

Building Control Service

**Scheme for the recovery of Building
Regulation charges and associated matters**

**Scheme 01-2010
Applicable 1 October 2010**

**Building Act 1984 (as amended)
The Building (Local Authority Charges)
Regulations 2010**



LABC

**Local Authority
Building Control**

Scheme for the Recovery of Building Regulation Charges

Section 1: Definitions

The following definitions apply to this Charging Scheme and should be read in conjunction with other clauses and tables which constitute the Charging Scheme.

'Building'

Means any permanent or temporary building but not any other type of structure or erection. A reference to a building includes reference to part of a building.

'Building Notice'

Means a notice given in accordance with regulations 12(2)(A)(a) and 13 of the Building Regulations 2000 (as amended) and any succeeding legislation.

'Building work'

Means:

- a) The erection or extension of a building;
- b) The provision or extension of a controlled service or fitting in or in connection with a building;
- c) The material alteration of a building, or a controlled service or fitting;
- d) Work required by Building Regulation 6 (requirements relating to material change of use);
- e) The insertion of insulating material into the cavity wall of a building;
- f) Work involving the underpinning of a building;
- g) Work required by Building Regulation 4A (requirements relating to thermal elements);
- h) Work required by Building Regulation 4B (requirements relating to a change of energy status);
- i) Work required by Building Regulation 17D (consequential improvements to energy performance).

'Chargeable function'

Means a function relating to the following:

- a) The passing or rejecting of plans of proposed building work which has been deposited with the council in accordance with section 16 of the Building Act 1984 (as amended);
- b) The inspection of building work for which plans have been deposited with the council in accordance with The Building Regulations 2000 (as amended) and with section 16 of the Building Act 1984 (as amended);
- c) The consideration of a Building Notice which has been given to the council in accordance with The Building Regulations 2000 (as amended);
- d) The consideration of building work reverting to the council under The Building (Approved Inspectors etc.) Regulations 2000 (as amended);
- e) The consideration of a regularisation application submitted to the council under regulation 21 of The Building Regulations 200 (as amended).

‘Cost’

Does not include any professional fees paid to an architect, quantity surveyor or any other person but is the commercially based estimate that a contractor in business to undertake that kind of work would charge to undertake the work in question. DIY savings must be ignored.

‘Disabled person’

Means a person whom is within any of the descriptions of persons to whom Section 29(1) of the National Assistance Act 1948, as extended by virtue of Section 8(2) of the Mental Health Act 1959, applied but disregarding the amendments made by paragraph 11 of Schedule 13 to the Children Act 1989. The words in section 8(2) of the Mental Health Act 1959 which extend the meaning of disabled person in section 29(1) of the National Assistance Act 1948, are prospectively repealed by the National Health Service and Community Care Act 1990, section 66(2), Schedule 10, as from a day to be appointed.

‘Dwelling’

Includes a dwelling house and a flat.

‘Dwelling-house’

Does not include a flat or a building containing a flat.

‘Flat’

Means a separate and self contained premises constructed or adapted for use for residential purposes and forming part of a building from some other part of which it is divided horizontally.

‘Floor area of a building or extension’

Is the total floor area of all the storeys which comprise that building. It is calculated by reference to the finished internal faces of the walls enclosing the area, or, if at any point there is no enclosing wall, by reference to the outermost edge of the floor.

‘Relevant person’

Means:

- a) In relation to a Plans Charge, Inspection Charge or Reversion Charge or Building Notice Charge, the person who carries out the building work or on whose behalf the building work is carried out;
- b) In relation to a Regularisation Charge, the owner of the building;
- c) In relation to chargeable advice, any person requesting advice for which a charge may be made pursuant to the definition of ‘chargeable advice’.

