



Newham Building Control Charges Scheme
Effective from 1st December 2022

The Building (Local Authority Charges) Regulations 2010



Please use the above QR code to access the Building Control pages of the website / make an application.

Table A
Building Regulation Charges for
Full Plan, Building Notice and Regularisation Applications
for newly built dwellings up to three storeys
(total floor area max 300m²)

No. of Dwellings	Charge for Full Plans Process 1 + 2				Charge for Building Notice Process		Regularisation Charge
	1. Plan Charge Payable at Time of Application	Plan Charge with VAT	2. Inspection Charge Payable after 1st Site Inspection	Inspection Charge with VAT	Building Notice Charge Payable at Time of Application	Building Notice Charge with VAT	Regularisation Charge_ (No VAT is Payable on Regularisation Charges)
1	£ 285.27	£ 342.33	£ 427.92	£ 513.50	£ 713.19	£ 855.83	£ 855.83
2	£ 388.45	£ 466.14	£ 582.67	£ 699.21	£ 971.12	£ 1,165.34	£ 1,165.34
3	£ 479.26	£ 575.12	£ 718.90	£ 862.67	£ 1,198.15	£ 1,437.78	£ 1,437.78
4	£ 554.86	£ 665.83	£ 832.28	£ 998.75	£ 1,387.15	£ 1,664.58	£ 1,664.58
5	£ 629.98	£ 755.97	£ 944.98	£1,133.97	£ 1,574.96	£ 1,889.95	£ 1,889.95
6	£ 728.88	£ 874.65	£ 1,093.32	£1,311.98	£ 1,822.19	£ 2,186.63	£ 2,186.63
7	£ 792.59	£ 951.11	£ 1,188.88	£1,426.66	£ 1,981.48	£ 2,377.77	£ 2,377.77
8	£ 855.83	£ 1,027.00	£ 1,283.73	£1,540.48	£ 2,139.56	£ 2,567.48	£ 2,567.48
9	£ 919.06	£ 1,102.87	£ 1,378.59	£1,654.31	£ 2,297.65	£ 2,757.19	£ 2,757.19
10	£ 982.77	£ 1,179.33	£ 1,474.16	£1,768.99	£ 2,456.93	£ 2,948.31	£ 2,948.31

*** For more than 10 units please contact Building Control for an Individual Determined Charge ***

Notes

These standard charges have been set by the authority on the basis that the building work does not consist of, or include, innovative or high risk construction techniques and/or the duration of the building work from commencement to completion does not exceed 12 months. Applications that don't meet this condition may incur a supplementary charge.

The charges have been set on the basis that the design and building work is undertaken by a person or company that is competent to carry out the design and building work referred to in the standard charges tables, which they are undertaking. If not, the application may incur supplementary charges.

All Charges are made in accordance with the LB Newham Building Regulations Charging Scheme No. 1, 2022

The charges for Building Regulation work are intended to cover the cost of the service. Where applicable The Local Authority will refund or request a supplementary charge and provide a written statement setting out the basis of the refund/supplementary charge and state how this has been calculated. In the calculation of refunds/supplementary charges no account shall be taken of the first hour of an officer's time.

When a scheme requires the Local Authority to engage and incur the costs of a consultant to provide specialist advice or services in relation to a particular aspect of proposed work the charge may be individually determined.

The charges are subject to VAT at the prevailing rate, except where stated otherwise. A column with the VAT already added is included for your ease of reference when making payment.

The standard charges in Table A are based on schemes of up to 10 dwellings with a maximum floor area of 300m² on traditional foundations with uncontaminated site conditions and no basements. Schemes which fall outside these conditions will be individually determined.

Charges reductions apply as follows:

