

NORTHUMBERLAND BUILDING CONTROL

BUILDING REGULATION CHARGES – 1st November 2015

GUIDANCE NOTE FOR NEW BUILD HOUSING

PRINCIPLES OF THE CHARGING SCHEME

Charges are payable for the following functions:

- (a) the passing or rejection of plans of proposed building work which have been deposited with the Authority 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 Authority in accordance with the Building Regulations 2010 and with section 16 of the Building Act 1984 (as amended).
- (c) the consideration of a Building Notice, which has been given to the Authority in accordance with the Building Regulations 2010.
- (d) the consideration of building work reverting to the Authority under the Building (Approved Inspectors etc.) Regulations 2010.
- (e) the consideration of a regularisation application submitted to the Authority under regulation 18 of the Building Regulations 2010.
- (f) Chargeable advice – payable on demand after the Authority have given notice in writing.

PAYMENT OF CHARGES

Charges in respect of 1(a) to (d) above are required to be paid by the person by whom or on whose behalf the work is to be carried out; and a charge in respect of (1)(e) is required to be paid by the owner of the work or building. In relation to 1(f) the charge is payable by any person requesting advice for which a charge may be made.

The charges for the prescribed function are divided into Plan and Inspection Charges in relation to a Full Plans Application.

Please make payment by debit card, credit card or by cheque (made payable to Northumberland County Council). On line payments may be made on the following link; <http://www.northumberland.gov.uk> then, Pay for It, Miscellaneous. Be sure to enter site address/our application reference relating to the payment.

- **Full Plans** - The plan charge must be paid when the application is submitted to the Authority.
- **Inspection Charges** - One charge will be required to be paid, on demand, after the first inspection has been carried out, following commencement of the works. The invoice for this charge will be sent to the owner, unless requested otherwise.
- **Building Notice** - The charge must be paid when the notice is submitted to the Authority.
- **Regularisation Charge** - This is 150% of the net Building Notice charge and must be paid when the application is submitted to the Authority.

If the basis on which the charge has been determined changes, the Local Authority may refund or request a supplementary charge. The Authority will provide a written statement setting out the basis and method of calculation for the refund/ supplementary charge.

SCALE OF CHARGES

The attached schedules are for guidance only and are not a substitute for the Scheme of Charges prepared by the Authority to which reference should be made as it contains full details of the scheme and the provisions of The Building (Local Authority Charges) Regulations 2010.

All fees are subject to VAT at the appropriate rate (except Regularisation charge).

There are two methods used by the Authority to establish the Building Regulation Charge:

- Standard charge – see table below
- Individually Determined Charge – including dwellings with floor areas greater than 300m²; multiple housing schemes over 5 units and reversions.

If your Building Regulation application is in need of an individually determined charge – please contact the relevant Building Control team: with the location and a full description of the proposed building work.

The 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.

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 design and building work referred to in the standard charges tables, that they are undertaking. If not, the work may incur supplementary charges.

Contact Details; E mail; buildingcontrol@northumberland.gov.uk; Website; www.northumberland.gov.uk

Table A

Number of dwellings	Plan Charge		Inspection Charge		Building Notice Charge	
	Ex VAT	Inc VAT	Ex VAT	Inc VAT	Ex VAT	Inc VAT
1	£170.00	£204.00	£450.00	£540.00	£620.00	£744.00
2	£250.00	£300.00	£665.00	£798.00	Sum of the relevant plan and inspection charge	
3	£330.00	£396.00	£785.00	£942.00		
4	£410.00	£492.00	£905.00	£1086.00		
5	£490.00	£588.00	£1025.00	£1230.00		

For applications with number of dwellings in excess of 5 or floor area greater than 300sqm – please contact the Building Control team to discuss the relevant charge.

* The additional charge becomes payable when electrical work is **not** carried out by a Part P Registered Electrician and is set to recover additional Local Authority costs – 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.