Part 2: Principles of the Scheme

The set charges or method of establishing the charges have been devised in this Scheme for the functions prescribed in The Building (Local Authority Charges) Regulations 2010 (referred to as 'the chargeable functions'), namely:

- a) A **Plans Charge**, payable when plans of the building work are deposited with the council;
- b) An **Inspection Charge**, payable on demand after the council carry out the first inspection in respect of which the charge is payable;
- c) A **Building Notice Charge**, payable when the building Notice is given to the council;
- d) A **Reversion Charge**, payable for building work in relation to a building:
 - Which has been substantially completed before plans are first deposited with the council in accordance with Regulation 20(2)(a)(i) of the Building (Approved Inspectors etc.) Regulations 2000 (as amended), or
 - In respect of which plans for further building work have been deposited with the council in accordance with regulations 20(3) of the Building (Approved Inspectors etc.) Regulations 2000 (as amended), on the first occasion on which those plans are or have been deposited;
- e) A **Regularisation Charge**, payable at the time of the application to the council in accordance with Regulation 21 of The Building Regulations 2000 (as amended);
- f) **Chargeable advice**, for which the council may make a charge for giving advice in the anticipation of the future exercise of their functions (i.e. before an application or notice is received for a particular project), which is payable only after the first hour of advice and on demand only after the council has given notice required by Regulation 7(7) of The Building (local Authority Charges) Regulations 2010 (i.e. the charge has been confirmed in writing following an individual determination). The charge can be discounted from a subsequent application or notice received for the work in question.
- g) The above charges are payable by the relevant person.
- h) Any charge that is payable to the council may, in a particular case, and with the agreement of the council, be paid in instalments of such amounts payable on such dates as may be specified by the council. If the applicant and council are in agreement, an inspection charge may be fully or partly paid up-front with the plans charge.
- i) The charge for providing a chargeable function or chargeable advice is based on the principle of achieving full cost recovery. The charges are calculated by using a Building Control Surveyor's average hourly rate stated within the Scheme of Charges, multiplied by the time taken to carry out the function/advice. In estimating the time required by surveyors to undertake the function/advice the following factors may be taken into account:
 - The existing use of the building and/or the proposed use or the building after completion of the building work
 - The different kinds of building work described in Regulation 3(1)(a) to (i) of the Building Regulations
 - The floor area of the building and/or extension

- The nature of the design of the building work and whether innovative or high risk construction techniques are used
- The estimated duration of the building work and the anticipated number of inspections to be made
- The estimated cost of the building work
- Whether the work consist of two or more buildings or building works all of which are substantially the same as each other
- Whether the work consists of building work which is substantially the same as building work in respect of which plans have already been deposited or building works inspected by the same council
- Whether chargeable advice has been given, which is likely to result in less time being taken by a local authority to perform that function
- Whether it is necessary to engage and incur the costs of a consultant(s) to provide specialist advice in respect of a particular aspect of the building work

Principles of the Scheme in respect of the erection of domestic buildings Including extensions, garages and car ports

- a) Where the charge relates to the erection of a dwelling the charge includes for the provision of a detached or attached domestic garage or car port, providing it is constructed at the same time as the dwelling.
- b) Where any building work comprises or includes the erection of more than one extension to a building, the total floor areas of all such extensions shall be aggregated to determine the charge payable, provided that the building work for all aggregated extensions is carried out at the same time i.e. all foundation excavations undertaken at the same time, oversite preparations, dpc's, roofs, etc., are all undertaken at the same time on all of the extensions. If the work is not carried out at the same time an Individually Determined Charge must be used.

Exemption from charges

The council has not fixed by means of its Scheme, nor intends to recover a charge in relation to an existing dwelling that is, or is to be, occupied by a disabled person as a permanent residence, and where the whole of the building work in question is solely:

- a) For the purpose of providing means of escape for the disabled person by way of entrance or exit to or from the dwelling or any part of it, or
- b) For the purpose of providing accommodation or facilities designed to secure the greater health, safety, welfare or convenience of the disabled person.

The council has not fixed by means of its Scheme, nor intends to recover a charge for the purpose of providing accommodation or facilities designed to secure the greater health, safety, welfare or convenience of a disabled person in relation to an existing dwelling, which is, or is to be, occupied by that disabled person as a permanent residence where such work consists of:

- a) The extension or adaption of existing accommodation or an existing facility or the provision of an alternative accommodation or alternative facility where the existing accommodation or facility could not be used by the disabled person or could be used by the disabled person only with assistance; or,

- b) The provision or extension of a room which is or will be used solely:
- For the carrying out for the benefit of the disabled person or medical treatment which cannot reasonably be carried out in any other room in the dwelling, or
 - For the storage of medical equipment for the use of the disabled person, or
 - To provide sleeping accommodation for a carer where the disabled person requires 24hr care.
- c) The council has not fixed by means of its Scheme, nor intends to recover a charge in relation to an existing building to which members of the public are admitted (whether on payment or otherwise), and where the whole of the building work in question is solely:
- For the purpose of providing means of access for disabled persons by way of entrance or exit from the building or any part of it; or
 - For the provision of facilities designed to secure the greater health, safety or welfare of disabled persons.

