



Building Control Section
Redcar & Cleveland House
Kirkleatham Street
Redcar, TS10 1RT
Tel : 01642 774774
(E) building_control@redcar-cleveland.gov.uk
(W) www.redcar-cleveland.gov.uk

BUILDING CONTROL CHARGES SCHEME REVERSION WORKS

INTRODUCTION

A Reversion Application is intended to be used in respect of the Building Regulations 2010 where an Initial Notice from a Corporate Approved Inspector has ceased to be in force and the application is to revert back to the Local Authority.

CHARGES

There are two methods of establishing a charge for work subject to the Building Regulations to cover the cost of the Building Control service - a standard charge or an individually determined charge.

STANDARD CHARGES

The standard charges for a wide range of domestic and commercial new build, extensions and alterations are listed in the following tables:

- Table A** Erection of new dwellings or conversions to form dwellings
- Table B** Domestic extensions to a single dwelling
- Table C** Domestic alterations to a single dwelling
- Table D** Erection or extension of certain non domestic buildings
- Table E** Alterations to non-domestic buildings

If your project is not covered in the tables the charge will be individually determined and you should contact Building Control for a quotation.

The standard charges have been set by the Authority on the following basis:

1. that the work does not consist, or include, innovative or high risk construction techniques
2. the duration of the building work from commencement to completion does not exceed 12 months
3. the design and building work is undertaken by a person or a company that is competent to carry out that work.

Where this is not the case, the work may incur supplementary charges. For example an archive fee of £35.00 (inc VAT) is payable if it has been 3 years or more since the last inspection and further visits are required before the completion certificate can be issued.

INDIVIDUAL DETERMINATION OF CHARGES

Charges must be individually determined for larger and/or more complex schemes and you should contact Building Control for a quotation. This includes:

- ❖ Building work for which there is no standard charge in tables A-E below including:
- ❖ Work consisting of the erection or conversion of more than 20 dwellings
- ❖ Work consisting of the erection or conversion of dwellings where the floor area of a dwelling exceeds 300m²
- ❖ Building work that is relation to more than one building
- ❖ Applications subject to a reversion charge

PAYMENT

- ❖ Cheque made payable to Redcar & Cleveland Borough Council
- ❖ Cash delivered in person
- ❖ On-line via the Redcar & Cleveland Borough Council website *pay for it facility”. To use this method an application reference number is required.

NOTES

1. Applications and notices not accompanied by the appropriate fee are deemed as **NOT** being submitted. Consequently work should **NOT** commence on site.
2. A charge is not applicable where work is to provide access and facilities in an existing dwelling for the exclusive use of a person with a disability.
3. All charges include VAT at the appropriate (20%) rate.
4. These notes are for guidance only and are not a substitute for the Statutory Instrument 2010 No.404 or the Redcar & Cleveland Building Control charges scheme.
5. Additional charges will be invoiced at completion where the relevant competent person scheme information cannot be provided upon request.

HELP

If you have any difficulty with this guidance, need further clarification on any matter, or require an individually determined charge quotation for your project, please contact a member of the Building Control team on 01287 612360 or email building_control@redcar-cleveland.gov.uk

TABLE A
NEW DWELLINGS – ERECTION OR CONVERSION, EACH DWELLING UP TO 300M² FLOOR AREA

No of Dwellings	Reversion
1	£870.00
2	£1,235.00
3	£1,605.00
4	£2,010.00
5	£2,165.00
6	£2,500.00
7	£2,680.00
8	£3,015.00
9	£3,185.00
10	£3,505.00
11	£3,840.00
12	£4,185.00
13	£4,355.00
14	£4,680.00
15	£4,845.00
16	£5,180.00
17	£5,350.00
18	£5,505.00
19	£5,840.00
20	£6,180.00

More than 20 dwellings – individually determined charge – please contact Building Control

An additional charge of **£305** per dwelling will apply (in order to recover the Authority's costs) where the electrical work is NOT carried out by a Part P registered electrician i.e. a qualified electrician who also has the necessary building regulations knowledge to enable his/her accreditation body or competent person scheme to certify his/her work.

TABLE B
STANDARD CHARGES FOR DOMESTIC EXTENSIONS TO A SINGLE BUILDING

Description	Reversion
Single Storey Extensions	
Floor area not exceeding 10 ² m	£470.00
Floor area exceeding 10m ² but not exceeding 40 ² m	£680.00
Floor area exceeding 40m ² but not exceeding 100m ²	£860.00
Two Storey Extensions	
Floor area exceeding not exceeding 40m ²	£680.00
Floor area exceeding 40m ² but not exceeding 200m ²	£860.00
Loft Conversions	
Does not include the construction of a dormer	£680.00
Includes the construction of a dormer	£775.00
Garages and Carports	
Erection or extension of a non exempt detached domestic garage or carport up to 100m ²	£275.00
Erection or extension of a non exempt attached single storey extension of a domestic garage or carport up to 100 ² m	£275.00
Conversion of integral or attached garage to a habitable room(s)	£345.00
Alterations to extend or create a basement up to 100m ²	£275.00

The standard charges assume the use of a Part P registered electrician to carry out relevant electrical work. If there is no relevant electrical work involved in an extension or alterations this is also accounted for in the standard charge. An additional charge of **£305** will apply (in order to recover the Local Authority's costs) where the electrical work is NOT carried out by a Part P registered electrician i.e. a qualified electrician who also has the necessary building regulations knowledge to enable his/her accreditation body or competent person scheme to certify his/her work.