1. The reductions for using competent person's schemes in accordance with Regulation 12(5) of the Building Regulations 2010 (as amended) are already given in Table A.
2. The reduction in relation to Regulation 20B(4) of the Building Regulations 2010 (as amended) for non-destructive testing in respect of pressure testing for the air tightness of buildings is already given in Table A
3. Where 1 or 2 above do not apply the charge will be individually determined.
4. A 5% reduction will be applied to charges where in accordance with Regulation 20A(4) of the Building Regulations 2010 (as amended) in relation to achieving compliance with the Requirements of E1 details approved by Robust Details Limited are used. It is the applicant's responsibility to advise the Local Authority at the time of making the application that they are going to use Robust Details.
5. Where in accordance with Regulation 7(5)(i) of The Building [Local Authority Charges] Regulations 2010 one application or building notice is in respect of two or more buildings or building works all of which are substantially the same as each other a 10% reduction in the standard Plan charge will be made; a 10% reduction in the standard Inspection charge will be made; 20% reduction in the Building Notice charge will be made. It is the applicant's responsibility to advise the Local Authority at the time they are making the application that such similarity of works are applicable.
6. Where in accordance with Regulation 7(5)(j) of The Building [Local Authority Charges] Regulations 2010 an application or building notice is in respect of building work which is substantially the same as building work in respect of which plans have previously been deposited or building works inspected by the same local authority and there has being no substantial changes to the legislation or requirements in the period since the previous application, a 10% reduction in the plan charge will be made. It is the applicant's responsibility to provide the Local Authority with the details of the previous application.
7. In accordance with Regulation 7(5)(k) The Building [Local Authority Charges] Regulations 2010 the authority will make a reduction in Table A charges when chargeable advice has been given before receipt of an application or notice for proposed building work, which is likely to result in less time being taken by the

Table B
Building Regulation Charges for
Full Plan, Building Notice and Regularisation Applications
for Garages, Extension and Certain other Alterations to Domestic and
Non-Domestic Properties

	Charge for Full Plans Process 1 + 2				Charge for Building Notice Process		Regularisation Charge
Type of Work	1. Plan Charge Payable at Time of Application	Plan Charge with VAT	2. Inspection Charge Payable at 1st Site Inspection	Inspection Charge with VAT	Building Notice Charge Payable at Time of Application	Building Notice Charge with VAT	Regularisation Charge_ (No VAT is Payable on Regularisation Charges)
Erection or Extension of Garages up to 60 Sqm	£ 178.30	£ 213.95	£ 267.45	£ 320.93	£ 445.74	£ 534.90	£ 534.90
Extensions up to 40 Sqm	£ 261.51	£ 313.81	£ 392.25	£ 470.70	£ 653.76	£ 784.51	£ 784.51
Extension up to 60 Sqm	£ 332.82	£ 399.38	£ 499.24	£ 599.08	£ 832.05	£ 998.46	£ 998.46
Loft Conversion up to 60 Sqm without Dormer	£ 202.07	£ 242.49	£ 303.11	£ 363.73	£ 505.18	£ 606.21	£ 606.21
Loft Conversion up to 60 Sqm with Dormer	£ 261.51	£ 313.81	£ 392.25	£ 470.70	£ 653.76	£ 784.51	£ 784.51
The extension or creation of a Basement up to 60 Sqm (incl. U/Pin)	£ 427.92	£ 513.50	£ 641.87	£ 770.25	£ 1,069.78	£ 1,283.73	£ 1,283.73
Through Lounge Opening	£ 142.64	£ 171.17	£ 213.95	£ 256.75	£ 356.59	£ 427.92	£ 427.92
Underpinning per 5m length	£ 59.44	£ 71.32	£ 89.15	£ 106.98	£ 148.58	£ 178.30	£ 178.30
Part P Electrical Installation Charge **	£ -	£ -	£ 356.24	£ 427.49	£ 356.24	£ 427.49	£ 427.49
Recover of Roof	£ 356.59	£ 427.92	£ -	£ -	£ 356.59	£ 427.92	£ 427.92
Chimney Breast Removal **	£ 356.59	£ 427.92	£ -	£ -	£ 356.59	£ 427.92	£ 427.92
Window/Door Replacement	£ 356.59	£ 427.92	£ -	£ -	£ 356.59	£ 427.92	£ 427.92

** - Fee subject to review and change following appraisal of request/ submission of application.

Notes

These standard charges have been set by the authority on the basis that the building work does not consist of, or include, innovative or high risk construction techniques and/or the duration of the building work from commencement to completion does not exceed 12 months. Applications that don't meet this condition may incur a supplementary charge.

The charges have been set on the basis that the design and building work is undertaken by a person or company that is competent to carry out the design and building work referred to in the standard charges tables, which they are undertaking. If not, the application may incur supplementary charges.

All Charges are made in accordance with the LB Newham Building Regulations Charging Scheme No. 1, 2022

Table The charges for Building Regulation work are intended to cover the cost of the service. Where applicable The Local Authority will refund or request a supplementary charge and provide a written statement setting out the basis of the refund/supplementary charge and state how this has been calculated. In the calculation of refunds/supplementary charges no account shall be taken of the first hour of an officer's time.

