

Bristol City Council

Building Control Charges

The Building (Local Authority Charges) Regulations 2010

Valid from 1st April 2024 VAT at 20%

Table A		New dwellings (up to 300m2)							
Number of dwellings	Full plans – staged fees						Full plans total charge		
	Plan charge			Inspection charge			Building notice charge		
	Charge	VAT	Total	Charge	VAT	Total	Charge	VAT	Total
1	304.17	60.83	£365.00	554.17	110.83	£665.00	829.17	165.83	£995.00
2	458.33	91.67	£550.00	708.33	141.67	£850.00	1137.50	227.50	£1,365.00
For projects involving 3 or more dwellings or over 300m2, please contact us for advice									

Table B		Small domestic buildings, extensions, and loft conversions								
Type of work	Full plans - staged fees						Full plans total charge			
	Plan charge			Inspection charge			Building notice charge			
	Charge	VAT	Total	Charge	VAT	Total	Charge	VAT	Total	
Garages and car ports up to 60m2	-	-	-	-	-	-	275.00	55.00	330.00	
Extensions up to 40m2	204.17	40.83	245.00	383.33	76.67	460.00	558.33	111.67	670.00	
Extensions between 40m2 up to 80m2	304.17	60.83	365.00	408.33	81.67	490.00	683.33	136.67	820.00	
Extensions over 80m2 up to 300m2	304.17	60.83	365.00	554.17	110.83	665.00	829.17	165.83	995.00	
Loft conversion	204.17	40.83	245.00	383.33	76.67	460.00	558.33	111.67	670.00	
Loft conversion and an extension up to 300m2	304.17	60.83	365.00	554.17	110.83	665.00	829.17	165.83	995.00	

Table C		Stand alone alterations to a single domestic building		
Type of work	Full plans total charge			
	Charge	VAT	Total	
Replacement windows (dwellings only)	170.83	34.17	205.00	
Removal of an internal wall (see notes)	204.17	40.83	245.00	
Alterations to an existing electrical installation (see notes below)	254.17	50.83	305.00	
Conversion of integral garage to habitable room	316.67	63.33	380.00	
Upgrading of an existing thermal element, including re-roofing works and cavity wall insulation	170.83	34.17	205.00	
Installation of micro generation equipment, (solar panels, wind turbines etc) and other low or zero carbon heating technology	170.83	34.17	205.00	
Installation of a solid fuel appliance (wood burning stove etc)	170.83	34.17	205.00	

Table D		Calculation of charges for all other building work							
Total estimated cost of works	Full plans – staged fees						Full plans total charge		
	Plan charge			Inspection charge			Building notice charge		
	Charge	VAT	Total	Charge	VAT	Total	Charge	VAT	Total
0 - 5000	-	-	-	-	-	-	204.17	40.83	245.00
5001 - 10000	-	-	-	-	-	-	316.67	63.33	380.00
10001 - 20000	166.67	33.33	200.00	266.67	53.33	320.00	404.17	80.83	485.00
20001 - 30000	208.33	41.67	250.00	337.50	67.50	405.00	516.67	103.33	620.00
30001 - 40000	250.00	50.00	300.00	404.17	80.83	485.00	625.00	125.00	750.00
40001 - 50000	287.50	57.50	345.00	462.50	92.50	555.00	720.83	144.17	865.00
For projects with an estimated cost over £50,000 please contact us for advice									

General Notes

1. Full Plan - Staged fees

(a) **First stage** - Plan charge is payable on deposit of submission

(b) **Second stage** - Inspection charge is invoiced to the applicant after the first inspection.

Note: Staged fees include a £29.16 +VAT charge to cover additional administration and invoicing costs.

2. Full Plan – Total charge – You can pay both the plan fee and inspection charge at the time of submitting the application (the additional administration charge is not payable).

3. Building notice charge is payable when the application is submitted.

Table B notes

1. References to floor area relate to the total internal floor area of all storeys

2. Where more than one extension is proposed, the floor areas must be added together to determine the charge. This does not include loft conversions which attracts an independent fee as noted.

Table C notes

1. For replacement windows in non-domestic buildings the charge is based on the `Total Estimated Cost; Table D.

- Total Estimated Cost means a reasonable estimate that would be charged by a professional builder but excluding professional (Architects/Surveyors) fees and VAT. No DIY estimates can be accepted. Please enclose a written estimate of the cost of work; otherwise we will not be able to process your application. We may request a more detailed estimate at a later stage to justify any plan charge submitted.
- Disabled persons – some alterations to existing buildings to improve facilities for disabled persons are exempt from charges. For details please contact us.
- Where other building works are being carried out at the same time of works covered by table B, the combined table B and D fees may be reduced. Please contact us for an individually determined charge.
- Where a completed electrical installation fails final testing resulting in a retest, a further charge maybe levied.
- Removal of an internal wall refers to works to “knock through/removal” of one wall e.g. wall between Lounge & Dining room. For more than one wall or significant structural alterations please refer to table D using cost of works
- Changes to an application (where agreed), refunds or amended invoices will be subject to an additional administration fee of £33.37 + VAT (except where this is due to an error by Bristol City Council).
- Reversion charges will be individually determined. Please contact us for further details.

From October 2023:

Charge to the Building Safety Regulator for supporting MDT on HRBs: £89.20+VAT per hour

Regularisation charges

The fee levied for retrospective Building regulations approval is the equivalent **total charge including VAT charge** for each type of works as per the table above; however, the actual fee does not attract VAT.

For further details on fees and charges scheme please contact 0117 922 3000 or email building.control@bristol.gov.uk