

Building Regulations Charges (Scheme No.12)

Guidance Note 2023/3

Non- Domestic New Build, Extensions & Alterations

The Building Regulations 2010 (as amended) The Building (Local Authority Charges) Regulations 2010

In accordance with The Building (Local Authority Charges) Regulations 2010, charges are made by the Council in connection with their function relating to the Building Regulations. Scheme 12 is applicable to applications received on or after **3rd April 2023**.

The charges for Building Regulation work are required to cover the cost of the service with the exception of certain work that is carried out solely for the benefit of a disabled person, which is charge exempt. (See details below.)

There are two methods of establishing the building regulations charge for building work - standard charges and individually determined charges.

Standard Charges

The charges for the majority of non-domestic extensions and alterations are standard charges and are listed in **Tables D & E** below.

These 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 (details available from the authority) and/or the duration of the building work from commencement to completion does not exceed 12 months.

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

If you are carrying out multiple extensions and/or alterations on a building 'at the same time', a reduction in the standard charges may be applied; therefore please ask for an individual assessment of the charge for this type of work.

Individually Determined Charges

If the work you are carrying out is not listed as a standard charge, the charge will be individually determined.

This method of determining the charge mainly relates to larger and more complex schemes.

If your building work is defined as requiring an individual assessment of a charge, please contact Building Control at: **bcontrol@harrow.gov.uk**, giving a description and details of the intended work, including plans where applicable; and preferably including build cost and time. We aim to respond within one working day. Alternatively, please telephone us on 020 8736 6058.

Types of Applications

1. **Full Plans** applications where the **Plan Charge** must be paid with the deposit of plans. The **Inspection Charge**, to cover the inspection of the works must be paid after the first inspection has been carried out. An invoice will be sent to the owner (or the person / company specified on the application form) for the amount due.
2. **Regularisation** applications where the **Regularisation Charge** (no VAT) must be paid at time of submission. This is where work started after November 1985 but was not notified to Building Control. For further information see 'Guidance Note – Regularisation Applications', available on our website (address below).
3. **Reversion** application is where an approved inspector has acted as the building control body, but the work has reverted to Local Authority Building Control. This charge is individually determined.

Method of Payment

Payment is accepted by cheque, debit or credit card (including secure internet and phone payments). Cheques should be made payable to "London Borough of Harrow".

General Notes

The appropriate charge must accompany the application form to allow the application to be made valid. Work may not legally start on site until the application is valid. If a cheque is dishonored the application will become invalid. If you have any difficulties please contact Building Control on 020 8736 6058 or email bcontrol@harrow.gov.uk. VAT is payable at the standard rate unless otherwise indicated.

Supplementary Charges and Refunds

If the basis on which the charge has been set or determined substantially changes, a supplementary charge or refund may be made, for which a written statement will be given setting out the basis of the supplementary charge/refund, and how it has been calculated.

The charges are based on the assumption that a qualified 'Part P' registered electrician is used for the relevant work and that a Part P Certificate will be issued under a recognised Competent Person Scheme. A supplementary charge will be made if this is not the case.

Exemption from Charges

In relation to an existing building to which members of the public are admitted (whether on payment or otherwise) no building regulation charge is payable where the whole of the building work is **solely**-

- a) for the purpose of providing means of escape for disabled persons by way of entrance or exit to or from the building or any part of it; or
- b) for the provision of facilities designed to secure the greater health, safety, welfare or convenience of disabled persons

Note: 'disabled person' means a person who is within any of the descriptions of persons to whom Section 29(1) of the National Assistance Act 1948, as extended by virtue of Section 8(2) of the Mental Health Act 1959, applied but disregarding the amendments made by paragraph 11 of Schedule 13 to the Children Act 1989. The words in section 8(2) of the Mental Health Act 1959 which extend the meaning of disabled person in section 29(1) of the National Assistance Act 1948, are prospectively repealed by the National Health Service and Community Care Act 1990, section 66(2), Schedule 10, as from a day to be appointed.

For further information regarding Harrow Building Control, please visit our web site

www.harrow.gov.uk/buildingcontrol



Harrow Building Control - Schedule of Charges - Table D

Scheme No.12

Applicable from 3 April 2023

Non-Domestic Work - Extensions and New Build

	Full Plans Application						
	All Uses (Other Residential, Assembly and Recreation, Industrial and Storage etc.)						
Type of Work	Plan Charge (£)	VAT (£)	Total Plan Charge (£)	Inspection Charge (£)	VAT (£)	Total Inspection Charge (£)	Regularisation Charge ¹ (£)
Floor area not exceeding 10m ²	540.50	108.10	648.60	included in plan charge			702.70
Floor area exceeding 10m ² but not exceeding 40m ²	294.83	58.97	353.80	491.42	98.28	589.70	1022.10
Floor area exceeding 40m ² but not exceeding 60m ²	393.17	78.63	471.80	638.75	127.75	766.50	1341.60
Floor area exceeding 60m ² but not exceeding 100m ²	491.42	98.28	589.70	786.25	157.25	943.50	1661.00
Floor area exceeding 100m ² but not exceeding 200m ²	589.67	117.93	707.60	1081.08	216.22	1297.30	2172.00

Notes

1. Regularisation Charge = Plan Charge plus Inspection Charge (excluding VAT) plus 30%. No VAT payable.
2. Rate of VAT (%) : 20.00
3. Please contact Harrow Building Control for a quotation on other work not listed in the charges table.

Harrow Building Control - Schedule of Charges - Table E

Scheme No.12

Applicable from 3 April 2023

Non-Domestic Work - Alterations etc.

(Figures in **bold** include VAT. VAT is not payable on the Regularisation Charge)

Type of Work	Basis of Charge	Full Plans Application		
		Plan Charge (£)	Inspection Charge (£)	Regularisation Charge ¹ (£)
Underpinning	Up to 10m in length	491.42		638.80
		589.70		
Replacement windows (non-competent person scheme) including shop fronts	Per installation up to 10 windows	196.50	included in plan charge	255.50
	Per installation between 11 and 25 windows	245.75		
Renovation of a thermal element	Estimated cost up to £50,000	597.03	551.10	776.13
	Estimated cost between £50,000 and £100,000	716.43		
Alterations not described elsewhere including structural alterations and installation of controlled fittings	Estimated cost of work less than or equal to £5000	294.83	included in plan charge	383.30
	Estimated cost of work greater than £5000 but less than or equal to £25000	589.70		
	Estimated cost of work greater than £25000 but less than or equal to £50000	344.00	393.17	958.20
	Estimated cost of work greater than £50000 but less than or equal to £100,000	412.80	471.80	
	Estimated cost of work greater than £100,000 but less than or equal to £150,000	589.70	707.60	1405.40
Installation of a mezzanine floor up to 500m ²	Fixed Price	589.67	707.60	1724.80
		707.60	884.60	
Office or Shop fit out	Floor area less than or equal to 500m ²	393.17	393.17	1022.10
		471.80	471.80	
Office or Shop fit out	Floor area less than or equal to 500m ²	393.17	294.83	894.30
		471.80	352.80	

Notes

1. Regularisation Charge = Plan Charge plus Inspection Charge (excluding VAT) plus 30%. No VAT payable.

2. Rate of VAT (%) :20.00

3. For the purposes of replacement windows, a competent person is someone who is registered under a competent person scheme with FENSA, CERTASS or the British Standards Institution or any other scheme approved by the Secretary of State for this type of work.

4. Please contact Harrow Building Control for a quotation on other work not listed in the Charges tables.

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