



St Helens Council BUILDING CONTROL NEW CHARGES SCHEME

Schedule 1 (New Dwellings) Guidance Notes

This new scheme comes into effect as of the 1st April 2019

Before You Build

You or your agent must advise the Council of your intentions either by submitting a Full Plans Application or a Building Notice. The Charge payable depends on the number of dwellings involved. The following table may be used in conjunction with the St Helens Council Scheme of Charges to calculate the appropriate fee(s) for Building Control Applications.

Charges are Payable as Follows –

Full Plans Applications:

Plan Charge – Payable at time of submission to cover the plan assessment and decision on the application.

Inspection Charge - Payable following the first site inspection and covering all site inspections (This is usually charged per dwelling, divided up by the total number of houses / house types)

Building Notice:

If you submit a Building Notice, the appropriate Building Notice charge is payable at the time of submission and covers all necessary checks and site inspections. The Building Notice Charge is equal to the sum of the plan charge + inspection charge.

Regularisation

If you apply for a Regularisation Certificate, in respect of unauthorised building work, commenced on or after 11th November 1985, you will pay a regularisation charge cost for assessing your application and all inspections. The charge is equivalent to the Building Notice charge (exc. VAT) + 25%.

For larger schemes the Council may agree to charges being paid in instalments. Please consult the Building Control Section on 01744 676242 or 676240 for further details



**** Please note that in the following Schedules VAT has been calculated at 20% unless otherwise stated ****



SCHEDULE 1- PLAN CHARGE: New build dwellings

House Types	1		2		3		4		
	Net	Inc VAT	Net	Inc VAT	Net	Inc VAT	Net	Inc VAT	
1	293.56	352.27							
2	300.18	360.21	408.15	489.78					
3	307.74	369.28	415.71	498.85	522.71	627.25			
4	312.51	375.01	422.34	506.80	530.29	636.34	637.29	764.74	
5	321.96	386.35	429.91	515.89	536.91	644.29	644.87	773.84	
6	329.53	395.43	437.50	525.00	544.50	653.40	652.45	782.94	
	Additional dwellings 7 and over –CONTACT THE BUILDING CONTROL OFFICE FOR A SITE SPECIFIC SERVICE PLAN								
	The above rates may be subject to surcharges- see <u>Surcharges</u>								
	If the new dwellings have type approval (LANTAC)- plan charge - one dwelling = £227.26 + £6.80 per additional dwelling PLUS VAT								

For Site Inspection Fees Please see next table



Schedule 1 – New Dwellings – Inspection Charges

<u>No. of Dwellings</u>		Total Charge 2019 Net	Total Charge Inc VAT
1.		357.96	429.55
2.		643.93	772.71
3.		899.61	1,079.53
4.		1079.53	1,295.43
5.		1249.98	1,499.97
6.		1477.26	1,772.71
7. and over	To be agreed with a site specific service plan – CONTACT THE BUILDING CONTROL OFFICE		

The table above is for the Site Inspection Charge for a Full Plans Application (There will also be a plan charge payable for this, which can be found on the previous page).

Total Building Notice Charge =
Plan charge + inspection charge

Regularisation Charge

The Regularisation Charge will be 125% of the total Building Notice Charge (including additional charge) net of VAT.