



St Helens Council

BUILDING CONTROL NEW CHARGES SCHEME

Schedule 2 (Domestic Extension & Alterations) 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 type of domestic works and / or the total floor area. 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 (If Applicable) – Payable following the first site inspection and covering all site inspections.

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. In Schedule 2, for categories 1 - 21 The Building Notice Charge is equal to the sum of the plan charge + inspection charge + Building Notice additional charge. For categories 22 - 38 no Building Notice additional charge applies.

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 of 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 / 676240 for further details



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

Schedule 2 - Domestic extensions and alterations

Table A: Differential Matrix for residential work - When a single application involves works to be undertaken at the same time as an extension/loft conversion to the dwelling (categories 1-19) *on if there are more than 1 or 2 categories then a reduction as per Table A is applied. Table A can be found later in the document.*

Schedule 2	Full Plans				Building Notice Charge		Regularisation
Category	Plan Charge - paid on Submission		Inspection Charge paid when work commences		Paid on Submission		Paid on submission
	Net	Inc VAT	Net	Inc VAT	Net	Inc VAT	Charge (NO VAT)
Extensions to Dwellings							
1. Single storey extension less than 10m ²	146.90	176.28	165.70	198.84	357.94	429.53	447.42
2. Single storey extension between 10 and 40m ²	159.08	190.90	268.94	322.73	507.08	608.50	633.85
3. Single storey extension between 40m ² and 100m ² **	178.03	213.63	403.40	484.08	656.22	787.46	820.27
4. Two storey extension less than 40m ²	165.71	198.85	330.48	396.57	536.92	644.30	671.15
5. Two storey extension between 40m ² and 100m ² **	196.00	235.20	440.34	528.40	715.90	859.08	894.87
6. First floor extension less than 40m ²	153.41	184.09	256.62	307.94	447.42	536.90	559.28
7. First floor extension between 40m ² and 100m ² **	196.00	235.20	330.48	396.57	626.40	751.68	783.00
8. Basement extension less than 100m ²	171.39	205.67	330.48	396.57	596.57	715.88	745.71
9. Any extension over 100m ²	Charge subject to the project negotiation upon a reasonable builders estimate- Please consult the Building Control Office						
Loft Conversions							
	Net	Inc VAT	Net	Inc VAT	Net	Inc VAT	Charge (NO VAT)
10. Loft conversion no dormer and less than 40m ²	171.39	205.67	244.32	293.18	477.26	572.71	596.57
11. Loft conversion no dormer and more than 40m ²	196.00	235.20	268.94	322.73	536.92	644.30	671.15
12. Loft conversion with dormer and less than 40m ²	205.48	246.58	256.62	307.94	536.92	644.30	671.15
13. Loft conversion with dormer and more than 40m ²	238.63	286.36	281.25	337.50	596.57	715.88	745.71

Schedule 2	Full Plans				Building Notice		Regularisation
	Plan Charge - paid on Submission		Inspection Charge paid when work commences		Paid on submission		Paid on submission
	Net	Inc VAT	Net	Inc VAT	Net	Inc VAT	Charge (NO VAT)
14. Detached garage less than 40m ²	134.46	161.35	141.08	169.30	298.28	357.94	372.85
15. Detached garage more than 40m ²	147.72	177.26	171.39	205.67	357.94	429.53	447.42
16. Attached garage less than 40m ²	134.46	161.35	141.08	169.30	298.28	357.94	372.85
17. Attached garage more than 40m ²	147.72	177.26	171.39	205.67	357.94	429.53	447.42
Garage Conversions							
18. Alterations to garage to form habitable room less than 20m ²	123.10	147.72	N/A	N/A	149.13	178.96	186.41
19. Alterations to garage to form habitable room more than 20m ²	190.34	228.40	N/A	N/A	198.85	238.62	248.56
Detached habitable Building (Not a single Dwelling)							
20. Detached habitable building less than 40m ²	147.72	177.26	281.24	337.48	477.26	572.71	596.58
21. Detached habitable building between 40 and 100m ²	159.08	190.90	330.48	396.58	566.74	680.08	708.42
Other domestic work & Alterations							
22. Structural, renovation and internal alterations with a commercial value of up to £2000	128.78	154.54	N/A	N/A	128.78	154.54	160.98
23. Structural, renovation and internal alterations with a commercial value of between £2001- £5000	208.32	249.98	N/A	N/A	208.32	249.98	260.40
24. Structural, renovation and internal alterations with a commercial value of between £5001- £10000	98.48	118.18	153.41	184.09	251.90	302.28	314.88
25. Structural, renovation and internal alterations with a commercial value of between £10001- £15000	128.78	154.54	183.71	220.45	312.49	374.99	390.61
26. Structural, renovation and internal alterations with a commercial value of between £15001- £20000	165.71	198.85	214.00	256.80	379.72	455.66	474.65
27. Structural, renovation and internal alterations with a commercial value between £20001 - £30000	190.34	228.40	275.56	330.67	465.90	559.07	582.38
28. Structural, renovation and internal alterations with a commercial value between £30001 - £40000	214.97	257.96	357.00	428.40	571.97	686.36	714.96
29. Structural, renovation and internal alterations with a commercial value between £40001 - £50000	238.64	286.37	422.34	506.81	660.98	793.18	826.22

