South Gloucestershire Council Building Control Charges The Building (Local Authority Charges and Amendments Relating to Charging) (England) Regulations 2026

Valid from 6th November 2026

General Notes

These charges relate to work in connection with domestic dwellings (Tables A, B, & C) and administering notices including those submitted by Registered Building Control Approvers and other chargeable fees (Table D). If you are intending to carry out work to a non-domestic building, please contact the Building Control Team direct for details of the applicable charges.

All fees are to be paid on submission of either an 'application for building control approval with full plans', a 'building notice application', or Notices indicated in table D below.

	Table A	New Dwellings (up to 300m²)					
	NUMBER OF DWELLINGS	BUILDING CONTROL APPROVAL WITH FULL PLANS CHARGE			BUILDING NOTICE CHARGE		
		CHARGE £	VAT £	TOTAL £	CHARGE £	VAT £	TOTAL £
	1	913.11	182.62	1,095.73	913.11	182.62	1,095.73
	2	1,494.18	298.84	1,793.02	1,494.18	298.84	1,793.02
	3	1,826.22	365.24	2,191.46	1,826.22	365.24	2,191.46

Table 'A' Notes

1. For 4 or more dwellings or if the floor area of a dwelling exceeds 300m² the charge is individually determined – please contact the Building Control Team for details.

2. Where electrical work is carried out by an individual not registered with a Competent Persons scheme an additional charge of £830.10 plus VAT per dwelling will be payable.

	Table B	Small domestic buildings, extensions and loft conversions					
	TYPE OF WORK	BUILDING CONTROL APPROVAL WITH FULL PLANS CHARGE			BUILDING NOTICE CHARGE		
		CHARGE £	VAT £	TOTAL £	CHARGE £	VAT £	TOTAL £
	Garages and car ports up to 40m²	456.55	91.31	547.86	456.55	91.31	547.86
	Garages and car ports over 40m² up to 60m²	539.56	107.91	647.47	539.56	107.91	647.47
	Extensions up to 40m²	726.34	145.27	871.61	726.34	145.27	871.61
	Extensions over 40m² up to 60m²	830.10	166.02	996.12	830.10	166.02	996.12
	Extensions over 60m² up to 100m²	996.12	199.22	1,195.34	996.12	199.22	1,195.34
	Loft Conversion up to 50m²	664.08	132.82	796.90	664.08	132.82	796.90
	Extension and loft conversion constructed at the same time with combined total floor area up to 150m²	1,328.16	265.63	1,593.79	1,328.16	265.63	1,593.79

Table 'B' Notes

1 References to floor area relate to the total internal floor area of all storeys.
2 Where more than one extension is proposed to be constructed together, the floor areas can be added together to determine the charge.
3 Some alterations to existing buildings to improve facilities for disabled persons are exempt from charges. For details and advice please contact us.
4 For extensions over 100m^2 and loft conversions over 50m^2 the charge will be individually determined – please contact the Building Control Team for details.
5 Where electrical work is carried out by an individual not registered with a Competent Persons scheme an additional charge of £830.10 plus VAT per project will be payable

	Table C	Calculation of Charges for All Other Domestic Building Work					
	Category of Work or Total Estimated Cost £	BUILDING CONTRO APPROVAL WITH FULL PLANS CHARGE			BUILDING NOTICE CHARGE		
		CHARGE £	VAT £	TOTAL £	CHARGE £	VAT £	TOTAL £
	0001- 5000	373.54	74.71	448.25	373.54	74.71	448.25
	5001 - 10000	539.57	107.91	647.48	539.57	107.91	647.48
	10,001- 20,000	664.08	132.82	796.90	664.08	132.82	796.90
	20,001 – 30,000	763.70	152.74	916.44	763.70	152.74	916.44
	30,001 – 50,000	871.61	174.32	1,045.93	871.61	174.32	1,045.93
	Garage Conversion	477.31	95.46	572.77	477.31	95.46	572.77
	Re -Roofing	228.28	45.66	273.94	228.28	45.66	273.94
	Structural beam to replace a wall	332.04	66.41	398.45	332.04	66.41	398.45
	Installation of wood burner	415.05	83.01	498.06	415.05	83.01	498.06
	Renewable Energy Installation	415.05	83.01	498.06	415.05	83.01	498.06
	Renovation of a thermal element	290.54	58.11	348.65	290.54	58.11	348.65
	Flat Conversions (up to 4 flats)	996.12	199.22	1,195.34	996.12	199.22	1,195.34
	Window replacement (up to 15 windows)	269.78	53.96	323.74	269.78	53.96	323.74
	Electrical installation (not Competent Person Scheme)	830.10	166.02	996.12	830.10	166.02	996.12

Table 'C' Notes

Where applicable please enclose a written estimate of the cost of work, otherwise we will not be able to process your application. We may request a more detailed estimate at a later stage to justify any fee submitted.

1. **For projects not listed above the charge will be individually determined – please contact the Building Control Team for details.**
2. **'Total Estimated Cost' means a reasonable estimate that would be charged by a professional builder but excluding professional (Architects/Surveyors) fees and VAT. No DIY estimates can be accepted.**
3. **Disabled persons – some alterations to existing buildings to improve facilities for disabled persons are exempt from charges. For details and advice contact us.**
4. **Where work is carried out at the same time as work referred to in table B a discount may be applied to the charge payable - please contact the Building Control Team for details.**
5. **An additional fee of £124.52 plus VAT will be charged, upon request for a completion inspection of an archived application which is more than 3 years old. If you require a completion certificate within 48 hours a fee of £166.02 plus VAT will be charged.**

Table D	Notices			
	NOTICE	**CHARGE £**	**VAT £**	**TOTAL £**
	RBCA Charges			
	Initial Notices	41.51	8.30	49.81
	Amendment Notices	41.51	8.30	49.81
	Extension of Time Requests	20.75	4.15	24.90
	Final Certificates	20.75	4.15	24.90
	Plan Certificates	20.75	4.15	24.90
	Cancellation Notice	20.75	4.15	24.90
	Change of person intending to carry out the work	20.75	4.15	24.90
	Lapse of an Initial Notice	20.75	4.15	24.90
	Initial Notice for transfer to new RBCA	41.51	8.30	49.81
	Demolition Notices Charges			
	Domestic/Residential	145.27	No VAT	145.27
	Commercial	249.03	No VAT	249.03
	Dangerous Structures			
	Initial Call Out Charge	166.02	No VAT	166.02
	Additional Working hours 8.00am – 5.00pm Mon - Fri	83.01 p/h	No VAT	83.01 p/h
	Additional Working Hours 5.00pm – 8.00am **and** Weekends & Bank Holidays	166.02 p/h	No VAT	166.02 p/h
	Admin Charges			
	Copy of Completion/Regularisation Certificate	27.67	5.53	33.20
	Copy of Historic Site Notes or Plans	27.67	5.53	33.20
	Copy of Historic Decision Notices	27.67	5.53	33.20
	Completion Inspection of Historic Application	124.52	24.90	149.42
	Process Charge for Refund of Fees	41.51	8.30	49.81
	Written Replies to Enquiries			
	Solicitors/Exemptions/Legal Bodies	83.01p/h	16.60	99.61p/h
	Enforcement Notices			
	Section 35 Compliance Notices	83.01p/h	16.60	99.60p/h
	Section 35 Stop Notices	83.01p/h	16.60	99.60p/h
	Section 36 Notices	83.01p/h	16.60	99.60p/h
	Section 95 Notices	83.01p/h	16.60	99.60p/h