

Building Control Fees

Guidance notes and summary of fees charged

These tables of fees charged and guidance notes are based on Folkestone & Hythe District Council's Building Control Charge Scheme. The charges scheme has been made under the Building (Local Authority Charges) Regulations 2010, which contains the full statement of law. A copy of Folkestone & Hythe District Council's charges scheme is available for viewing on request.

Where Building Regulations apply to your work, you or your Agent will need to submit a Full Plans Application for approval or give a Building Notice.

Full Plans Application – If you submit a Full Plans Application, we will examine your plans and details within 14 days and if we are satisfied that they comply with the Building Regulations, a notice of approval or conditional approval will be issued. Should further information or clarification be required prior to approval, we will ask you to provide this. A 'Submission Charge' is payable with your application which covers both the plans checking and site inspection service – no further charges apply.

Building Notice – If you submit a valid Building Notice you will need to be confident that the work will comply with the Building Regulations as no approval is given for your plans under this procedure. Please note that for more complicated projects the Building Notice charge exceeds the charge for a Full Plans application. This difference reflects the additional resources needed to service a Building Notice on such projects. The Building Regulations preclude Building Notices for most work in non-domestic buildings.

Regularisation Application – A Regularisation Application may be submitted when seeking retrospective approval for work, which has been substantially completed. A charge of 150% of the total Full Plans application charge (i.e. submission charge + inspection charge) must be paid when the application is submitted. This type of application is, however, exempt from VAT.

Disabled Exemptions – There are no charges payable when the proposed works are to provide access and facilities in an existing dwelling or is an extension to store equipment or provide medical treatment for a disabled person. In order to claim exemption, the appropriate evidence as to the nature of the disabled person's disability must support any application.

Multiple Works – Where other works are carried out at the same time as building work which is described in classes 1-11 in Table 2, the total charge payable will be the appropriate charge in Table 2 added to the appropriate charge in Table 3.

Estimated Cost of Works – The estimated cost of work used to determine the charge in Table 3 should be a reasonable estimate that would be charged by a professional builder to carry out such work (excluding the amount of any VAT).

Electrical Work – Where you choose not to use an electrician who belongs to an approved self-certification scheme, we will carry out inspections of the new electrical work and test it once it has been completed. We will employ qualified electricians for this and there is an additional fee to cover costs. (See Table 3b).

Gas Boilers – Where an application is made for the installation of a gas boiler, a safety certificate should be provided by a GasSafe registered installer in conjunction with the Building Regulations application.

Further Information – If you have any queries regarding Building Control charges, please telephone 01303 853538 or email building.control@folkestone-hythe.gov.uk.

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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 36 months.
- 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 the above criteria are not met, the work may incur supplementary charges.

Where projects do not fall within the definitions of the tables below please contact Building Control (01303 853538 or building.control@folkestone-hythe.gov.uk) to obtain an individual quote for building control charges.

Standard Charges for the Erection of New Dwellings

Table 1

The standard charges below relate to creation or construction of new dwellings each unit not exceeding 300m² in floor area, for larger properties.

VAT applies at the current rate of 20% (except for a Regularisation Application).

No. of New Dwellings	Full Plans Submission Charge		Building Notice Charge		Regularisation Charge
	Exc Vat	Inc Vat	Exc Vat	Inc Vat	No Vat
1	£700.92	£841.10	£841.10	£1,009.32	£1,051.38
2	£1,080.59	£1,296.71	£1,296.70	£1,556.04	£1,620.88
3	£1,401.81	£1,682.17	£1,682.21	£2,018.65	£2,102.76
4	£1,664.69	£1,997.63	£1,997.62	£2,397.15	£2,497.03
5	£1,839.92	£2,207.90	£2,207.90	£2,649.48	£2,759.87

For schemes where the number of units exceed five or floor areas of individual units exceed 300m² please contact Building Control to obtain an individual fee quotation for the work.

Please note: Where electrical installations are not to be certified by an installer registered with one of the Governments Competent Persons Schemes the additional charge in Table 3 Category 8 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 Approved Document P.

