

## Changes to Payments:

We are changing the way you pay for our services.

From 10 April 2017 you will be able to make payments for all our services by Debit or Credit card.

You can pay for your Planning and Building Control Fees or Documents via the Council's web site, the link is:

<https://ip.e-paycapita.com/AIP/itemSelectionPage.do?link=showItemSelectionPage&siteId=277&languageCode=EN&source=AIP>

Once you are on the payments page choose Miscellaneous, Planning and Building Regulations, then choose the relevant service you are paying for.

# 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 10 April 2017

(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 100m<sup>2</sup>
  - 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 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: [planningrepresentations@wigan.gov.uk](mailto:planningrepresentations@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 – 01942 489144.

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 less than 40m <sup>2</sup>	230.00	550.00	230.00	470.00	230.00	360.00	230.00	470.00
		<b>Vat 46.00</b>	<b>Vat 110</b>	<b>Vat 46.00</b>	<b>Vat 94.00</b>	<b>Vat 46.00</b>	<b>Vat 72.00</b>	<b>Vat 46.00</b>	<b>Vat 94.00</b>
		<b>Total £276.00</b>	<b>Total £660.00</b>	<b>Total £276.00</b>	<b>Total £564.00</b>	<b>Total £273.00</b>	<b>Total £432.00</b>	<b>Total £276.00</b>	<b>Total £564.00</b>
2	Floor area exceeding 40m <sup>2</sup> but less than 100m <sup>2</sup>	300.00	600.00	300.00	540.00	300.00	410.00	300.00	540.00
		<b>Vat 60.00</b>	<b>Vat 120.00</b>	<b>Vat 60.00</b>	<b>Vat 108</b>	<b>Vat 60.00</b>	<b>Vat 82.00</b>	<b>Vat 60.00</b>	<b>Vat 108</b>
		<b>Total £360.00</b>	<b>Total £720.00</b>	<b>Total £360.00</b>	<b>Total £648.00</b>	<b>Total £360.00</b>	<b>Total £492.00</b>	<b>Total £360.00</b>	<b>Total £648.00</b>

**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)	
		£	£	£	£	
<b>1</b>	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
<b>2</b>	Underpinning	Estimated cost up to £50,000	275.00	<b>Vat 55.00</b> <b>Total £330.00</b>	N / A	N / A
		Estimated cost exceeding £50,000 and up to £100,000	90.00	<b>Vat 18.00</b> <b>Total £108.00</b>	270.00	<b>Vat 54.00</b> <b>Total £324.00</b>
		Estimated cost exceeding £100,00 and up to £250,000	130.00	<b>Vat 26.00</b> <b>Total £156.00</b>	310.00	<b>Vat 62.00</b> <b>Total £372.00</b>
<b>3</b>	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	100.00	<b>Vat 20.00</b> <b>Total £120.00</b>	N / A	N / A
		Per installation over 20 and up to 50 windows	200.00	<b>Vat 40.00</b> <b>Total £240.00</b>	N / A	N / A
<b>4</b>	Renovation of a thermal element	Estimated cost up to £50,000	100.00	<b>Vat 20.00</b> <b>Total £120.00</b>	N / A	N / A
		Estimated cost exceeding £50,000 and up to £100,000	200.00	<b>Vat 40.00</b> <b>Total £240.00</b>	N / A	N / A
		Estimated cost exceeding £100,00 and up to £250,000	300.00	<b>Vat 60.00</b> <b>Total £360.00</b>	N / A	N / A
<b>5</b>	Alterations not described elsewhere including structural alterations and installation of controlled fittings	Estimated cost up to £50,000	125.00	<b>Vat 25.00</b> <b>Total £150.00</b>	260.00	<b>Vat 52.00</b> <b>Total £312.00</b>
		Estimated cost exceeding £50,000 and up to £100,000	125.00	<b>Vat 25.00</b> <b>Total £150.00</b>	300.00	<b>Vat 60.00</b> <b>Total £360.00</b>
		Estimated cost exceeding £100,000 and up to £150,000	125.00	<b>Vat 25.00</b> <b>Total £150.00</b>	400.00	<b>Vat 80.00</b> <b>Total £480.00</b>

## 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 <sup>2</sup>	Fixed price	125.00	Vat 25.00 Total £150.00	520.00	Vat 104.00 Total £624.00
7 Office or shop fit-out up to 250m <sup>2</sup>	Fixed price	125.00	Vat 25.00 Total £150.00	310.00	Vat 62.00 Total £372.00
Additional charge for the change of use of a building	N / A	125.00	Vat 25.00 Total £150.00	125.00	Vat 25.00 Total £150.00
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 100% 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 489144

**Email:** [planningrepresentations@wigan.gov.uk](mailto:planningrepresentations@wigan.gov.uk)