

## Table A

### Standard Charges for the Creation of, or Conversion to, New Housing

2<sup>nd</sup> October 2011

Number of dwellings	Plan Charge		Inspection Charge		Building Notice Charge		Regularisation Charge
	Net Charge (Exc. VAT)	Total Charge (Inc. VAT)	Net Charge (Exc. VAT)	Total Charge (Inc. VAT)	Net Charge (Exc. VAT)	Total Charge (Inc. VAT)	Total Charge (VAT Exempt)
1 (Max 300m <sup>2</sup> )	297.52	<b>357.02</b>	534.77	<b>641.72</b>	832.29	<b>998.75</b>	<b>Individually Determined</b>
2 or more	Individually Determined	<b>Individually Determined</b>	Individually Determined	<b>Individually Determined</b>	Individually Determined	<b>Individually Determined</b>	<b>Individually Determined</b>

**Note:**

For individually determined charges, please contact head of the Building Control to discuss your scheme and a quote for our charges.

For electrical work not covered under a Competent Persons Scheme (Part P registered) the basic charge per dwelling will be £159.04 plus VAT (account will be given to repetitive work and a discount may be applied). This charge is additional to the inspection charge, building notice charge or regularisation charge.

Unless agreed otherwise schemes exceeding one year in duration may be subject to additional charges.

## TABLE B

### Standard Charges for Extensions and Other Work to a Single Domestic Building

Description of Work	Plan Charge		Inspection Charge		Building Notice Charge		Regularisation Charge
	Net Charge (Exc. VAT)	<b>Total Charge (Inc. VAT)</b>	Net Charge (Exc. VAT)	<b>Total Charge (Inc. VAT)</b>	Net Charge (Exc. VAT)	<b>Total Charge (Inc. VAT)</b>	<b>Total Charge (VAT Exempt)</b>
<b>Garages and Carports</b>							
1 Erection or extension of a single storey non exempt detached garage or carport up to 70m <sup>2</sup>	216.50	<b>259.80</b>	162.05	<b>194.46</b>	378.55	<b>454.26</b>	<b>Individually Determined</b>
2 Erection or extension of a single storey non exempt attached garage or carport up to 70m <sup>2</sup>	216.50	<b>259.80</b>	162.05	<b>194.46</b>	378.55	<b>454.26</b>	<b>Individually Determined</b>
3 Erection or extension of a detached garage up to 100m <sup>2</sup> which includes room/s for use at first floor level	232.70	<b>279.24</b>	194.46	<b>233.35</b>	427.16	<b>512.59</b>	<b>Individually Determined</b>
4 Garage and or outbuilding converted into habitable use with a maximum floor area of 36m <sup>2</sup>	216.50	<b>259.80</b>	129.64	<b>155.57</b>	346.14	<b>415.37</b>	<b>Individually Determined</b>
<b>Extensions</b>							
5 Extension of a dwelling the total floor area of which does not exceed 10m <sup>2</sup>	216.50	<b>259.80</b>	194.46	<b>233.35</b>	410.96	<b>493.15</b>	<b>Individually Determined</b>
6 Extension of a dwelling the total floor area of which exceeds 10m <sup>2</sup> , but does not exceed 50m <sup>2</sup>	248.91	<b>298.69</b>	259.28	<b>311.14</b>	508.19	<b>609.83</b>	<b>Individually Determined</b>
7 Extension of a dwelling the total floor area of which exceeds 50m <sup>2</sup> , but does not exceed 100m <sup>2</sup>	281.32	<b>337.58</b>	324.10	<b>388.92</b>	605.42	<b>726.50</b>	<b>Individually Determined</b>

Description of Work	Plan Charge		Inspection Charge		Building Notice Charge		Regularisation Charge
	Net Charge (Exc. VAT)	Total Charge (Inc. VAT)	Net Charge (Exc. VAT)	Total Charge (Inc. VAT)	Net Charge (Exc. VAT)	Total Charge (Inc. VAT)	Total Charge (VAT Exempt)
<b>Loft Conversions</b>							
8 Loft conversion with a floor area not exceeding 50m <sup>2</sup> that does not include the construction of dormers	281.32	<b>337.58</b>	194.46	<b>233.35</b>	475.78	<b>570.94</b>	<b>Individually Determined</b>
9 Loft conversion with a floor area not exceeding 50m <sup>2</sup> that includes the construction of dormers	281.32	<b>337.58</b>	226.87	<b>272.24</b>	508.19	<b>609.83</b>	<b>Individually Determined</b>
<b>Replacement Windows / Doors</b>							
10 Replacement of windows and/or doors up to a maximum of 5 in external walls of a single dwelling	86.21	<b>103.45</b>	75.19	<b>90.23</b>	161.40	<b>193.68</b>	<b>Individually Determined</b>
11 Replacement of windows and/or doors up to a maximum of 20 in external walls of a single dwelling	86.21	<b>103.45</b>	107.60	<b>129.12</b>	193.81	<b>232.57</b>	<b>Individually Determined</b>
<b>Underpinning</b>							
12 Traditional underpinning Charge (4 visits)	86.21	<b>103.45</b>	106.95	<b>128.34</b>	193.16	<b>231.79</b>	<b>Individually Determined</b>
13 Piling and needles (4 Visits)	86.21	<b>103.45</b>	106.95	<b>128.34</b>	193.16	<b>231.79</b>	<b>Individually Determined</b>
Charges for underpinning will be discounted by the percentage indicated if carried out at the same time as constructing an extension	50%	<b>50%</b>	50%	<b>50%</b>	50%	<b>50%</b>	<b>Individually Determined</b>