Information required to enable charges to be determined

Regulation 9 of The Building (Local Authority Charges) Regulations 2010 makes provision for the council to request additional information from applicants to enable it to determine the correct charge for any building work. The following information will be provided by the relevant person or their professional agent with every application to enable the appropriate charge to be calculated:

- The floor areas of any new building, refurbished building or extension to a building affected by the proposed building work. The relevant floor area is the area within which the building work is to be carried out.
- The estimated cost of the building work. This must be the equivalent of a bona fide estimate including all materials and labour to undertake the building work including any profit and overheads and produced by a person or company in business to carry out such work i.e. the commercial value of the work.
- The programmed duration of the work. For all small domestic building work including new houses this is assumed to not exceed 24 months per unit.
- The nature of the building work and whether it is of an innovative and/or high risk nature requiring additional Building Control input.
- Whether a government authorised 'Competent Person Scheme' is to be used in respect of discreet elements of the work

Establishing the Charge

The Council has established standard charges using the principles contained within the Building (Local Authority Charges) Regulations 2010. Standard charges are detailed within the following tables. Any reference to a 'number of storeys' includes each basement level as one storey and floor areas are cumulative.

If the work you are undertaking is not listed as a standard charge it will be individually determined in accordance with the principles and relevant factors contained within The Building (Local Authority Charges) Regulations 2010. If the council considers it necessary to engage and incur the costs of a consultant to provide specialist advice or services in relation to a particular aspect of building work, those costs shall also be included in setting the charge.

When the charge is individually determined the Council shall calculate the charge in the same way a standard charge was set by using the average hourly rate of surveyors' time, multiplied by the estimated time taken to carry out their Building Regulation functions in relation to that particular piece of building work and taking into account the application factors listed in Regulation 7(5) of the Building (Local Authority Charges) Regulations 2010.

Individually determined charges will be confirmed in writing specifying the amount of the charge and the factors that have been taken into account in determining the charge.

Standard Charges

The Building Regulation charges for the following types of building work will be Standard Charges:

- a) Applications for up to five identical new dwellings not exceeding 300m² floor area each
- b) The conversion of an existing dwelling into up to three flats
- c) Domestic extensions not exceeding 100m² floor area
- d) Domestic loft conversions not exceeding 100m² floor area
- e) Attached or detached garages and carports not exceeding 100m² floor area
- f) Conversion or partial conversions of domestic garages not exceeding 40m² floor area
- g) Domestic alterations not exceeding £10,000 commercial work value
- h) Domestic electrical work not exceeding £5,000 where a Competent Person is not used
- i) Replacing of a domestic roof covering
- j) Domestic window and door replacement
- k) Non-domestic extensions not exceeding 100m² floor area
- l) Non-domestic alterations not exceeding £10,000 commercial work value
- m) Installation of a mezzanine floor exceeding 100m²

In accordance with Regulation 7(5) of the Building (Local Authority Charges) Regulations 2010 it has taken into account in establishing a standard charge the following factors:

- a) The hourly rate for the Building Control service (provided by Accountancy)
- b) Estimated time to be spent on plans checking
- c) Number of anticipated site visits
- d) Administrative time
- e) The likely costs of structural engineering and other specialist consultancy costs
- f) The assumption that Competent Person Schemes will be used where relevant
- g) The assumption that unless otherwise stated, all work is completed within 24 months of the commencement of work

- h) The assumption that all aspects of the plans assessment check will be made in-house
- i) The assumption that the designer and contractor are competent people to design and build the proposal

Individually Determined Charges

The Building Regulation charges for the following types of building work will be individually determined:

- a) A Reversion Charge
- b) The creation of/or conversion of a building to a dwelling with a floor area exceeding 300m²
- c) The conversion of a dwelling to a building containing in excess of three flats
- d) An application for more than five new dwellings
- e) Domestic extensions exceeding 100m² floor area
- f) Loft conversions exceeding 100m² floor area
- g) Attached or detached garages and carports exceeding 100m² floor area
- h) Domestic alterations exceeding £10,000 commercial work value
- i) Non-domestic extensions exceeding 100m²
- j) Non-domestic alterations exceeding £10,000 commercial work value
- k) Installation of mezzanine floors exceeding 100m²
- l) Any other work not listed above and not subject to the Standard Charges

Where more than one standard charge applies to the building work and, with the agreement of the relevant person, the council will establish the charge by individually determining the charge.