Shaded figures indicate that the 'Building Notice' charge exceeds the 'Full Plans' charge by 20%, which reflects the additional work associated with servicing Building Notices for such work compared to work associated with a Full Plans application.

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Table 2

Standard Charges for Extensions & Alterations to Domestic Buildings.

VAT applies at the current rate of 20% (except for a Regularisation Application)

Class & Description		Full Plans Submission Plan Submission Charge		Building Notice Charge		Regularisation Charge
		Exc Vat	Inc Vat	Exc Vat	Inc Vat	No Vat
1	Single Storey Garage up to 60m ²	£262.84	£315.41	£262.85	£315.41	£394.27
2	Single Storey Extension less than 10m ²	£408.87	£490.64	£408.87	£490.64	£613.31
3	Extension / loft conversion 10m ² - 40m ²	£554.90	£665.88	£665.87	£799.05	£832.34
4	Extension / loft conversion 40m ² - 100m ²	£788.54	£946.25	£946.24	£1,135.49	£1,182.80
5	Conversion of Garage to Habitable Room up to 30m ²	£292.05	£350.46	£292.05	£350.46	£438.08
6	Recovering of roofs or cladding of walls to single dwellings	£204.44	£245.33	£204.44	£245.32	£306.65
7	Electrical installation to a single dwelling	£187.50	£225.00	£187.50	£225.00	£281.25
8	New / replacement windows (up to 4 windows per dwelling)	£116.82	£140.18	£116.82	£140.18	£175.23
9	New / replacement windows over 4 windows per dwelling	£175.23	£210.28	£175.23	£210.28	£262.85
10	Installation of: <ul style="list-style-type: none"> • Gas/oil boiler (GasSafe/ Hetas safety certificate to be provided) • Solar/photo-voltaic panels (Part P certificate to be provided) • Solid fuel burning appliance 	£116.82	£140.18	£116.82	£140.18	£175.23
For all other works to a single domestic building and extensions/conversions over the floor areas specified above, please refer to Table 3 – Estimated Costs of Works.						

Where an extension or loft conversion over 100m² is proposed, the total fee payable will not be less than that specified in Class 4 above.

Where more than one extension/loft conversion is proposed, the floor areas should be combined and the sum figure used to calculate the fee from Table 2 above.

Shaded figures indicate that the 'Building Notice' charge exceeds the 'Full Plans' charge by 20%, which reflects the additional work associated with servicing Building Notices for such work compared to work associated with a Full Plans application.

Note: Where electrical installations are not to be certified by an installer registered with one of the Governments Competent Persons Schemes, the additional charge in Table 2 Class 7 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 Approved Document P.

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Table 3

Standard Charges for Alterations to a Single Domestic Buildings (Other Than Those Specified in Table 2) and All Work to Non – Domestic Buildings.

Estimated Cost of Works	Plan Submission or Building Notice Charge		Regularisation Charge
	Exc VAT	Inc VAT	
Up To			No VAT applicable
£2,500	£175.23	£210.28	£262.85
£5,000	£233.64	£280.37	£350.46
£10,000	£306.65	£367.98	£459.98
£15,000	£365.06	£438.08	£547.59
£20,000	£423.47	£508.17	£635.21
£25,000	£481.88	£578.26	£722.82
£30,000	£584.10	£700.92	£876.15
£35,000	£613.31	£735.97	£919.96
£40,000	£671.72	£806.06	£1,007.57
£45,000	£730.13	£876.15	£1,095.19
£50,000	£788.54	£946.24	£1,182.80

Please note: Building Notices shall not be submitted for works where Fire Safety Regulatory Reform Order applies in these buildings or where proposals include to build over or within 3m of a public sewer VAT applies at the current rate of 20% (except for a Regularisation Application).

Where domestic alterations up to £10,000 are to be carried out at the same time as work described in categories 2 – 6 of Table 2 the charge payable in Table 3 is reduced by 30%.

Subject to request, an individually determined fee quotation can be provided for all works.

To request a quotation please email building.control@folkestone-hythe.gov.uk with the subject title 'Request for Building Regulation Quote' and provide the address and detailed description of the proposed works. We will respond to your request as soon as possible.