

Building Control Charges

Guidance on Building Control Charges – with effect from 1 April 2025

A further review will be taking place of all Building Control fees, therefore these may be revised during 2025/26.

The charges for work falling under the control of the Building Regulations are intended to cover the cost of the building control services provided by the Council. There are two methods that the authority may use to establish the applicable charge for building work:

1. Standard charges; and
2. Individually determined charges.

Standard charges

Standard charges are applicable in the following circumstances:

1. The work consists of the erection or conversion of less than 6 dwellings where the floor area of each dwelling does not exceed 300m².
2. The work consists of a domestic garage or extension with a floor area less than 80m².
3. The work consists of a loft conversion with an estimated cost* of less than £75,000.
4. Domestic building work consisting of alterations where the estimated cost is less than £75,000.
5. Non domestic building work where the estimated cost* is less than £250,000.

Individual determination of charges

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

1. A reversion charge
2. The building work is in relation to more than one building.

3. Domestic building work consisting of alterations where the estimated cost* exceeds 75,000 under schedule 3.
4. Non-domestic building work where the estimated cost exceeds £250,000.
5. The work consists of a domestic extension with a floor area over 80m².
6. The work consists of the erection or conversion of 6 or more dwellings or the floor area of a dwelling exceeds 300m².
7. The work consists of the conversion of a building to a dwelling, dwelling house or flat(s), where the works are all carried out at the same time and the estimated cost* of the works exceeds £75,000 (see Notes under schedule 3 – Charges for other work).
8. Any other domestic work when the estimated cost* of work exceeds £75,000 (where the works are carried out at the same time).
9. Where work does not fall within any of the standard charge categories of Schedules 1 to 3 (inclusive) the charge will be individually determined.

If your building work is defined above as requiring an individual assessment of a charge, please email Building Control at building.control3@cumberland.gov.uk or call (01946) 598409.

*** Estimated cost means a reasonable estimate that would be charged by a professional builder (excluding VAT).**

How to pay

Please note that we cannot accept cash payments at any of the Councils offices or through the post. Please choose one of the following payment options:

- BACS – Cumberland Council Ref: Building Control & Applicant Surname
NatWest Bank Sort Code: 01-09-54 Account number 83830324
- TELEPHONE PAYMENT – please call 01946 598300 with your debit/credit card details.

SCHEDULE 1: CHARGES FOR NEW DWELLINGS

Figures in red are VAT at 20% (VAT is not payable on a Regularisation Charge)

Figures in bold are the charges including VAT

Number of dwelling types	Plan Charge £	Inspection Charge £	Building Notice Charge £	Regularisation Charge £
1	257.50 (51.50) 309.00	575.00 (115.00) 690.00	884.17 (176.83) 1061.00	1,170.00
2	340.00 (68.00) 408.00	674.17 (134.83) 809.00	1,218.33 (243.67) 1,462.00	1,524.00
3	447.50 (89.50) 537.00	940.83 (188.17) 1,129.00	1,665.00 (333.00) 1,998.00	2,080.00
4	555.00 (111.00) 666.00	1,087.50 (217.50) 1,305.00	1,971.67 (394.33) 2,366.00	2,465.00
5	668.33 (133.67) 802.00	1,337.50 (267.50) 1,605.00	2,413.33 (482.67) 2,896.00	3,014.00

Notes:

1. For six or more dwellings, or if the floor area of a dwelling exceeds 300m², the charge is individually determined.
2. For electrical work not covered under a Competent Persons Scheme, the basic inspection charge per dwelling will be £255.00 plus VAT (account will be given for repetitive work and a discount may be applied),
3. For wood burning stoves not covered under a Competent Persons Scheme, an additional charge of £258.33 plus VAT will be payable.
4. Please note that if structural calculations for any elements of construction are defective and require more than one check, a fee of £56.67 (plus VAT) per each additional check will be charged. Accordingly, it is recommended that the services of a professionally qualified engineer are used.
5. Unless otherwise agreed, schemes exceeding one year in duration may be subject to an additional charge.

SCHEDULE 2: CHARGES FOR SMALL BUILDINGS AND EXTENSIONS

Figures in red are VAT at 20% (VAT is not payable on a Regularisation Charge)

