

Fees and Charges

Individual determination of charges

An individual assessment of our charges will be necessary for larger and/or more complex schemes.

This includes:-

- Work consisting of the erection of more than 10 dwellings
- Work consisting of the erection or conversion of a dwelling where the floor area exceeds 300m²
- Work consisting of four or more dwellings where there is a repeat of house type designs – this may attract a reduction in our standard fee
- Where there is no standard charge shown in our tables of fees

If your building work requires an individual assessment of a charge you should e mail Building control at Building.Control@brighton-hove.gov.uk providing details of the proposed work/development together with a request for the Building Regulations charge. We will aim to contact you within 2 working days, or alternatively telephone 01273 292487.

Fees are based on work being completed within 18 months of commencement of the work. If completion is more than 18 months from commencement there may be an additional charge for inspections undertaken beyond that time.

Note: Where a suitable electrical certificate under BS 7671 cannot be provided an additional charge of £ per unit may be charged.

All charges are subject to VAT at the current rate.

Where Standard Charges cannot be applied to the proposed work please contact Building Control on 01273 292487.

Table A

Dwelling-houses and Flats not exceeding 300m² or more than 3 storeys

Standard Charges

Number of Dwellinghouses	Plan	Inspection	Building Notice	Regularisation
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				
Number of Flats				
1				
2				
3				
4				
5				
6				
Conversion:-				
To form a single Dwelling-house				
From single Dwelling to 2 Dwellings				
Cost per flat formed as part of a conversion				

TABLE B – WORK TO A SINGLE DWELLING

Standard Charges

	Extensions & New Build	Plan	Inspection	Building Notice	Regularisation	Additional fee *
1	Single storey extension with a floor area not exceeding 15m ²					
2	Extension with floor area exceeding 15m ² but not exceeding 60m ²					
3	Extension with floor area exceeding 60m ² but not exceeding 100m ²					
4	Erection or extension of a non exempt garage or carport up to 100m ²					
5	Detached building that includes habitable accommodation up to 100m ²					
	Conversions					
6	Loft conversion with a floor area not exceeding 40m ²					
7	Loft conversion with floor area exceeding 40m ² but not exceeding 100m ²					
8	Conversion of garage to a habitable room (s)					
	Other work					
9	Re roofing					
10	Replacement of 1 – 10 windows, roof lights, roof windows or external doors					
11	Replacement of 11 or more windows, roof lights, roof windows or external doors					
12	Replacement bay windows up to 3 storeys					
13	Electrical installation work to form new circuit					

14	Electrical rewire					
15	Electrical work carried out as part of one of main categories where installer cannot provide certification					
16	Renewable Energy systems i.e. solar panels (not covered by a competent person scheme)					
17	Renovation of a thermal element					
	Cost of other work (including underpinning)					
18	Cost of work not exceeding £5000					
19	Cost of work exceeding £5,000 but not exceeding £15,000					
20	Cost of work exceeding £15,000 but not exceeding £25,000					
21	Cost of work exceeding £25,000 but not exceeding £50,000					
22	Cost of work exceeding £50,000 but not exceeding £100,000					
23	Minor work carried out at same time as extension or roof conversion i.e. installation of wc, removal of chimney breast, or other structural alteration Where cost is less than £5000					
Multiple work reductions						
Where multiple work is covered by more than one of the above categories then the appropriate charge is calculated by paying the full amount for the most expensive category and only 50% for the other applicable category based upon the cost of the additional work						

* Note: This charge will only apply when any electrical work is not carried out by a qualified competent electrician who can provide a BS 7671 electrical certificate.

Where Standard Charges are not applicable please contact Building Control at Hove Town Hall on Tel; 292485 or Tel: 292050