When a scheme requires the Local Authority to engage and incur the costs of a consultant to provide specialist advice or services in relation to a particular aspect of proposed work the charge may be individually determined.

The charges are subject to VAT at the prevailing rate, except where stated otherwise. A column with the VAT already added is included for your ease of reference when making payment.

The Standard Charges in Table B are for Garages, Extensions up to 60m² and certain other Alterations to Domestic and Non-Domestic Properties except where stated in the table.

Charges reductions apply as follows:

1. The reductions for using competent person's schemes in accordance with Regulation 12(5) of the Building Regulations 2010 (as amended) are already given in Table B.
2. Where the above does not apply the charge may be individually determined.
3. Where in accordance with Regulation 7(5)(i) of The Building [Local Authority Charges] Regulations 2010 one application or building notice is in respect of two or more buildings or building works all of which are substantially the same as each other a 10% reduction in the standard Plan charge will be made; a 10% reduction in the standard Inspection charge will be made; 20% reduction in the Building Notice Charge will be made. It is the applicant's responsibility to advise the Local Authority at the time they are making the application that such similarity of works are applicable.
4. Where in accordance with Regulation 7(5)(j) of The Building [Local Authority Charges] Regulations 2010 an application or building notice is in respect of building work which is substantially the same as building work in respect of which plans have previously been deposited or building works inspected by the same local authority and there has being no substantial changes to the legislation or requirements in the period since the previous application, a 10% reduction in the plan charge will be made. It is the applicant's responsibility to provide the Local Authority with the details of the previous application.
5. When it is intended to carry out building work described in Tables B or C at the same time that any other work to which Table B or C relates then the smaller of the charges shall be reduced by 25% alternatively, the charge may be individually determined, with the agreement of the applicant.
6. In accordance with Regulation 7(5)(k) The Building [Local Authority Charges] Regulations 2010 the authority will make a reduction in Table B charges when chargeable advice has been given before receipt of an application or notice for proposed building work, which is likely to result in less time being taken by the local authority to perform the chargeable function for that work. The amount will be individually determined.

Table C
Building Regulation Charges for
Full Plan, Building Notice and Regularisation Applications
for all work types not described in Table A & B

Cost of Work Estimate	Charge for Full Plans Process 1 + 2				Charge for Building Notice Process		Regularisation Charge
	1. Plan Charge Payable at Time of Application	Plan Charge with VAT	2. Inspection Charge Payable after 1st Site Inspection	Inspection Charge with VAT	Building Notice Charge Payable at Time of Application	Building Notice Charge with VAT	Regularisation Charge_ (No VAT is Payable on Regularisation Charges)
Up to £1000	£208.01	£ 249.61	£ -	£ -	£ 208.01	£ 249.61	£ 249.61
£1,001 to £5,000	£356.59	£ 427.92	£ -	£ -	£ 356.59	£ 427.92	£ 427.92
£5,001 to £10,000	£178.30	£ 213.95	£ 267.45	£ 320.86	£ 445.74	£ 534.90	£ 534.90
£10,001 to £15,000	£213.95	£ 256.75	£ 320.93	£ 385.12	£ 534.90	£ 641.87	£ 641.87
£15,001 to £20,000	£249.61	£ 299.53	£ 374.42	£ 449.31	£ 624.04	£ 748.85	£ 748.85
£20,001 to £25,000	£285.27	£ 342.33	£ 427.92	£ 513.50	£ 713.19	£ 855.83	£ 855.83
£25,001 to £30,000	£320.93	£ 385.12	£ 481.40	£ 577.68	£ 802.33	£ 962.80	£ 962.80
£30,001 to £40,000	£392.25	£ 470.70	£ 588.38	£ 706.05	£ 980.64	£ 1,176.76	£ 1,176.76
£40,001 to £50,000	£451.68	£ 542.02	£ 677.53	£ 813.03	£ 1,129.22	£ 1,355.05	£ 1,355.05
£50,001 to £60,000	£499.24	£ 599.08	£ 748.85	£ 898.62	£ 1,248.08	£ 1,497.70	£ 1,497.70
£60,001 to £70,000	£546.78	£ 656.13	£ 820.17	£ 984.20	£ 1,366.95	£ 1,640.33	£ 1,640.33
£70,001 to £80,000	£594.32	£ 713.19	£ 891.49	£ 1,069.78	£ 1,485.81	£ 1,782.97	£ 1,782.97
£80,001 to £90,000	£641.87	£ 770.25	£ 962.80	£ 1,155.36	£ 1,604.68	£ 1,925.61	£ 1,925.61
£90,001 to £100,000	£689.41	£ 827.29	£ 1,034.12	£ 1,240.95	£ 1,723.54	£ 2,068.24	£ 2,068.24