TABLE C
STANDARD CHARGES FOR DOMESTIC ALTERATIONS TO A SINGLE BUILDING

Charges shown include VAT at 20%	
Description	Reversion
Estimated Cost of Work internal alterations, installation of fittings (not electrical)	
and/or structural alterations (No additional charge for works ancillary to the building of an extension)	
Up to £1,000	£170.00
£1,001 up to £5,000	£225.00
£5,001 up to £15,000	£370.00
£15,001 up to £25,000	£540.00
£25,001 up to £50,000	£775.00
£50,001 up to £100,000	£995.00
Window Replacement (non competent persons scheme)	
Up to 2 windows	£95.00
3 to 20 windows	£275.00
Over 20 windows	£345.00
Electrical Work (non competent persons scheme)	
Rewiring of/or a new installation in a dwelling	£430.00
Other electrical work in a dwelling	£515.00
Other Works	
Underpinning	£345.00
Renovation of a thermal element	£225.00

**TABLE D
STANDARD CHARGES FOR NON DOMESTIC WORK – EXTENSIONS AND NEW BUILD**

Charges shown include VAT at 20%	
Description	Reversion
Other Residential (Institution and Other)	
Floor area not exceeding 10m ²	£1,040.00
Floor area exceeding 10m ² but not exceeding 40m ²	£1,205.00
Floor area exceeding 40m ² but not exceeding 100m ²	£1,360.00
Floor area exceeding 100m ² but not exceeding 200m ²	£1,540.00
Assembly and Recreation Use	
Floor area not exceeding 10m ²	£1,040.00
Floor area exceeding 10m ² but not exceeding 40m ²	£1,205.00
Floor area exceeding 40m ² but not exceeding 100m ²	£1,360.00
Floor area exceeding 100m ² but not exceeding 200m ²	£1,540.00
Industrial and Storage use	
Floor area not exceeding 10m ²	£400.00
Floor area exceeding 10m ² but not exceeding 40m ²	£470.00
Floor area exceeding 40m ² but not exceeding 100m ²	£515.00
Floor area exceeding 100m ² but not exceeding 200m ²	£610.00
All Other use Classes	
Floor area not exceeding 10m ²	£670.00
Floor area exceeding 10m ² but not exceeding 40m ²	£860.00
Floor area exceeding 40m ² but not exceeding 100m ²	£995.00
Floor area exceeding 100m ² but not exceeding 200m ²	£1,115.00

A basement is considered to be a storey and there is an additional charge of £265.00 (inclusive of VAT) if the work is in relation to a basement

TABLE E
STANDARD CHARGES FOR NON DOMESTIC WORK – ALTERATIONS

Charges shown include VAT at 20%	
Description	Reversion
Underpinning (based on Estimated Cost of Works)	
Up to £50,000	£690.00
£50,001 –up to £100,000	£860.00
£100,001 up to £250,000	£945.00
Window Replacement (non competent persons scheme)	
Up to 20 Windows	£275.00
21 – 50 Windows	£390.00
Shop Fronts (per number of windows)	
Up to 20 Windows	£275.00
21 – 50 Windows	£390.00
Renovation of Thermal Element	
Up to £50,000	£610.00
£50,001 –up to £100,000	£860.00
£100,001 up to £250,000	£945.00
Internal Alterations (based on Estimated Cost of Works)	
Up to £5,000	£305.00
£5,001 up to £25,000	£515.00
£25,001 up to £50,000	£610.00
£50,001 up to £100,000	£690.00
£100,001 up to £250,000	£775.00
Installation of Mezzanine Floor	
Up to 100m ²	£345.00
Between 100m ² and 500m ²	£860.00
Office Fit Out (Based on Floor Area)	
Up to 100m ²	£345.00
Between 100m ² and 500m ²	£650.00
Between 500m ² and 2000m ²	£860.00
Shop Fit Out (Based on Floor Area)	
Up to 100m ²	£345.00
Between 100m ² and 500m ²	£650.00
Between 500m ² and 2000m ²	£860.00

A charge of £110 (inclusive of VAT) is applicable where there is material change of use of a building and there are no substantive works to be carried out to achieve the change of use. Where substantive works are found to be necessary to achieve the change of use of the building this charge will be discounted from the subsequent payable charge.