

Wigan Building Control

Building Regulations Charges – applicable from 1st April 2024 (20% VAT)

Domestic Works

Type	Cat.	Description	Full Plan Application Fees		Building Notice Application Fee inc. VAT
			2024/25 Plan Fee inc. VAT £	2024/25 Inspection Fee inc. VAT £	
SINGLE STOREY EXTENSIONS (including 'build over' upper floor extensions) & detached ancillary buildings (excluding garages and carports)	1	Floor area not exceeding 5 sqm	£414.00	Included in Plan Fee	£503.00
		Floor area between 5 sq and 10 sqm	£555.00	Included in Plan Fee	£665.00
		Floor area between 10 sq and 40 sqm	£278.00	£346.00	£748.00
		Floor area between 40 sq and 80 sqm	£278.00	£414.00	£827.00
		Floor area between 80 sq and 120 sqm	£304.00	£445.00	£874.00
TWO STOREY EXTENSIONS including combined single/two storey	2	Total floor area not exceeding 40 sqm	£278.00	£393.00	£806.00
		Total floor area between 40 sqm and 100 sqm	£278.00	£482.00	£921.00
LOFT CONVERSIONS	3	Without construction of dormer (max floor area 50 sqm)	£550.00	Included in Plan Fee	£691.00

or

LOFT CONVERSIONS - continued		Including construction of dormer (max floor area 50 sqm)	£691.00	£231.00	£921.00
OTHER BUILDINGS e.g Domestic garages/carparks, garden rooms	4	Erection or extension of a non-exempt detached building up to 100 sqm	£346.00	Included in Plan Fee	£414.00
		Erection or extension of a non-exempted attached building up to 100 sqm	£414.00	Included in Plan Fee	£503.00
OTHER WORK – garage/ancillary building conversions and new basements	5	Conversion of a garage or detached ancillary building to a habitable room(s)	£395.00	Included in Plan Fee	£495.00
		Alterations to create a basement up to 100 sqm (no underpinning)	£482.00	Included in Plan Fee	£586.00
		Structural alterations to create a basement up to 100 sqm (inc. underpinning)	£278.00	£414.00	£827.00
Underpinning (up to 20 linear metres)	6	Fixed price	£461.00	Included in Plan Fee	£503.00
Renovation of a thermal element to a single dwelling	7	Fixed price for one site visit	£175.00	Included in Plan Fee	£175.00
		If re-visit required price per visit	£58.00	Included in Plan Fee	£58.00
MUST BE Alterations, installation of fittings (not electrical) and/or structural alterations. No charge where in ancillary to other works. Estimate for work to be included with application.	8	Up to £1,000	£158.00	Included in Plan Fee	£195.00
		between £1,001 and £2,000	£226.00	Included in Plan Fee	£263.00
		Between £2,001 and £5,000	£294.00	Included in Plan Fee	£352.00
		Between £5,001 and £25,000	£389.00	Included in Plan Fee	£468.00

Alterations continued...		Between £25,001 and £50,000	£158.00	£336.00	£583.00
		Between £50,001 and £75,000	£200.00	£415.00	£678.00
		Between £75,001 and £100,000	£263.00	£499.00	£856.00
		£100,000 + (individually determined charge)	N/A	N/A	N/A
Window replacement (Non-competent persons scheme)	9	Per installation up to 10 windows	£136.00	Included in Plan Fee	£136.00
		Per installation 11-20 windows	£241.00	Included in Plan Fee	£241.00
Fee for electrical work carried out with any other category of work by a non-qualified person i.e. not a member of a CPS	10	Fixed price	£335.00	Included in Plan Fee	£335.00
Standalone electrical work not being carried out in conjunction with any other category of work Carried out by a non-qualified person i.e. not a member of a CPS	11	Any electrical work other than the rewiring of a dwelling	£414.00	Included in Plan Fee	£414.00
Installation of a solid fuel heating appliance by a NON - HETAS registered installer	12	Fixed Price for 1st visit	£691.00	Included in Plan Fee	£691.00
		Cost per extra visit	£93.00	Included in Plan Fee	£93.00
Formation of an ensuite, bathroom or cloakroom	13	Fixed price	£293.00	Included in Plan Fee	£293.00
Removal or partial removal of chimney breast(s)	14	Fixed price	£262.00	Included in Plan Fee	£262.00
Removal of wall & insertion of steel beam(s)	15	Fixed price	£288.00	Included in Plan Fee	£288.00
Conversion of an existing conservatory roof to solid roof construction	16	Fixed price	£288.00	Included in Plan Fee	£288.00
Forming two existing dwellings into one single dwelling	17	Fixed price	£309.00	Included in Plan Fee	£309.00
		Cost per extra visit?	£84.00	Included in Plan Fee	£84.00
Installation of new sewage chemical treatment plant	18	Fixed price	£304.00	Included in Plan Fee	£304.00