In accordance with Regulation 7(5) of the Building (Local Authority Charges) Regulations 2010 the Council has taken into account in establishing an individually determined charge the following factors:

- a) The hourly rate for the Building Control service (provided by Accountancy)
- b) Estimated time to be spent on plans checking
- c) Number of anticipated site visits
- d) Any repetitive work or repeat of previous work which will reduce the time taken to plans assess and/or inspect the development
- e) The likely costs of external structural engineering and other specialist consultancy costs
- f) The assumption that Competent Person Schemes will be used where relevant
- g) The assumption that unless otherwise stated, all work is completed within 24 months of the commencement of work
- h) The assumption that the designer and contractor are competent people to design and build the proposal
- i) Whether 'chargeable advice' has been provided which will reduce the time taken to plans assess the application

Other matters relating to the calculation of charges

- a) In calculating these charges, refunds or supplementary charges, an ' hourly rate of £54.40 has been used.
- b) Any charge payable to the Council shall be paid with an amount equal to any Value Added Tax payable in respect of that charge
- c) Charges are not payable for the first hour when calculating an advice charge
- d) The Council may accept payment by instalments in respect of all building work where the total charge exceeds £1,000. The Council will, on request, specify the amounts payable and the dates upon which instalments are to be paid.

Reductions

- a) Where 'chargeable advice' has been provided before the receipt of a Full Plans or Building Notice application which will enable economies of time to be made in the processing of that application, the Council will take this into consideration and reduce the Plans Charge or Building Notice accordingly whether this be on a standard Charge or an Individually Determined Charge.
- b) Where identical applications are deposited in respect of building work on more than one site any time savings that may accrue due to the identical nature of the applications may be considered in the charges payable by discounting up to 25% of the total charges.
- c) Where applications are deposited in respect of identical or very similar buildings on the same site any time savings that may accrue due to the identical nature of the buildings may be considered in the charges payable by discounting up to 25% of the charges payable.

Refunds and supplementary charges

If the basis upon which the charge has been set or determined should change, the Council will either make a refund or request a supplementary charge. The Council will provide a written statement setting out the basis of the refund or supplementary charge and also state how this has been calculated. In the calculation of the refund or supplementary charge no account will be made of the first hour of a surveyor's time. Neither a refund nor a supplementary charge will be made where the Surveyor time involved is less than one hour.

a) Refunds

- I. Refunds do not apply to work undertaken under Standard Charges.
- II. Requests for a refund on work undertaken on an Individually Determined Charge must be made in writing or E-mail and must state the reason for the request. Refunds can only be made in the event that the work undertaken required less Surveyor time than was estimated at the time of the application being deposited and will only be considered at the satisfactory completion of a development once all completion certificates relevant to that project have been issued.
- III. Plans Charges are not refundable if the proposed work is not carried out. Building Notice Charges are not refundable if the proposed work is not carried out or after processing the Building Notice it is subsequently deemed that for whatever reason the submission of the Building Notice was not required. Regularisation Charges are not refundable in the event that the Council is unable to issue a Regularisation Certificate due to:
contraventions of Building Regulations existing on site; the unwillingness of the

owner to open up work to enable proper inspection; where the owner of the property is unwilling or unable to undertake necessary corrective work.

b) Supplementary Charges

Supplementary Charges may be applied in the following circumstances:

- I. Where the designer and/or contractor are not sufficiently competent to undertake the work and this results in excessive Surveyor time spent in project managing the development and/or resolving issues that properly should be resolved by the applicant's professional advisers or contractor.
- II. Where additional Surveyor time arises as a result of changes to the design after the deposit of the application whether or not the application has been previously approved.
- III. Where a Competent Person Scheme is not used in respect of discreet areas of work, such as domestic electrical installations, replacement glazing, domestic boiler replacement/installations, etc., where the applicant has previously declared on the application form or deposited drawings or other documents that such Competent Person Scheme(s) will be used. (£200.00 + VAT per unit per CPS not used)
- IV. Where on any project the Surveyor requires advice relating to discreet areas of the Building Regulations where expertise is not available from within the Building Control Service, such as structural engineering, fire engineering, acoustic engineering, electrical inspection, etc. Note that in respect of domestic Standard Charge developments the cost of structural engineering checking is included in the Standard Charge.
- V. Where information, including the provision of certificates, is not forthcoming at the appropriate time and significant Surveyor time is spent chasing this information.