*** For Estimated Costs Greater than £100,000 please email:

Reception.bco@newham.gov.uk

for an individual determined charge ***

Section 80 - Notification of Demolition of Buildings	£285.28 (Vat Inclu'd)
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Building Control Property Enq (Solicitor Enquires etc)	£142.64 (Vat Inclu'd)
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Review of Archvied File: (cost per hour)	£142.64 (Vat Inclu'd)
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Reversion Applications

Important: Where an Approved Inspectors Application is reverted back to the Local Authority you will need to complete a Reversion Application form. Please email our team using the above email and we will be happy to assist.

Notes

These standard charges have been set by the authority on the basis that the building work does not consist of, or include, innovative or high risk construction techniques and/or the duration of the building work from commencement to completion does not exceed 12 months. Applications that don't meet this condition may incur a supplementary charge.

The charges have been set on the basis that the design and building work is undertaken by a person or company that is competent to carry out the design and building work referred to in the standard charges tables, which they are undertaking. If not, the work may incur supplementary charges.

All Charges are made in accordance with the LB Newham Building Regulations Charging Scheme No. 1, 2022

The charges for Building Regulation work are intended to cover the cost of the service. Where applicable The Local Authority will refund or request a supplementary charge and provide a written statement setting out the basis of the refund/supplementary charge and state how this has been calculated. In the calculation of refunds/supplementary charges no account shall be taken of the first hour of an officer's time.

The charges are subject to VAT at the prevailing rate, except where stated otherwise. A column with the VAT already added is included for your ease of reference when making payment.

When a scheme requires the Local Authority to engage and incur the costs of a consultant to provide specialist advice or services in relation to a particular aspect of proposed work the charge may be individually determined.

Where a scheme involves more than one dwelling unit and the electrical installer is not a member of a relevant competent persons scheme the charge will be individually determined.

The standard charges in Table C are for all work types up to £100,000 which are not described in Standard Tables A or B. Charges reductions apply as follows:

1. The reductions for using competent person's schemes in accordance with Regulation 12(5) of the Building Regulations 2000 (as amended) are already given in Table C.
2. The reduction in relation to Regulation 20B(4) of the Building Regulations 2000 (as amended) for non-destructive testing in respect of pressure testing for the air tightness of buildings is already given in Table C.
3. Where 1 or 2 above do not apply the charge will be individually determined.
4. A 5% reduction will be applied to charges where in accordance with Regulation 20A(4) of the Building Regulations 2010 (as amended) in relation to achieving compliance with the Requirements of E1 details approved by Robust Details Limited are used. It is the applicant's responsibility to advise the Local Authority at the time of making the application that they are going to use Robust Details.
5. Where in accordance with Regulation 7(5)(i) of The Building [Local Authority Charges] Regulations 2010 one application or building notice is in respect of two or more buildings or building works all of which are substantially the same as each other a 10% reduction in the standard Plan charge will be made; a 10% reduction in the standard Inspection charge will be made; 20% reduction in the Building Notice charge will be made. It is the applicant's responsibility to advise the Local Authority at the time they are making the application that such similarity of works are applicable.
6. Where in accordance with Regulation 7(5)(j) of The Building [Local Authority Charges] Regulations 2010 an application or building notice is in respect of building work which is substantially the same as building work in respect of which plans have previously been deposited or building works inspected by the same local authority and there has being no substantial changes to the legislation or requirements in the period since the previous application, a 10% reduction in the plan charge will be made. It is the applicant's responsibility to provide the Local Authority with the details of the previous application.
7. In accordance with Regulation 7(5)(k) The Building [Local Authority Charges] Regulations 2010 the authority will make a reduction in Table C charges when chargeable advice has been given before receipt of an application or notice for proposed building work, which is likely to result in less time being taken by the local authority to perform the chargeable function for that work. The amount will be individually determined.
8. When it is intended to carry out building work described in Tables B or C at the same time that any other work to