Plan Charge (£)	Inspection Charge (£)		
6	Underpinning that does not exceed 20 linear metres.	Fixed Price	205	344	677	50%
7	Renovation of a thermal element to a single dwelling	Fixed price based on estimated cost bands price	262	Included in plan charge	262	50%
8	Alterations and/or installation of fittings and/or structural alterations (excluding Electrical Installations and/or Solid/Oil Fuel Appliances and where works have a designated Category) If ancillary to the building of an extension or a loft conversion no	Estimated cost less than £5,000	270	Included in plan charge	350	50%
		Estimated cost exceeding £5,001 up to £25,000	433	Included in plan charge	555	50%
		Estimated cost exceeding £25,001 up to £50,000	202	380	757	50%
		Estimated cost exceeding £50,001 up to £75,000	244	459	852	50%

	additional charge.	Estimated cost exceeding £75,001 up to £100,000	307	543	1040	50%
9	Window replacement (non competent persons scheme)	Per installation up to 10 windows.	223	Included in plan charge	223	50%
		Per installation over 10 Windows.	315	Included in plan charge	315	50%
10	Notifiable electrical installations – not being part of any work mentioned in tables B – F (not subject to self-certification under a Part P competent person scheme)	Any electrical work other than the re-wiring of a dwelling.	379	Included in plan charge	379	N/A
11		The re-wiring or a new installation in a dwelling.	458	Included in plan charge	458	N/A
12	Notifiable Solid Fuel/Oil Fired Heating – not being part of any work mentioned in tables B – F (not subject to self-certification under a Part J competent person scheme)	For the installation of one appliance	735	Included in plan charge	735	N/A
		For each additional appliance	96	Included in plan charge	96	N/A

TABLE G – DOMESTIC ALTERATIONS ETC - Continued

Category of Work	Basis of Charge	Full Plans Application		Building Notice Charge (£)	Details of any reduction for work carried out at the same time as work referred to in Tables B – F inclusive.	
		Plan Charge (£)	Inspection Charge (£)			
13	Formation of an ensuite, bathroom or cloakroom	Fixed Price	302	Included with Plan Charge	302	50%
14	Removal or partial removal of chimney breast(s)	Fixed Price	270	Included with Plan Charge	270	50%
15	Removal of wall and insertion of steel beams	Fixed Price	297	Included with Plan Charge	297	50%
16	Conversion of an existing conservatory roof to solid roof construction	Fixed Price	297	Included with Plan Charge	297	N/A
17	Forming two existing dwellings into one single dwelling	Fixed Price Additional visit	319 97	Included with Plan Charge	319 97	N/A
18	Installation of new sewage chemical treatment plant	Fixed Price	313	Included with Plan Charge	313	50%

Exemption from charges (Proof of Disability Required)

The Building (Local Authority Charges) Regulations 2010

Regulation 4 - Exception for building work solely required for disabled persons

The Authority has not fixed by means of its scheme, nor intends to recover a charge in relation to an existing dwelling which is, or is to be, occupied by a disabled person as a permanent residence; and where the whole of the building work in question is solely-

(a) for the purpose of providing means of access for the disabled person by way of entrance or exit to or from the dwelling or any part of it, or

(b) for the purpose of providing accommodation or facilities designed to secure the greater health, safety, welfare or convenience of the disabled person.

The council has not fixed by means of its scheme, nor intends to recover a charge for the purpose of providing accommodation or facilities designed to secure the greater health, safety, welfare or convenience of a disabled person in relation to an existing dwelling, which is, or is to be, occupied by that disabled person as a permanent residence where such work consists of-

(a) the adaptation or extension of existing accommodation or an existing facility or the provision of alternative accommodation or an alternative facility where the existing accommodation or facility could not be used by the disabled person or could be used by the disabled person only with assistance; or

(b) the provision or extension of a room which is or will be used solely-

(i) for the carrying out for the benefit of the disabled person of medical treatment which cannot reasonably be carried out in any other room in the dwelling, or

(ii) for the storage of medical equipment for the use of the disabled person, or

(iii) to provide sleeping accommodation for a carer where the disabled person requires 24-hour care.

The council has not fixed by means of its scheme, nor intends to recover a charge in relation to an existing building to which members of the public are admitted (whether on payment or otherwise); and where the whole of the building work in question is solely-

(a) for the purpose of providing means of access for disabled persons by way of entrance or exit to or from the building or any part of it; or

(b) for the provision of facilities designed to secure the greater health, safety, welfare or convenience of disabled persons.

General Definitions of terms used in the Building Act 1984, Building Regulations 2010 (as amended) and The Building (Local Authority Charges) Regulations 2010.

'ancillary building' means any detached building, used for domestic purposes such as a garage, shed, store-room, garden room and that the building is used solely in association with the dwelling-house and is not a new dwelling or a non-domestic type building – such as an office for a business.

'building' means any permanent or temporary building but not any other kind of structure or erection, and a reference to a building includes a reference to part of a building.

'building notice' means a notice given in accordance with regulations 12(2)(a) and 13 of the Building Regulations 2010 (as amended).

