

BUILDING CONTROL



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Building Control, Council Offices, Gibson Building, Gibson Drive, Kings Hill, West Malling, ME19 4LZ

Standard Building Control Charges Effective from 1st April 2022

These tables and guidance notes are based on the Tonbridge & Malling Borough Council's Building Control Charges scheme. The charges scheme is made under the Building (Local Authority Charges) Regulations 2010. The charges have been established to cover the cost of building control fee earning work in respect of commonly occurring building projects. The full scheme of charges can be viewed at either of the Council Offices by appointment.

Charges are payable for:

Before you build, extend, convert or make alterations to a property, you may need to submit a Building Regulation application to The Building Control Partnership and this will take the form of either a Full Plans application or a Building Notice submission. If the basis on which the charge has been determined significantly changes, the Building Control Partnership may either provide a refund or request a supplementary charge in writing setting out the basis and detailing the method of calculation.

Full Plans

If you submit a Full Plans application the Plan Charge must accompany the plans to cover an assessment of the works and the passing or rejection of the plans. The Inspection Charge becomes due after our Building Surveyors first inspection of the works on site. An invoice will be sent to the applicant for the relevant amount and this covers all necessary site inspections by Building Control Surveyors including issuing a completion certificate.

Building Notice

Where a Building Notice is submitted, the Building Notice Charge is payable at the time of submitting the Notice. The fee covers Building Control Surveyors visiting the site when notified to ensure the work conforms to Building Regulations and the issuing of a completion certificate. Supplementary information, ie floor plans, structural & thermal calculations, may be requested as necessary to confirm compliance with the Building Regulations 2010.

Fire Safety Order

A Building Notice cannot be used for a 'designated building' which is a building subject to the Regulatory Reform (Fire Safety) Order 2005, i.e. non-domestic properties, common areas of flats and homes in multiple occupation, etc.

Regularisation

If you have carried out unauthorised building work you can apply for a Regularisation Certificate if the works were carried out on or after 11th November 1985. There is a fee to pay to cover the cost of assessing your application and all inspections, but no VAT is payable on this type of application.

Individually Determined Charges

You can request a bespoke fee quote where:

- All or part of the project falls outside of the standard Charges in Tables A, B & C
- These categories do not cover all aspects of the project
- The categories do not reflect a reasonable charge

You can obtain an Individually Determined Charge by sending plans of your proposals by email: building.control@tmbc.gov.uk or by contacting us by telephone: **01732 876230**.

Exemption from Charges

Existing Dwelling - where the whole of the work is solely for the purpose of providing access for a disabled person to, from and within their residence, or for the purpose of providing accommodation, or facilities designed to secure the greater health, safety, welfare or convenience of the disabled person (subject to Regulation 4(2)) no charge shall be payable. Note: evidence of the person's disability or special needs may be required, ie, a letter from a medical practitioner or an occupational therapist.

Existing Building - to which members of the public are admitted (e.g. public buildings, shops, banks, etc) - where the whole of the work is solely for the purpose of providing access for disabled persons to, from and within the building, or for the provision of facilities designed to secure the greater health, safety, welfare or convenience of disabled persons no charge shall be payable.

Service level

The inspection fee will cover all site inspections carried out during the construction phase including discussions and meetings with the builder, architect &/or the owner if required. Our Surveyors provide a next day inspection service and because we are local we will do our utmost to accommodate any reasonable requests for inspections at short notice in the event of problems on site. We offer a prompt, proactive, commercially aware service and we understand the pressure involved in delivering construction projects on time including the programming issues of major builds.

The stages the Surveyor will look at include:

- Foundations
- Damp proofing
- Drainage
- Beams, floor and roof structures
- Thermal insulation
- Completion

VAT

VAT is charged at 20%

Payment

Payment can be made on our website; **www.tmbc.gov.uk**.

Debit /Credit card payments are accepted by telephone; **01732 876230** and cheques should be made payable to "Tonbridge & Malling Borough Council".