Other domestic work & Alterations continued	Full Plans				Building Notice		Regularisation
	Plan Charge - paid on Submission		Inspection Charge paid when work commences		Paid on submission		Paid on submission
	Net	Inc VAT	Net	Inc VAT	Net	Inc VAT	Charge (NO VAT)
30. Replacement windows / doors up to 10 openings	68.17	81.80	N/A	N/A	68.17	81.80	85.21
31. Replacement windows / doors 11 or more openings	128.78	154.54	N/A	N/A	128.78	154.54	160.98
32. Installation of heat producing appliance	238.63	286.36	N/A	N/A	238.63	286.36	298.29
33. Underpinning of existing foundations with a commercial value of up to £5000	281.24	337.49	N/A	N/A	281.24	337.49	351.55
34. Electrical work carried out by a person <u>NOT</u> Part P registered	238.63	286.36	N/A	N/A	238.63	286.36	298.29
35. Insertion of cavity wall insulation not under the approved Competent Persons Scheme	12.30	14.76	N/A	N/A	12.30	14.76	15.38
36. Any work not described in schedules Items 1 to 35	Charge to be subject to project specific negotiation upon a reasonable builders estimate -<u>Please consult the Building Control Team</u>						

** If you need a fee for an extension over 100m², please contact the office for a fee quote.

Please see next sheet for further information Inc Table A



Schedule 2

Table A: Differential Matrix for residential work

When a single application involves works to be undertaken at the same time as an extension/loft conversion to the dwelling then a reduction as per Table A below can be applied to the estimated cost of alteration work

	Circumstance attracting a reduction	Reduction in Building Control Charge for the alteration work being carried out at the same time as any work shown in categories 1 to 19 in Schedule 2 on the same application.
1	WINDOWS- UPTO 10 UNITS Installation or replacement of windows and or doors in a dwelling-house (up to 10 units).	50% of Full plans /Building Notice Charge dependant on which application is submitted
2	ALTERATION WORK WITH ONE OTHER CATEGORY from 1 to 19 Where the work comes within the scope of Schedule 2 and the estimated cost of the building work is up to the value of £5,000.	50% of Full plans /Building Notice Charge dependant on which application is submitted
3	ALTERATION WORK WITH TWO OTHER CATEGORIES from 1 to 19 Where work involves multiple work schemes of at least TWO categories from 1 to 19 in Schedule 2 table and there are alterations at same time up to the value of £5,000	100% of Full plans /Building Notice Charge dependant on which application is submitted

Please Note

- All reference to m² means the internal floor/plan dimension area.
- When a single application involves multiple extensions the category used will be the upper category relating to floor area.

NB For any building work not found within Schedules 1, 2 or 3 – please consult the Building Control Team

Regularisation Charge The Regularisation Charge will be **125%** of the total Building Notice Charge net of VAT.

The charge set for Cavity Wall applications (not under an Approved Competent Persons Scheme) is for the administration and validation of the notice and does not include an inspection charge. If an inspection is requested then this may be subject to a surcharge to be determined in each case.