

GUIDANCE ON BUILDING REGULATION CHARGES WITH EFFECT FROM 1 June 2014

NEW DWELLINGS

The charges for Building Regulation work are intended to cover the cost of the Service. There are two methods that the authority may use to establish the charge for building work:-

- Individually determined charges, and
- The establishment of a standard charge.

Individual determination of a charge

Charges are individually determined for the larger and/or more complex schemes
This includes:-

- Work consisting of the erection or conversion of 21 or more dwellings or
- Work consisting of the erection or conversion of dwellings where the floor area of a dwelling exceeds 300m²

If your building work is defined as requiring an individual assessment of a charge you should e-mail Building Control at: building.control@newport.gov.uk preferably with 'request for Building Regulation Charge' in the title of the e-mail and provide a description of the intended work. We will contact you within 24 hours (Monday-Friday) or alternatively telephone Newport 01633 656656 and ask for Building Control.

STANDARD CHARGES

The following Table details the standard charges for new dwellings or conversions to form dwellings:-

These 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.

These charges have 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.

The charges shown will only apply when the electrical work is carried out using a Part P Registered Electrician. A Part P Registered Electrician is a qualified Electrician who also has the necessary building regulations knowledge to enable his accreditation body to certify his work. In order to recover the Local Authority costs if anyone other than a Part P Registered Electrician undertakes the electrical work an additional charge (please see Domestic Extensions and Alterations Charges - Table C, Category 5) is payable.

A Regularisation Charge (Retrospective application) - is to cover the cost of assessing your Application for Regularisation Certificate including all the inspections necessary and is payable upon submission of the Application. The Regularisation charge payable is the amount equal to **150%** of the net Plan/Inspection & Building Notice charge (No VAT)

TABLE A

STANDARD CHARGES FOR THE CREATION OR CONVERSION TO NEW HOUSING

Figures in **BOLD** include VAT at 20% (VAT is not payable on a Regularisation Charge)

Number of Dwellings	Plan/Inspection & Building Notice Charges	Regularisation Charge
	£	£
1	610.00 732.00	915.00
2	810.00 972.00	1215.00
3	1050.00 1260.00	1575.00
4	1250.00 1500.00	1875.00
5	1450.00 1740.00	2175.00
6	1575.00 1890.00	2362.50
7	1740.00 2088.00	2610.00
8	1860.00 2232.00	2790.00
9	2050.00 2460.00	3075.00
10	2200.00 2640.00	3300.00
11	2300.00 2760.00	3450.00
12	2425.00 2910.00	3637.50
13	2570.00 3084.00	3855.00
14	2715.00 3258.00	4072.50
15	2865.00 3438.00	4297.50
16	3060.00 3672.00	4590.00
17	3205.00 3846.00	4807.50
18	3350.00 4020.00	5025.00
19	3500.00 4200.00	5100.00
20	3645.00 4374.00	5467.50

NOTE: FOR 21 OR MORE DWELLINGS OR IF THE FLOOR AREA OF A DWELLING EXCEEDS 300M² THE CHARGE IS INDIVIDUALLY ASSESSED