'building work' means:

- (a) the erection or extension of a building;
- (b) the provision or extension of a controlled service or fitting in or in connection with a building;
- (c) the material alteration of a building, or a controlled service or fitting;
- (d) work required by building regulation 6 (requirements relating to material change of use);
- (e) the insertion of insulating material into the cavity wall of a building;
- (f) work involving the underpinning of a building;
- (g) work required by building regulation 22 (requirements relating to a change of energy status);
- (h) work required by building regulation 23 (requirements relating to thermal elements);
- (i) work required by building regulation 28 (consequential improvements to energy performance);

'chargeable function' means a function relating to the following –

- (a) the passing or rejection of plans of proposed building work that have been deposited with the council in accordance with section 16 of the Building Act 1984 (as amended).
- (b) the inspection of building work for which plans have been deposited with the council in accordance with the Building Regulation 2010 (as amended) and with section 16 of the Building Act 1984 (as amended);
- (c) the consideration of a building notice which has been given to the council in accordance with the Building Regulations 2010 (as amended);

- (d) the consideration of building work reverting to the council under the Building (Approved Inspectors etc.) Regulations 2010 (as amended):
- (e) the consideration of a regularisation certificate application submitted to the council under regulation 18 of the Building Regulations 2010 (as amended).

'client' means any person for whom a project is carried out.

'construction phase' means the period beginning when any building work on a project starts and ending when that project is completed.

'contractor' means any person (including a client, but not a domestic client) who, in the course of a business, carries out, manages or controls any building work.

'controlled service or fitting' means a service or fitting in relation to which Part G, H, J, L or P imposes a requirement.

'design work' means design of any building work.

'designer' means any person (including a client, contractor or other person referred to in Part 2A of the Building Regulations 2010 (as amended)) who in the course of a business –

- (a) carried out any design work, or
- (b) arranges for, or instructs, any person under their control to do so.

'disabled person' means a person who is within any of the descriptions of persons to whom Section 29(1) of the National Assistance Act 1948, as extended by virtue of Section 8(2) of the Mental Health Act 1959, applied but disregarding the amendments made by paragraph 11 of Schedule 13 to the Children Act 1989. The words in section 8(2) of the Mental Health Act 1959 which extend the meaning of disabled person in section 29(1) of the National Assistance Act 1948, are prospectively repealed by the National Health Service and Community Care Act 1990, section 66(2), Schedule 10, as from a day to be appointed.

'dwelling' includes a dwelling-house and a flat.

'dwelling-house' does not include a flat or a building containing a flat and is typically a detached, semi-detached, or terrace building of one or more storeys high with or without a basement. Each dwelling will have its own independent entrance and exit.

'electrical installation' means fixed electrical cables of fixed electrical equipment located on the consumer's side of the electricity supply meter.

'energy efficiency requirements' means the requirements of regulation 23, and Part L of Schedule 1 of the Building Regulations 2010 (as amended).

'fixed building services' means any part of, or any controls associated with

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- (a) fixed internal or external lighting systems (not including emergency escape lighting or specialist process lighting)
- (b) fixed systems for heating, hot water, air conditioning or mechanical ventilation; or
- (c) any combination of systems of the kinds referred to in (a) or (b).

'flat' means a separate and self-contained premise constructed or adapted for use for residential purposes and forming part of a building from some other part of which it is divided horizontally and is, typically, one or more areas of self-contained residential accommodation, located within a building. The flat may consist of one or more levels, and it may have its own independent entrance or be accessed by way of internal or external circulation routes, or both, that are used in common with other dwellings.

'floor area' means the aggregate area of every floor in a building or extension, calculated by reference to the finished internal faces of the walls enclosing the area, or if at any point where is no such wall, by reference to the outermost edge of the floor.

'full plans' means plans deposited with a local authority for the purposes of section 16 of the Building Act in accordance with regulations 12(2)(b) and 14 of the Building Regulations (2010) as amended.

'green deal property' has the meaning given in section 12(5)(b) of the Energy Act 2011.

'height' means the height of the building measured from the mean level of the ground adjoining the outside of the external walls of the building to the level of half the vertical height of the roof of the building, or to the top of the walls or of the parapet, if any, whichever is the higher;

'independent access' means, in relation to a part of a building (including any extension to that building), a route of access to that part which does not require the user to pass through any other part of the building.

'institution' means an institution (whether described as a hospital, home, school, or other similar establishment) which is used as living accommodation for, or for the treatment, care or maintenance of persons,
(a) suffering from disabilities due to illness or old age or to other physical or mental incapacity, or,
(b) under the age of five years,

where such persons sleep on the premises.

'material alteration' has the meaning given in regulations 3(2) of the Building Regulations 2010 (as amended).

'material change of use' has the meaning given in regulations 5 of the Building Regulations 2010 (as amended).

'Principal Contractor' means the contractor appointed under regulation 11D (principal designer and principal contractor) to perform the duties of a principal contractor under the Building Regulations 2010 (as amended).

'Principal Designer' means the designer appointed under regulation 11D (principal designer and principal contractor) to perform the duties of a principal designer under the Building Regulations 2010 (as amended).

'Principal Regulations' means: The Building Regulations 2010 (as amended)

'Project' means a project which includes or is intended to include any building work and includes all planning work, design work, management or other work involved in a project until the end of the construction phase.

'Recipient', in relation to a compliance notice or a stop notice, means the person to whom the notice will be or has been given.

'Relevant person' means:

- a) in relation to a plan charge, inspection charge, reversion charge or building notice charge, the person who carries out the building work or on whose behalf the building work is carried out; and
- b) in relation to a regularisation charge, the owner of the building; and
- c) in relation to chargeable advice, any person requesting advice for which a charge may be made pursuant to the definition of 'chargeable advice'

'renovation' relates to work that would require additional insulation to be added to the roof, floor or walls as a result of the addition, or replacement of a thermal layer. It does not relate to work involved in a structural alteration such as over-roofing or the reconstruction of a wall.

'single storey extension' includes any extension constructed above an existing ground storey annex or extension.

'window replacement' means a like-for-like window, roof-light, roof window, or door (with a glazed area over 50% of the door area) replacement. Newly created windows, roof-lights, roof windows, and doors,

or enlargements to existing windows or doors etc would be treated as alteration works.