Further guidance, application forms and advice can be obtained from:

Building Control, Council Offices,
Gibson Building, Gibson Drive,
Kings Hill, West Malling,
ME19 4LZ

e: building.control@tmbc.gov.uk

t: 01732 876230

w: www.tmbc.gov.uk

Standard Charges

Table A – New dwellings

Limited to work less than 300m² floor area

Code	Bungalows or Houses less than 3 storeys		Full Plans		Building Notice Charge*	Regularisation Charge*
			Plan Charge	Inspection Charge*		
H01	1 Plot	Net	255.00	525.00	935.00	1405.00
		VAT	51.00	105.00	187.00	
		Total	306.00	630.00	1122.00	1405.00
H02	2 Plots	Net	318.33	848.33	1401.67	2100.00
		VAT	63.67	169.67	280.33	
		Total	382.00	1018.00	1682.00	2100.00
H03	3 Plots	Net	382.50	1114.17	1795.00	2693.00
		VAT	76.50	222.83	359.00	
		Total	459.00	1337.00	2154.00	2693.00
H04	4 Plots	Net	445.83	1375.00	2184.17	3276.00
		VAT	89.17	275.00	436.83	
		Total	535.00	1650.00	2621.00	3276.00
H05	5 Plots	Net	509.17	1506.67	2419.17	3629.00
		VAT	101.83	301.33	483.83	
		Total	611.00	1808.00	2903.00	3629.00
Flats						
F01	1 Flat	Net	137.50	371.67	508.33	902.00
		VAT	27.50	74.33	101.67	
		Total	165.00	446.00	610.00	902.00
F02	2 Flats	Net	255.00	371.67	626.67	902.00
		VAT	51.00	74.33	125.33	
		Total	306.00	446.00	752.00	902.00
F03	3 Flats	Net	318.33	525.00	843.33	1216.00
		VAT	63.67	105.00	168.67	
		Total	382.00	630.00	1012.00	1216.00
F04	4 Flats	Net	382.50	650.00	1032.50	1486.00
		VAT	76.50	130.00	206.50	
		Total	459.00	780.00	1239.00	1486.00
F05	5 Flats	Net	445.83	890.83	1335.83	1924.00
		VAT	89.17	178.17	267.17	
		Total	535.00	1069.00	1603.00	1924.00
Conversion to						
V01	Single Dwelling House	Net	286.67	579.17	865.83	1299.00
		VAT	57.33	115.83	173.17	
		Total	344.00	695.00	1039.00	1299.00
V02	Single Flat	Net	137.50	371.67	539.17	854.00
		VAT	27.50	74.33	107.83	
		Total	165.00	446.00	647.00	854.00

Standard Charges

Table B – Extensions to a single dwelling

Limited to work not more than 3 storeys above ground level

Code	Extensions & Conversions		Full Plans		Building Notice Charge*	Regularisation Charge*
			Plan Charge	Inspection Charge*		
D01	Single storey extension with a floor area less than 10m ²	Net	127.50	318.33	445.83	668.00
		VAT	25.50	63.67	89.17	
		Total	153.00	382.00	535.00	668.00
D02	Single storey extension with floor area between 10m ² & 40m ²	Net	190.83	445.83	636.67	955.00
		VAT	38.17	89.17	127.33	
		Total	229.00	535.00	764.00	955.00
D03	Single storey extension with floor area between 40m ² & 100m ²	Net	255.00	509.17	764.17	1145.00
		VAT	51.00	101.83	152.83	
		Total	306.00	611.00	917.00	1145.00
D04	Multi-storey extension (ie some part 2 or 3 storeys in height) & floor area not exceeding 40m ²	Net	255.00	509.17	764.17	1145.00
		VAT	51.00	101.83	152.83	
		Total	306.00	611.00	917.00	1145.00
D05	Multi-storey extension (ie some part 2 or 3 storeys in height) & floor area 40m ² to 100m ²	Net	255.00	572.50	827.50	1278.00
		VAT	51.00	114.50	165.50	
		Total	306.00	687.00	993.00	1278.00
D06	Extension comprising SOLELY a garage, carport or store with a floor area less than 60m ²	Net	127.50	318.33	445.83	649.00
		VAT	25.50	63.67	89.17	
		Total	153.00	382.00	535.00	649.00
D07	Detached non-habitable domestic building with a floor area less than 60m ²	Net	127.50	318.33	445.83	668.00
		VAT	25.50	63.67	89.17	
		Total	153.00	382.00	535.00	668.00
Conversions						
D08	Loft conversions with a floor area less than 40m ²	Net	255.00	509.17	764.17	1145.00
		VAT	51.00	101.83	152.83	
		Total	306.00	611.00	917.00	1145.00
D09	Loft conversions with a floor area between 40m ² & 100m ²	Net	255.00	572.50	827.50	1278.00
		VAT	51.00	114.50	165.50	
		Total	306.00	687.00	993.00	1278.00
D10	Conversion of a garage to a habitable room	Net	127.50	233.33	360.83	541.00
		VAT	25.50	46.67	72.17	
		Total	153.00	280.00	433.00	541.00