Figures in bold are the charges including VAT

Type of Work	Plan Charge £	Inspection Charge £	Building Notice Charge £	Regularisation Charge £
1. Erection or extension of a detached or attached garage or carport or both, having a floor area up to 40m ² in total and intended to be used in common with an existing building, and which is not an exempt building	178.33 (35.67) 214.00	184.17 (36.83) 221.00	447.50 (89.50) 537.00	561.00
2. Erection or extension of a detached or attached garage or carport or both, having a floor area which exceeds 40m ² but does not exceed 80m ² in total and intended to be used in common with an existing building, and which is not an exempt building.	180.83 (36.17) 217.00	362.50 (72.50) 435.00	651.67 (130.33) 782.00	816.00
3. Any extension of a dwelling, the total floor area of which is up to 10m ² .	178.33 (35.67) 214.00	184.17 (36.83) 221.00	413.33 (82.67) 496.00	564.00
4. Any extension of a dwelling, the total floor area of which exceeds 10m ² but does not exceed 40m ² .	178.33 (35.67) 214.00	360.00 (72.00) 432.00	592.50 (118.50) 711.00	806.00
5. Any extension of a dwelling, the total floor area of which exceeds 40m ² but does not exceed 60m ² .	198.33 (39.67) 238.00	532.50 (106.50) 639.00	779.17 (155.83) 935.00	1029.00
6. Any extension of a dwelling, the total floor area of which exceeds 60m ² but does not exceed 80m ²	232.50 (46.50) 279.00	623.33 (124.67) 748.00	899.17 (179.83) 1,079.00	1,282.00
7. Barn conversions with a total floor area of up to 360m ² .	238.33 (47.67) 286.00	670.83 (134.17) 805.00	972.50 (194.50) 1,167.00	1288.00
8. A loft conversion – alteration of a dwelling to provide one or more rooms in a roof space	237.50 (47.50) 285.00	419.17 (83.83) 503.00	652.50 (130.50) 783.00	859.00
9. Conversion of a garage into habitable space.	132.50 (26.50) 159.00	180.83 (36.17) 217.00	325.83 (65.17) 391.00	433.00

NOTES:

- Where extensions exceed 80m² or the cost of the works exceeds £75,000, the charge will be individually determined.
- For electrical work not covered under a Competent Persons Scheme, please refer to 'Electrical Work' within the Minimum Charges section in Schedule 3.
- For wood burning stoves not covered under a Competent Persons Scheme, an additional charge of £258.33 plus VAT will be payable.
- Please note that if structural calculations are defective and require more than one check, a fee of £56.67 (plus VAT) per each additional check will be charged. Accordingly, it is recommended that the services of a professionally qualified engineer are used.
- Unless otherwise agreed, schemes exceeding one year in duration may be subject to an additional charge.

SCHEDULE 3: CHARGES FOR ALL OTHER WORK

Figures in red are VAT at 20% (VAT is not payable on a regularisation Charge) Figures in bold are the charges including VAT

Fixed price based on estimated cost bands	Plan Charge £	Inspection Charge £	Building Notice Charge £	Regularisation Charge £
£0-£1,000	129.17 (25.83) 155.00	-	129.17 (25.83) 155.00	181.00
£1,001-£2,000	190.00 (38.00) 228.00	-	190.00 (38.00) 228.00	268.00
£2,001-£5000	266.67 (53.33) 320.00	-	266.67 (53.33) 320.00	376.00
£5,001-£10,000	99.17 (19.83) 119.00	236.67 (47.33) 284.00	336.67 (67.33) 404.00	475.00
£10,001-£20,000	113.33 (22.67) 136.00	289.17 (57.83) 347.00	402.50 (80.50) 483.00	568.00
£20,001-£30,000	129.17 (25.83) 155.00	387.50 (77.50) 465.00	564.17 (112.83) 677.00	771.00
£30,001-£40,000	160.00 (32.00) 192.00	473.33 (94.67) 568.00	691.67 (138.33) 830.00	947.00
£40,001-£50,000	188.33 (37.67) 226.00	567.50 (113.50) 681.00	834.17 (166.83) 1001.00	1,132.00
£50,001-£60,000	220.00 (44.00) 264.00	657.50 (131.50) 789.00	962.50 (192.50) 1,155.00	1,314.00
£60,001-£70,000	253.33 (50.67) 304.00	753.33 (150.67) 904.00	1,105.83 (221.17) 1,327.00	1,510.00
£70,001-£80,000	283.33 (56.67) 340.00	850.00 (170.00) 1020.00	1,360.00 (272.00) 1,632.00	1,717.00
£80,001-£90,000	300.83 (60.17) 361.00	906.67 (181.33) 1,088.00	1,450.83 (290.17) 1,741.00	1,813.00
£90,001-£100,000	334.17 (66.83) 401.00	997.50 (199.50) 1,197.00	1,592.50 (318.50) 1,911.00	1,989.00
£100,001-£125,000	362.50 (72.50) 435.00	1,087.50 (217.50) 1,305.00	1,739.17 (347.83) 2,087.00	2,175.00
£125,001-£150,000	396.67 (79.33) 476.00	1,183.33 (236.67) 1,420.00	1,897.50 (379.50) 2,277.00	2,368.00
£150,001-£175,000	430.83 (86.17) 517.00	1,280.83 (256.17) 1,537.00	2050.83 (410.17) 2,461.00	2,567.00
£175,001-£200,000	459.17 (91.83) 551.00	1,376.67 (275.33) 1,652.00	2,209.17 (441.83) 2,651.00	2,759.00
£200,001-£225,000	492.50 (98.50) 591.00	1,479.17 (295.83) 1,775.00	2,362.50 (472.50) 2,835.00	2,952.00
£225,001-£250,000	526.67 (105.33) 632.00	1,575.00 (315.00) 1,890.00	2,515.00 (503.00) 3,018.00	3,145.00

Notes:

1. The charge is individually determined for domestic schemes exceeding £75,000 and commercial schemes exceeding £250,000.
2. Please note that if structural calculations associated with the work are defective and require more than one check, a fee of £56.67 (plus VAT) per each additional check will be charged. Accordingly, it is recommended that the services of a professionally qualified engineer are used.
3. Unless otherwise agreed, schemes exceeding one year in duration may be subject to an additional charge.

