



LINCS BUILDING
CONSULTANCY

Building Control Charges Domestic

(Effective from 1st December 2023)



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

Table A Standard Charges For The Creation of New Housing

(Not exceeding 300m² internal floor area, if over 300m² please contact Lincs Building Consultancy.)

Number of House Types	Plan Charge			Number of Dwellings	Inspection Charge		
	Net Charge £	VAT £	Gross Charge £		Net Charge £	VAT £	Gross Charge £
1	250.00	50.00	300.00	1	370.00	74.00	444.00
2	340.00	68.00	408.00	2	510.00	102.00	612.00
3	440.00	88.00	528.00	3	660.00	132.00	792.00
4	520.00	104.00	624.00	4	790.00	158.00	948.00
5	610.00	122.00	732.00	5	920.00	184.00	1104.00

Note: Where the number of dwellings / house types exceeds 5, or if you intend to construct flats / apartments, please contact Lincs Building Consultancy (LBC).

If you wish to use a Building Notice, please contact LBC for the relevant charge.

Please see overleaf

Table B Domestic Extensions and Alterations to a Single Building

	Description	Basis of Charge	Plan Charge			Inspection Charge			Building Notice Charge		
			Net Charge £	VAT £	Gross Charge £	Net Charge £	VAT £	Gross Charge £	Net Charge £	VAT £	Gross Charge £
1	*Extension floor area not exceeding 10m ² (including provision of rooms in a roof space).	-	340.00	68.00	408.00	-	-	-	430.00	86.00	516.00
2	*Extension floor exceeding 10m ² area but not exceeding 40m ² (including provision of rooms in a roof space).	-	470.00	94.00	564.00	-	-	-	590.00	118.00	708.00
3	*Extension floor exceeding 40m ² area but not exceeding 100m ² (including provision of rooms in a roof space).	-	240.00	48.00	288.00	360.00	72.00	432.00	750.00	150.00	900.00
4	*Erection or extension of a detached or attached building which consists of a garage, car port or out building having a floor area not exceeding 100m ² in total and intended to be used in common with an existing building, and which is not an exempt building.	-	280.00	56.00	336.00	-	-	-	350.00	70.00	420.00
5	*Conversion of a garage to a dwelling or habitable room(s).	-	300.00	60.00	360.00	-	-	-	300.00	60.00	360.00
6	Underpinning.	Please contact Lincs Building Consultancy for the relevant charge.									
7	*Internal alterations, installation of fittings (not electrical) and/or structural alterations.	Fixed price based on estimated cost									
	Domestic main sewer connection.	Estimated cost less than £2000	170.00	34.00	204.00	-	-	-	220.00	44.00	264.00
	Renovation of a thermal element.	Estimated cost exceeding £2001 up to £5000	235.00	47.00	282.00	-	-	-	300.00	60.00	360.00
	Installation of a controlled service.	Estimated cost exceeding £5001 up to £25000	340.00	68.00	408.00	-	-	-	430.00	86.00	516.00
		Estimated cost exceeding £25001 up to £50000	225.00	45.00	270.00	330.00	66.00	396.00	700.00	140.00	840.00
		Estimated cost exceeding £50001 up to £75000	260.00	52.00	312.00	410.00	82.00	492.00	830.00	166.00	996.00
8	Window replacement (Non competent person scheme).	Up to 20 windows to be installed within 1 year	120.00	24.00	144.00	-	-	-	120.00	24.00	144.00
9	Re-roof (Non competent person scheme).	Price per element	140.00	28.00	168.00	-	-	-	140.00	28.00	168.00
10	*Electrical installation (Non competent person scheme).	Please contact Lincs Building Consultancy for the relevant charge.									