Where there are several extensions or alterations taking place in one scheme and the work will be undertaken at the same time, reductions may be possible. Similarly, where works listed in categories 3-9 are being carried out at the same time as works in category 1 or 2 a 50% fee reduction will apply to the cheaper work category. These charges are applicable on the understanding that the building work does not consist of, or include, innovative or high-risk construction techniques and/or the duration of the building works from commencement to completion does not exceed 12 months.

The charges have been set on the basis that the project’s design and construction is undertaken by a person or company that is competent to carry out the relevant work. If this turns out to not be the case additional charges may be incurred.

Electrical work, please note: The following charges have been set on the assumption that a qualified electrician registered under a ‘Part P Competent Person’s Scheme’ will carry out the electrical installation for all notifiable electrical work and will issue certification for such work. An additional charge of £336.00 +VAT will apply if notifiable electrical work is carried out by a person not registered with an approved Part P Competent Persons Scheme. Our Building Control Surveyors or a competent, qualified electrician will be able to advise what constitutes notifiable work.

New Dwellings or Conversions to Create New Dwellings

Number of Dwellings	Plan Charge inc. VAT	Inspection Charge inc. VAT	Building Notice Charge inc. VAT
1	£314.00	£450.00	£915.00
2	£403.00	£628.00	£1240.00
3	£492.00	£764.00	£1506.00
4	£586.00	£900.00	£1773.00
5	£675.00	£1030.00	£2045.00

Individually determined charges for 6 new dwellings and over or where the floor area of a dwelling created exceeds 250 sqm.

Please email details of your scheme to Building Control at building.control@wigan.gov.uk preferably with 'Request for Building Regulation Charge' in the title. We will contact you by the end of the following working day.

Regularisation Charges - Domestic Work.

The charge for a Regularisation application, submitted after the works have been commenced, does not attract VAT but will be individually determined charges and based on the extent of works required to determine compliance with the Building Regulations. An application will require submission of existing and proposed plans, full building works specifications and any photographic evidence of works during construction before it will be validated.

Note: Only works completed after November 1985 can be Regularised.

Individually Determined Charges - Domestic Work:

If the work you are carrying out is not listed as a standard charge, the charge will be individually determined. This method of determining the charge mainly relates to larger schemes and includes the following types of building work.

- Applications deposited by agents and/or registered partners of Wigan Building Control under the LABC partnership scheme.
- Applications subject to a reversion charge (work reverting from an approved inspector to the local authority).
- Building work that is in relation to more than one building.
- Building work consisting of alterations to a domestic property (other than extensions) where the estimated cost exceeds £100,000.
- Building work consisting of a domestic extension where the floor area exceeds the maximum area shown above or in multiple categories.
- Building work consisting of a non-exempt domestic garage or carport with a floor area over 100m².
- Individually determined charges for 6 new dwellings and over or where the floor area of a dwelling created exceeds 250 sqm.
- The building work consists of, or includes innovative or high-risk construction techniques.

Non-Domestic Works

Other, Non-domestic work – New Build, Extensions and Alterations

The fees for all non-domestic work applications are now individual determined charges. Please email details of your scheme to Building Control at building.control@wigan.gov.uk preferably with 'Request for Building Regulation Charge' in the title.

We will contact you before the end of the following working day with a competitive Building Regulation charges quote.

Regularisation Charges – Non-Domestic Work.

The charge for a Regularisation application, submitted after the works have been commenced, does not attract VAT but will be individually determined charges and based on the extent of works required to determine compliance with the Building Regulations. An application will require submission of existing and proposed plans, full building works specifications and any photographic evidence of works taken during construction before it will be validated.

Note: Only works completed after November 1985 can be Regularised.

Please send details of the work that needs to be regularised to building.control@wigan.gov.uk for a charges quote.

Important Notes.

These 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** (details available from the authority).

The charges have also 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 relevant design and building work. If they are not, the work may incur supplementary charges.