MINIMUM CHARGES

Figures in red are VAT at 20% (VAT is not payable on a Regularisation Charge)

Figures in bold are the charges including VAT

Type of Work	Standard Charge £	Regularisation Charge £
Replacement Windows (Domestic): The minimum charge for a scheme of windows and/or door replacements in dwelling not installed under a Competent Persons Scheme	139.17 (27.83) 167.00	201.00
Replacement Windows (Non-Domestic): The charge shall be based on 20% of the estimated cost of the work (see Schedule 3 'charges for all other work' table	139.17 (27.83) 167.00	201.00
Oil/Non-mains gas fuel storage systems	207.50 (41.50) 249.00	301.00
Chimney lining	139.17 (27.83) 167.00	201.00
Electrical Work: Where electrical works are to be carried out to a dwelling and the work is under the control of the Council the following charge will apply	255.00 (51.00) 306.00	368.00
Unvented hot water system	255.00 (51.00) 306.00	368.00
Replacement Roof Covering (Domestic): The minimum charge for a replacement roof covering where work applies to 50% or more of the total surface area	139.17 (27.83) 167.00	201.00
Replacement Roof Covering (Non-Domestic): The charge shall be based on 20% of the estimated cost of the work (see Schedule 3 'charges for all other work' table above) subject to a minimum charge of	139.17 (27.83) 167.00	201.00
Renovation of a thermal element (Domestic): The minimum charge for renovation of ground floors and external walls where work applies to 50% or more of the total surface area of that element throughout the dwelling	139.17 (27.83) 167.00	201.00
Renovation of a thermal element (Non-Domestic): The charge shall be based on 20% of the estimated cost of the work (see Schedule 3 'charges for all other work' table above) subject to a minimum charge of	139.17 (27.83) 167.00	201.00
Installation of cavity wall insulation	170.00 (34.00) 204.00	245.00
Wind Turbines	139.17 (27.83) 167.00	201.00
Removal of a loadbearing wall and insertion of a steel beam		
Please note that if structural calculations are defective and require more than one check a fee of £56.67 (plus VAT) per each additional check will be charges accordingly. It is recommended that the services of a professionally qualified engineer are used.	204.17 (40.83) 245.00	294.00
Solar Panels	162.50 (32.50) 195.00	234.00
Wood burning stoves	258.33 (51.67) 310.00	372.00
Wet system solid fuel installation/boiler	275.83 (55.17) 331.00	397.00
Boilers/Heating Installations: The charge for boilers/heating installations with an output of over 50KW will be subject to a charge of	255.83 (51.17) 307.00	369.00
Replacement Waste Treatment Plant (e.g. septic tanks)	255.83 (51.17) 307.00	369.00
Fitting a solid roof to a conservatory	255.00 (51.00) 306.00	368.00

MISCELLANEOUS CHARGES

Figures in red are VAT at 20% where applicable

Figures in bold are the charges including VAT

Item	Charge £	VAT Payable £	Total Charge £
1. Copy of completion certificate	23.33	4.67	28.00
2. Site Inspection for completion certificate (over 12 months)	57.50	11.50	69.00
3. Copy of notice of decision	23.33	4.67	28.00
4. Pre-application advice including 'Do I need Building Regulation Consent' excluding 1 st hour of consultation	50.00	10.00	60.00
5. A site visit, together with professional interpretation of Regulations and confirmation in writing as to whether the work undertaken was exempt from the Regulations in force at the time of construction	165.83	33.17	199.00
6. Additional structural design checks where structural design found to be defective (per check)	56.67	11.33	68.00
7. Searching for historic records	44.17	8.83	53.00
8. Administration charge for Building Notice applications withdrawn by applicant prior to commencement of the inspections	40.00	8.00	48.00
9. Written response to an enquiry on works not requiring an application (e.g. confirmation of information available on internet or provided over the telephone) includes a search on the presence of public sewers in relation to the development where applicable	48.33	9.67	58.00
10. Written response for a query including a search for information that needs input of senior staff (charges will therefore vary dependent on length of time taken to collate information) for each hour or part.	56.67	11.33	68.00
11. Making available drawings for viewing subject to redaction and permission of copyright ownership	57.00	-	57.00
12. Regularisation pre-app visit	85.00	-	85.00
13. Administering Demolition Counter Notices within 1 working week.	283.00	-	283.00
14. Demolition Notice processed within statutory time-period, of 6 weeks	No charge		No charge
15. Administration charges for dangerous buildings, demolitions, historic buildings (VAT is not payable for administration charges where work carried out is under the Council's Emergency Power)	45.00	9.00	54.00