Non payment of a charge

Your attention is drawn to Regulation 8(2) of The Building (Local Authority Charges) Regulations 2010 which explains that plans are not regarded as being deposited for the purposes of Section 16 of the Building Act or Building Notices given unless the Council has received the correct charge. In other words, relevant timescales do not start until the agreed payment has been made. The Council's debt recovery team will pursue any non-payment of a charge.

Complaints about charges

If you have a complaint about the level of charges you should initially raise your concerns with a relevant surveyor. The Council has a comprehensive complaints handling and monitoring process. If you consider that your complaint is not satisfactorily responded to by the surveyor concerned, details of how to resolve your complaint are available on request and can be viewed on the Council's website.

Section 3: Standard Charges

Standard Charges include for works of drainage in connection with the erection or extension of a building or buildings, even when these works are commenced in advance of the plans for the building(s) being deposited.

These Standard Charges have been set by the council on the basis that the building work does not consist of or include innovative or high risk construction techniques and/or the duration of building work from commencement to completion does not exceed two years.

The charges have also been set on the basis that the design and building work is carried out by a person or company that is competent to carry out the design and building work referred to in the standard charges tables that they are undertaking.

If chargeable advice has been provided in respect of any of the work detailed in these tables and this is likely to result in less time being taken by the council then a reduction to the Standard Charge will be made.

Plans and Inspection Charges

The plans charges and inspection charges are listed in the following tables relative to the work being undertaken. Any type of work may be submitted by way of a 'Full Plans' application.

Building Notice Charge

Where the building work is of a relatively minor nature and does not involve a property subjected to the Regulatory Reform (Fire Safety) Order 2005 a Building Notice may be used.

Reversion Charge

The Reversion charge, where the work reverts to the council from a private sector Approved Inspector will always be an Individually Determined Charge.

Regularisation Charge

A Regularisation charge, where an application is submitted in respect of building work that has already been undertaken without the benefit of a Full Plans or Building Notice, is listed in the fees tables.

Welwyn Hatfield Borough Council
Scale of Charges

The Building Act 1984.
The Building Regulations 2010.
The Building (Local Authority Charges) Regulations 2010.

Domestic Extensions

Description	Full Plans		Building Notice Charge (£)*	Regularisation Charge (£)**
	Plan Charge (£)*	Inspection Charge (£)*		
Extension under 10m ²	£200.00	£289.60	£489.60	£530.40
Extension over 10m ² and under 40m ²	£200.00	£387.52	£587.52	£636.48
Extension over 40m ² and under 100m ²	£200.00	£648.64	£848.64	£919.36
Extension under 10m ² plus other works less than £5,000 estimated cost.	£200.00	£387.52	£587.52	£636.48
Extension over 10m ² and less than 40m ² plus other works less than £5,000 estimated cost.	£200.00	£485.44	£685.44	£742.56
Extension over 40m ² and less than 100m ² plus other works less than £5,000 estimated cost.	£200.00	£746.56	£946.56	£1025.44
Loft conversion under 100m ²	£200.00	£387.52	£587.52	£636.48
Extension or loft conversion where the total floor area exceeds 100m ²	Requires an individual determination of a charge. You should contact Building Control with a description and outline of the proposed work.			
Carport, detached or attached garage under 100m ²	£200.00	£159.04	£359.04	£388.96
Garage conversion	£200.00	£159.04	£359.04	£388.96

Domestic Alterations

Description	Full Plans		Building Notice Charge (£)*	Regularisation Charge (£)**
	Plan Charge (£)*	Inspection Charge (£)*		
Replacement roof covering	-	-	£195.84	£212.16
Internal alterations or other works under £5,000 estimated cost.	£200.00	£61.12	£261.12	£282.88
Internal alterations or other works over £5,000 but less than £10,000 estimated cost.	£200.00	£126.40	£326.40	£353.60
Internal alterations or other works where the estimated cost of works exceeds £10,000.	Requires an individual determination of a charge. You should contact Building Control with a description and outline of the proposed work.			
Window or door replacement. (up to 20 openings)	-	-	£195.84	£212.16
Electrical works under £5,000 estimated cost of works	-	-	£277.92	£414.08
Installation of solar panels.	-	-	£130.56	£141.44
Installation of a solid fuel stove.	-	-	£195.84	£212.16
Installation of a gas fired boiler.	-	-	-	£340.08
Installation of an oil fired boiler.	-	-	-	£402.48