Multiple work reductions:

- Where more than one extension, or an extension and a loft conversion is proposed and the works are carried out concurrently, the individual fees should be combined and reduced by 30%.
- Where domestic alterations up to £15,000 are to be carried out at the same time as work described in codes D01 – D09 above, the charge payable in Table C can be reduced by 30%.

Where Standard Charges are not applicable please email building.control@tmbc.gov.uk, or telephone 01732 876230.

Standard Charges

Table C – Alterations to a single dwelling and all other non-domestic work

Limited to work not more than 3 storeys above ground level

Code	Alterations		Full Plans		Building Notice Charge*	Regularisation Charge*
			Plan Charge	Inspection Charge*		
D11	Renovation of a thermal element ie recovering a roof or recladding walls	Net VAT Total	190.83 38.17 229.00	0.00	190.83 38.17 229.00	287.00 287.00
D12	Replacement of windows, roof windows, or external glazed doors	Net VAT Total	190.83 38.17 229.00	0.00	190.83 38.17 229.00	287.00 287.00
D13	Cost of work not exceeding £2000	Net VAT Total	190.83 38.17 229.00	0.00	190.83 38.17 229.00	287.00 287.00
D14	Cost of work between £2,001 & £5,000	Net VAT Total	265.00 53.00 318.00	0.00	265.00 53.00 318.00	387.00 387.00
D15	Cost of work between £5,001 & £15,000	Net VAT Total	159.17 31.83 191.00	267.50 53.50 321.00	425.00 85.00 510.00	608.00 608.00
D16	Cost of work between £15,001 & £25,000	Net VAT Total	180.83 36.17 217.00	355.83 71.17 427.00	536.67 107.33 644.00	806.00 806.00
D17	Cost of work between £25,001 & £50,000	Net VAT Total	286.67 57.33 344.00	579.17 115.83 695.00	865.83 173.17 1039.00	1299.00 1299.00
D18	Cost of work between £50,001 & £100,000	Net VAT Total	355.83 71.17 427.00	700.83 140.17 841.00	1056.67 211.33 1268.00	1567.00 1567.00
Competent Persons Schemes (in addition to the above, where applicable)						
D19	Where a satisfactory competent Persons certificate will not be Issued, ie Part P, GASAFE, HETAS, OFTEC	Net VAT Total	284.00 56.80 340.80	This charge relates to the first fix pre- plaster inspection and final testing on completion. For a Regularisation Certificate full testing and appraisal will be carried out.		

Estimated Cost of Works:

The estimated cost of work used to determine the charge in Table C should be a reasonable estimate that would be charged by a professional builder to carry out such work (excluding the amount of any VAT).

Competent Persons Schemes:

The Charges marked with an * have been reduced to reflect where controlled electrical and heating installations are certified by an installer registered with one of the Governments Competent Persons Schemes. If a certified installer is not subsequently employed or Competent persons certification is not received, the charge in Table C, code D19, will be required for each unit. This is to enable checks and tests on the work to be made by our nominated contractor to establish that the work meets with the requirements of the Building Regulations 2010.