

Wigan Building Control

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

Category	Description		2024/25
			£ inc. VAT
1	Decision Notices or Completion Notice since 1 January 2010 (Office based electronic storage)		£42.00
2	Decision Notices or Completion Certificate prior to 1 January 2010 (Off site non-electronic storage)		£81.00
3	Copies of correspondence (excluding Decision Notice) relating to Building Regulation applications (includes up to 10 A4 sides – if above 10 sides add 40p per A4 side)		£18.00
4	Researching DOMESTIC site histories or providing “search type” information from the planning records and ecological records (Cost per hour or part hour including VAT)		£74.00
5	Researching COMMERCIAL site histories or providing “search type” information from the planning records and ecological records (Cost per hour or part hour including VAT)		£110.00
6	For the issuing of completion certificates in connection with archived and dormant Building Regulations applications or when over 24 months since the last site inspection. (When a completion certificate has not already been issued)	With a site visit	£157.00
		No site visit	£81.00
7	Dangerous structures 'out of hours' call out charge		£314.00
8	Time on site over 4 hours will be charged at per hour or part of		£84.00
9	Administrative charges for Dangerous Structures		
	For value of work up to £1000 - Subject to a minimum charge of £81.00		30%
	For value of work between £1001 - £2000		25%
	For value of work between £2001 - £3000		20%
	For value of work over £3001		15%

10	Application for Certificate of Building Regulations Exemption		£142.00
11	Administrative processing cost for refunding Building Regulation fees where fees have been paid but work has not been carried out	Hourly rate subject to a min. of £73.00 and max. of £252.00	
12	Registering a change of agent or applicant in connection with a valid Building Regulations application WITH NO revision to the approved scheme		£81.00
	Registering a change of agent or applicant in connection with a valid Building Regulations application WITH revisions to the approved scheme including written position statement		£136.00
	Registering a change of Main Contractor in connection with a valid Building Regulations application where work has commenced on site with NO ON-SITE ATTENDANCE		£81.00
	Registering a change of Main Contractor in connection with a valid Building Regulations application where work has commenced on site with up to 1 HOUR SITE ATTENDANCE and a written position statement		£136.00
	If over 1 hour's site attendance is required, the hourly rate is -		£84.00
13	Provision of office-based pre-submission consultancy advice per hour (Max.) inc. written confirmation as necessary		£84.00
14	Registering of pre-submission site visits to maintain Planning Permission		£163.00
15	Late discharge of condition (i.e. information received less than 21 days before the relevant work is carried out)		£81.00
16	Wigan Building Control Hourly rate		£84.00
17	Building Safety Regulator Hourly rate (Standard)		£97.00
18	Pre-Application Advice (link with Planning) - Includes one site visit and the fee paid is non-refundable but is deductible from your total application cost should an application be submitted within 6 months of your pre-application submission.	Domestic	£74.00
		Commercial	£105.00

<p>19</p>	<p>Partnership Applications: These rates are competitively and exclusively agreed between GM Local Authorities in order to provide the most cost-effective rates for our customers.</p> <p>The rates best represent a not for profit service and are set to only cover service costs associated with projects.</p> <p>These rates will ensure value for money and help secure the works for local authority rather than being awarded to Approved Inspectors.</p>		<p>TBC</p>	<p>TBC</p>
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