

Building Regulation charges explained

We aim to offer the best service at a competitive price. If you look at other Building Control Companies, you will see they do not publish their prices online – neither do we.

Why? – Because every case is different. Our fees should reflect the work involved for us.

To avoid confusion, it is important we confirm our charges in writing, and that you tell us what the work is as best you can.

The easiest way to determine the estimated charge for your project, is to email a sketch or plan of your proposal to building_control@n-kesteven.gov.uk if you cannot do this please contact the office to discuss on 01529 308136.

It also means that by speaking direct to us we can resolve any fee problems before the application is submitted to us, therefore the application should not get held up at the validation stage.

Ordinarily, we will respond to fee requests made Monday to Friday within one working day of the day of request.

Why do we charge?

Building Regulation services are not funded through Council Tax, Business Rates, or general taxation (with the exception of certain works for disabled people).

We are required by law to fully recover our costs of providing the Building Regulation service through charges on a case by case basis.

So our charges have been determined using what we think is a reasonable amount of time we need to put into your project.

Our costs amount to more than the officer's time to check plans and be on site. Our charges need to recover all costs – including application processing, site inspection preparation, site note recording, travel time, and our internal support costs (HR, accountancy, and customer services etc. which are typical of any organisation).

To minimise your costs, we strongly recommend you only appoint people or organisations with appropriate skills.

Paying application charges

Your application is not legally valid until the correct application charge has been paid.

We are aware that a large number of applications are invalid because not all of the work is identified on the application form and consequently paid for.

Inspection charges

North Kesteven District Council's current hourly rate is £49.00 plus VAT.

Where an inspection fee is payable you will receive an invoice shortly after the first inspection. Methods of payment can be found on the back of the invoice.

VAT

All of our charges include VAT at the standard rate – with the exception of regularisation charges where no VAT is payable.

Inspection charges relating to an application submitted before any VAT changes will be charged at the rate applicable when the service was provided.

In the case of inspection fees, the VAT rate is the applicable rate at the time the invoice is raised, not that applicable at the time the application was deposited.

Exemptions

No charge is payable where we are satisfied the proposed work is **solely** for the purpose of providing accommodation or facilities designed to provide means of access for disabled persons to or within a building, or providing facilities designed to secure the greater health, safety welfare or convenience including the adaptation or extension of existing accommodation to carry out medical treatment or store medical equipment or to provide sleeping accommodation for a 24 hour carer. Evidence will be required to substantiate the exemption of charges.

Regularisation applications

A regularisation charge for the consideration of an application under Regulation 18 (unauthorised building work) and the inspection of building work. The charge is calculated at 150% of full plans charge (excluding VAT). No VAT is payable on Regularisation charges. No refunds will be considered in respect of Regularisation applications.

Refund

Refund of charges on cancellation of an application is at the discretion of the Building Control Manager. Any refund will take into account hours spent by surveyors and administration to the point of cancellation.