

Building Standards Fees as of 1st May 2005

F1 The fee before discounts, for lodging a Building Warrant application, other than late Building Warrant applications:

VALUE OF WORKS (£)	WARRANT FEE (£)	VALUE OF WORKS (£)	WARRANT FEE (£)
0 - 5,000	100	5,001 - 5,500	115
5,501 - 6,000	130	6,001 - 6,500	145
6,501 - 7,000	160	7,001 - 7,500	175
7,501 - 8,000	190	8,001 - 8,500	205
8,501 - 9,000	220	9,001 - 9,500	235
9,501 - 10,000	250	10,001 - 11,000	265
11,001 - 12,000	280	12,001 - 13,000	295
13,001 - 14,000	310	14,001 - 15,000	325
15,001 - 16,000	340	16,001 - 17,000	355
17,001 - 18,000	370	18,001 - 19,000	385
19,001 - 20,000	400	20,001 - 30,000	460
30,001 - 40,000	520	40,001 - 50,000	580
50,001 - 60,000	640	60,001 - 70,000	700
70,001 - 80,000	760	80,001 - 90,000	820
90,001 - 100,000	880	100,001 - 120,000	980
120,001 - 140,000	1080	140,001 - 160,000	1180
160,001 - 180,000	1280	180,001 - 200,000	1380
200,001 - 220,000	1480	220,001 - 240,000	1580
240,001 - 260,000	1680	260,001 - 280,000	1780
280,001 - 300,000	1880	300,001 - 320,000	1980
320,001 - 340,000	2080	340,001 - 360,000	2180
360,001 - 380,000	2280	380,001 - 400,000	2380
400,001 - 420,000	2480	420,001 - 440,000	2580
440,001 - 460,000	2680	460,001 - 480,000	2780
480,001 - 500,000	2880	500,001 - 550,000	3055
550,001 - 600,000	3230	600,001 - 650,000	3405
650,001 - 700,000	3580	700,001 - 750,000	3755
750,001 - 800,000	3930	800,001 - 850,000	4105
850,001 - 900,000	4280	900,001 - 950,000	4455
950,001 - 1,000,000	4630	And for every 100,000 or part thereof	Add 250

F2	Application for Building Warrant for conversion only, that is without any building work.	£100
F3	Application for demolition only, that is where there are no immediate plans for rebuilding.	£100
F4	Application for amendment of Building Warrant: a) where the new total estimated value is less than the original, or is an increase of no more than £5,000; b) where the new total estimated value increases by more than £5,000;	The amount for a Building Warrant of the same value, i.e if the increase is £20,000, the fee will be £400.
F5	Application for an amendment to Building Warrant for demolition or conversion.	£50
F6	Application to extend the period of validity of a Building Warrant.	£50
F7	Where a late application for Building Warrant is made, or a Completion Certificate is submitted and there was no Building Warrant obtained when there should have been, the fee is increased by 25%. The additional fee covers the increased difficulty the Council will have in establishing whether work that is already underway or completed complies with the plans, specifications and other information provided. The Council will require to inspect the work and disruptive surveys may be needed to establish what has been constructed. The resulting fees are detailed in F1 above and as follows: 7.1 Application for late Building Warrant, i.e. where work is already started: a) application for a Building Warrant for the construction of a building or the provision of services, fittings and equipment in connection with a building (whether or not combined with an application for demolition). b) application for Building Warrant for demolition only. 7.2 Submission of a Completion Certificate where no Building Warrant was obtained for: a) the construction of a building or the provision of services, fittings or equipment (whether or not combined with an application for conversion or for Building Warrant for demolition). b) application for demolition only, or for conversion only.	125% of the fee in table of fees F1 above. £125 Same as for a late application of the same value of works, that is 125% of the fee in table of fees F1 above. £125

F8	<p>A warrant fee is discounted where one or more certificates from approved certifiers of design are presented with a warrant application, as below –</p> <ul style="list-style-type: none"> • 10% for each certificate that covers the whole of any section of the functional standards, and/or • 1% for each certificate covering a single item in any such section, up to a maximum of 5% for any one section <p>all subject to a maximum discount of 60% of the warrant fee.</p> <p>Note that the above discounts apply where a late application for warrant is made or a late completion certificate submitted, with the discount applied to the whole fee.</p> <p>Discounts also apply to an application for amendment to warrant but only where the increase in the estimated value of works exceeds £5,000. This may be for a different design scheme or, in the case of staged warrants, may involve a new certificate. The discount is on the amendment fee (which will take into account any increased value or work) and not the original fee.</p>
F9	<p>A warrant fee is also discounted where it is stated at warrant application stage that one or more certificates from an approved certifier of construction are to be presented with a completion certificate, as below –</p> <ul style="list-style-type: none"> • 1% for each certificate covering an approved scheme, or • 20% for a single certificate covering the construction of the entire building <p>all subject to a maximum refund of 20%.</p> <p>Except when accompanying a late completion certificate, a discount is only applicable where a verifier has been informed of the intention to use the approved certifier of construction at warrant application stage, including late warrant applications.</p>
F10	<p>The Fee Regulations state that no fee shall be payable where the purpose of the work to which the application relates is to alter or extend a dwelling to improve its suitability for use by a disabled occupant. The relief, therefore, is not for disabled people in general, it relates specifically to works to provide facilities for disabled people as defined in the building standards. This definition is a person with a physical, hearing or sight impairment which affects their mobility or their use of buildings.</p>