*Charge **includes** VAT at 20.0%

Charge is **not subject to VAT

If the proposed works are not listed above as a standard charge above they will be individually determined

For further information please consult the Charges Scheme.

Welwyn Hatfield Borough Council
Scale of Charges

The Building Act 1984
 The Building Regulations 2010
 The Building (Local Authority Charges) Regulations 2010

New dwellings

Description	Full Plans		Building Notice Charge (£)*	Regularisation Charge (£)**
	Plan Charge (£)*	Inspection Charge (£)*		
1 new dwelling less than 300m2 floor area.	£300.00	£516.00	£816.00	£884.00
2 new dwellings each less than 300m2 floor area.	£300.00	£679.20	£979.20	£1060.08
3 new dwellings each less than 300m2 floor area	£300.00	£875.04	£1175.04	£1272.96
4 new dwellings each less than 300m2 floor area.	£300.00	£1070.88	£1370.88	£1485.12
5 new dwellings each less than 300m2 floor area.	£300.00	£1266.72	£1566.72	£1697.28
Conversion of an existing dwelling into 2 flats	£300.00	£352.80	£652.80	£707.20
Conversion of an existing dwelling into 3 flats	£300.00	£450.72	£750.72	£813.28

*Charge **includes** VAT at 20.0%

Charge is **not subject to VAT

If the proposed works are not listed above as a standard charge above they will be individually determined.
 The request for an individually determined charge may be considered for between 2 and 5 units where an element of repetition is proposed such as semi-detached or terraces.

A supplementary charge (per unit) will apply if electrical or gas works are **not** carried out using a competent person

For further information please consult the Charges Scheme.

Welwyn Hatfield Borough Council
Scale of Charges

The Building Act 1984
 The Building Regulations 2000 (as amended)
 The Building (Local Authority Charges) Regulations 2010

Non-domestic Extensions

Description	Building Usage								
	Residential and Institution			Assembly and Recreational			Industrial and Storage		
	Full Plans		Regularisation Charge (£)**	Full Plans		Regularisation Charge (£)**	Full Plans		Regularisation Charge (£)**
	Plan Charge (£)*	Inspection Charge (£)*		Plan Charge (£)*	Inspection Charge (£)*		Plan Charge (£)*	Inspection Charge (£)*	
Extension under 10m ²	£200.00	£289.60	£530.40	£200.00	£289.60	£530.40	£200.00	£289.60	£530.40
Extension over 10m ² and under 40m ²	£200.00	£387.52	£636.48	£200.00	£387.52	£636.48	£200.00	£387.52	£636.48
Extension over 40m ² and under 100m ²	£200.00	£648.64	£919.36	£200.00	£648.64	£919.36	£200.00	£648.64	£919.36

Non-domestic Alterations

Description	Building Usage								
	Residential Institution			Assembly and Recreational			Industrial and Storage		
	Full Plans		Regularisation Charge (£)**	Full Plans		Regularisation Charge (£)**	Full Plans		Regularisation Charge (£)**
	Plan Charge (£)*	Inspection Charge (£)*		Plan Charge (£)*	Inspection Charge (£)*		Plan Charge (£)*	Inspection Charge (£)*	
Internal alterations under £5,000 estimated cost of works	£200.00	£61.12	£282.88	£200.00	£61.12	£282.88	£200.00	£61.12	£282.88
Internal alterations over £5,000 and under £10,000 estimated cost of works	£200.00	£126.40	£353.60	£200.00	£126.40	£353.60	£200.00	£126.40	£353.60
Installation of mezzanine floor up to 100m ²	£200.00	£159.04	£388.96	£200.00	£159.04	£388.96	£200.00	£159.04	£388.96

*Charge **includes** VAT at 20.0%

Charge is **not subject to VAT

If the proposed works are not listed above as a standard charge, such as the construction of a new non-domestic building, they will be individually determined