

Southampton & Eastleigh Building Control Partnership

Charges for Building Regulation Applications Applicable from 4th January 2011 Updated 1st April 2014

New Dwellings

The charges for building regulation work are required to cover the cost of providing the service.

There are two methods of establishing the charge for building works:

1. Standard charges
2. Individually determined charges

Standard Charges – the following table details the standard charge for up to 19 dwellings including new build and conversion to form dwellings.

These standard 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 and the duration of the building work from commencement to completion does not exceed 12 months.

The charges have been set on the basis the design and building work is undertaken by a person or company that is competent to carry out the relevant design and building work referred to in the standard charges tables. If they are not, work may incur supplementary charges.

Individual determination of a charge

Charges are individually determined for the larger and/or more complex schemes including:

- Work consisting of the erection or conversion of 20 or more dwellings or
- Work consisting of the erection or conversion of dwelling where the floor area of a dwelling exceeds 300m²

If your building work is defined as requiring an individual assessment of a charge you should contact the following:

Neil Ferris, Building Control Manager on 023 8083 2781, Tony Parkin, Principal Building Control Surveyor on 023 8083 2895 or Ashley Morgan, Principal Building Control Surveyor on 023 8083 3688 who will advise on the appropriate level of charge. Alternatively email: neil.ferris@southampton.gov.uk or building.control@southampton.gov.uk

Application Types - the relevant charge will depend on the type of application deposited.

Full Plans Applications – where detailed drawings are being deposited the plan charge plus VAT must accompany the application. The inspection charge will be invoiced after the first inspection.

Building Notice Applications – this is an alternative option to submitting a Full Plans application. If you are making this type of application the Building Notice Charge plus VAT must accompany the application.

Regularisation Applications – work carried out without permission attracts a charge equal to 140% of the corresponding Building Notice Net Charge. VAT is not applicable to this type of application.

Payment Details – Cheques should be made payable to 'Southampton City Council'. Payment may also be made by cash or debit card or 'online' when submitting an application electronically via submitaplan.

Reduction in Plan Charges

- Repetitive work may attract a reduction of 25%

Please contact the Building Control Office for advice.

Supplementary Charges – where electrical work is carried out by a person who is NOT a 'Competent Person' registered with a Government approved self certification scheme an additional charge will be made as follows:

- Certified notifiable electrical work £122.50 + VAT
- Non certified notifiable electrical work £338.33 + VAT

Exemption from Charges – works provided for the sole purpose of providing access, accommodation or facilities for disabled persons relating to dwellings and public buildings do not require an application charge.

TABLE A
STANDARD CHARGES FOR THE CREATION OR CONVERSION OF NEW HOUSING

VAT is calculated at a rate of 20% (VAT is not payable on a Regularisation Charge)

| Number of Dwellings | Full Plans Applications and Associated Charges | | | | Building Notice Application | |
|---------------------|---|---------------|--|---------------|---|---------------|
| | Full Plans Plan Charge (payment with application) | | Full Plans Inspection Charge (invoiced after commencement) | | Building Notice Charge (payment with application) | |
| | £ | | £ | | £ | |
| | Net | Total inc VAT | Net | Total inc VAT | Net | Total inc VAT |
| 1 | 166.14 | 199.37 | 412.94 | 495.53 | 579.08 | 694.90 |
| 2 | 237.35 | 284.82 | 536.88 | 644.26 | 774.23 | 929.08 |
| 3 | 284.82 | 341.78 | 743.38 | 892.06 | 1028.20 | 1233.84 |
| 4 | 379.76 | 455.71 | 867.28 | 1040.74 | 1247.04 | 1496.45 |
| 5 | 427.23 | 512.68 | 1032.47 | 1238.96 | 1459.70 | 1751.64 |
| 6 | 474.70 | 569.64 | 1156.37 | 1387.64 | 1631.07 | 1957.28 |
| 7 | 522.17 | 626.60 | 1280.27 | 1536.32 | 1802.44 | 2162.92 |
| 8 | 569.64 | 683.57 | 1445.46 | 1734.55 | 2015.10 | 2418.12 |
| 9 | 617.11 | 740.53 | 1651.96 | 1982.35 | 2269.07 | 2722.88 |
| 10 | 664.58 | 797.50 | 1817.15 | 2180.58 | 2481.73 | 2978.08 |
| 11 | 712.05 | 854.46 | 1982.35 | 2378.82 | 2694.40 | 3233.28 |
| 12 | 759.52 | 911.42 | 2106.24 | 2527.49 | 2865.76 | 3438.91 |
| 13 | 806.99 | 968.39 | 2230.14 | 2676.17 | 3037.13 | 3644.56 |
| 14 | 854.46 | 1025.35 | 2395.34 | 2874.41 | 3249.80 | 3899.76 |
| 15 | 901.93 | 1082.32 | 2519.23 | 3023.08 | 3421.16 | 4105.40 |
| 16 | 949.40 | 1139.28 | 2643.13 | 3171.76 | 3592.53 | 4311.04 |
| 17 | 996.87 | 1196.24 | 2767.03 | 3320.44 | 3763.90 | 4516.68 |
| 18 | 1044.34 | 1253.21 | 2890.92 | 3469.10 | 3935.26 | 4722.31 |
| 19 | 1091.81 | 1310.17 | 3056.12 | 3667.34 | 4147.93 | 4977.51 |

Note – for 20 or more dwellings or if the floor area of a dwelling exceeds 300m² the charge is individually assessed

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**For further advice or assistance please contact the building control office:**

Southampton Building Control Office  
Tel: 023 8083 2558  
Fax: 023 8083 3200  
Email: [building.control@southampton.gov.uk](mailto:building.control@southampton.gov.uk)

**Submitting your Application:** Applications may be deposited in person, by post or electronically using our on-line submission system: [www.submitaplan.com](http://www.submitaplan.com)