Description of Work	Plan Charge		Inspection Charge		Building Notice Charge		Regularisation Charge
	Net Charge (Exc. VAT)	Total Charge (Inc. VAT)	Net Charge (Exc. VAT)	Total Charge (Inc. VAT)	Net Charge (Exc. VAT)	Total Charge (Inc. VAT)	Total Charge (VAT Exempt)
<b>Other Alterations</b>							
14 Renovation of a thermal element (price is per element, if more than 1 is carried out at the same time, each subsequent element is reduced by 50%)  <i>e.g. plastering, rendering, replacing roof covering/s where there is no significant increase in weight, replacement floor etc see Approved Document L1B Appendix A</i>	42.78	<b>51.34</b>	85.56	<b>102.67</b>	128.34	<b>154.01</b>	<b>Individually Determined</b>
15 Installation of an ancillary appliance carried out by a person registered with an appropriate competent person's scheme  <i>e.g. Solid fuel appliance, replacement flue liner, unvented hot water system</i>	No additional charge	<b>No additional charge</b>	No additional charge	<b>No additional charge</b>	No additional charge	<b>No additional charge</b>	No additional charge
16 Installation of an ancillary appliance, other than by a person registered with an appropriate competent person's scheme  <i>e.g. Solid fuel appliance, replacement flue liner, unvented hot water system</i>	42.78	<b>51.34</b>	64.17	<b>77.00</b>	106.95	<b>128.34</b>	<b>Individually Determined</b>



Description of Work	Plan Charge		Inspection Charge		Building Notice Charge		Regularisation Charge	
	Net Charge (Exc. VAT)	Total Charge (Inc. VAT)	Net Charge (Exc. VAT)	Total Charge (Inc. VAT)	Net Charge (Exc. VAT)	Total Charge (Inc. VAT)	Total Charge (VAT Exempt)	
<b>Electrical Work</b>								
18	Electrical works carried out by Part P installer registered with a Part P competent person self certification scheme in relation to a new dwelling, extension or alterations	No additional charge	No additional charge	No additional charge	No additional charge	No additional charge	No additional charge	
19	Installer not registered with a Part P competent person self certification scheme but qualified to complete a BS7671 installation certificate and carry out test, (1 <sup>st</sup> fix inspection notification required)	42.78	<b>51.34</b>	129.64	<b>155.57</b>	172.42	<b>206.91</b>	<b>Individually Determined</b>
20	Installer not registered with a Part P competent person self certification scheme and not qualified to complete a BS7671 installation and test certificate, Melton Borough Council will appoint a electrical contractor to inspect and test as deemed necessary by Melton Borough Council, this cost allows for 4 inspections only at a time to suit us and missed appointment or re-inspection will incur additional charges	281.32	<b>337.58</b>	390.86	<b>469.03</b>	672.18	<b>806.62</b>	<b>Individually Determined</b>

Description of Work	Plan Charge		Inspection Charge		Building Notice Charge		Regularisation Charge
	Net Charge (Exc. VAT)	Total Charge (Inc. VAT)	Net Charge (Exc. VAT)	Total Charge (Inc. VAT)	Net Charge (Exc. VAT)	Total Charge (Inc. VAT)	Total Charge (VAT Exempt)
<b>Solar Panels, Photovoltaic Cells, Wind Turbines</b>							
21 Installation of solar panels, photovoltaic cells or attached wind turbines where structural calculations are submitted which prove adequacy of the structure to take the additional load	86.21	<b>103.45</b>	54.21	<b>65.05</b>	140.42	<b>168.50</b>	<b>Individually Determined</b>
22 Installation of solar panels, photovoltaic cells or attached wind turbines where structural calculations are not submitted	86.21	<b>103.45</b>	216.82	<b>260.18</b>	303.03	<b>363.64</b>	<b>Individually Determined</b>

**Note:-** Should extra visits be found necessary then additional cost will be charged, should less inspections be required a refund will be provided in instances where considered appropriate.  
For schemes where the estimated cost exceeds £50,000 the charge is individually determined  
Unless agreed otherwise schemes exceeding one years duration may be subject to additional charge.