

Civic Offices, 1 Saxon Gate East,
Milton Keynes, MK9 3EJ

**Charges Enquiries and
Technical Advice Line: 01908 252403**
Web: www.buildingcontrolmk.com

Building Regulation Charges For Dwellings and Domestic Work

(with effect from 1 May 2015 until further notice)

Guidance

- These notes are for guidance only; further details are available from MK building control and The Building (Local Authority Charges) Regulations 2010.
- All Building Regulation applications, except Regularisation's, are subject to VAT at the current rate.
- Individual quotations will be given to all Regularisation applications and all works not included as standard charges.
- A Building Regulation application may be made using either a 'full plans' or 'building notice' application unless the building is subject to the Regulatory Reform (Fire Safety) Order or is built over or adjacent to an existing sewer when a 'full plans' application must be made.
- A '**full plans**' submission will include an 'architectural' type drawing containing a full building specification and generally the charge is paid in two parts. A plan charge is deposited with the application and a further inspection charge will be invoiced to the applicant after the first inspection of the work on site. The drawings will be approved when they show compliance with the requirements of the Building Regulations.
- A '**building notice**' application is a simplified process that may not require a drawing and the charge is paid in full with the application. Any paperwork received will not be approved as building notices are only 'accepted'. As a full building specification will not usually be available, closer liaison on site is required when a building notice is used to help minimise the possibility of abortive work. In some cases it may also be necessary for us to request additional information.
- Cheques should be made payable to "**Milton Keynes Council**".
- Should you have any difficulty establishing the correct Building Regulation charge, please contact us on 01908 252403.
- The charges assume that the work does not involve innovative or high risk construction techniques and that the duration of the work does not exceed 12 months. Any variation to this will require a separate quotation.
- The charges assume that the design and building work is undertaken by a person or company that is competent to carry out the work. If they are subsequently found not to be competent then the owner may incur an additional charge.
- If external consultants are required to be used by Milton Keynes Council then their costs may be passed on to the person having the works undertaken.

Additional Information

- **Charges are not payable for**

- work solely for the benefit of a disabled person.
- for the resubmission of a scheme where a plan has previously been rejected provided the scheme is substantially the same as before.
- informal advice and consultations on meeting the Building Regulations are free for the first hour.

- **Estimated cost of work**

- This means an estimate, accepted by Milton Keynes Council, of such reasonable amount as would be charged for carrying out that work by a person in business to carry out such work. Therefore no reduction is permitted for DIY work. Estimates should exclude VAT, land acquisition costs, internal decoration costs, floor covering and fittings and professional fees paid to architects, engineers or surveyors.

- **Completion Certificates**

- A completion certificate will be issued upon satisfactory completion of the work. Where an inspection is requested against an application where more than 3 years have elapsed since the previous inspection, an additional charge of £120.00 will be payable.

- **Part P Registered Electricians**

- The standard charges assume that the controlled electrical work will be undertaken by a Part P registered electrician. If anyone other than a Part P registered electrician undertakes the electrical work then an additional charge of £290 will become payable to cover the additional work created for us.

- **Multiple Works**

- If you are carrying out multiple works simultaneously then Milton Keynes Council will be able to reduce the standard charges in table C by the specified amount.

Table A - Charges for new dwellings (under 300m²) (inc. VAT)

Number of Dwellings	Full Plans Charges		Building Notice Charge
	Plan Charge	Inspection Charge	
	Amount to pay £	Amount to pay £	Amount to pay £
1	192.00	564.00	840.00
2	258.00	774.00	1140.00
3	348.00	984.00	1440.00
4	426.00	1146.00	1740.00
5	516.00	1236.00	1920.00
For developments in excess of 5 dwellings, or where there is a duplication of dwelling types or where the dwelling exceeds 300m², please contact us on 01908 252403.			

Table B - Charges for small domestic buildings and extensions (inc. VAT)

Category of Work	Full Plans Charges		Building Notice Charge
	Plan Charge	Inspection Charge	
Detached / attached garage floor area not exceeding 40m ²	200.00	100.00	300.00
Detached / attached garage floor area 40 – 60 m ²	200.00	200.00	400.00
Dwelling extension floor area Between 10-40 m ²	200.00	360.00	560.00
Dwelling extension floor area between 40 – 60m ²	200.00	540.00	740.00
Loft conversion not including a dormer	200.00	360.00	640.00
Loft conversion including a dormer	200.00	540.00	850.00
For domestic extensions and loft conversions over 60m² floor area, please contact us on 01908 252403.			

Table C - Domestic Alterations to a single building (inc. VAT)

	Basis of Charge	Full Plans Charges		Building Notice Charge	*Reduction available
		Plan Charge	Inspection Charge		
Category of work					
Garage conversion	Fixed price	200.00	100.00	340.00	n/a
Renovation of a thermal element to a single dwelling	Fixed price per element	120.00	nil	120.00	n/a
Internal alterations, installation of fittings (not electrical) and/or structural alterations	Estimated cost less than £5,000	250.00	nil	250.00	n/a
	Estimated cost between £5,001 and £25,000	200.00	270.00	540.00	25%
	Estimated cost between £25,001 and £50,000	200.00	440.00	730.00	25%
Window replacement (not competent persons scheme)	Up to 20 windows	200.00	nil	200.00	25%
	For 21 windows and above	200.00	100.00	290.00	25%
Electrical work (not competent persons scheme)	Estimated cost less than £10,000	175.00	100.00	290.00	25%
	Estimated cost above £10,001	200.00	200.00	390.00	25%
*Reduction only applicable when works undertaken at the same time as work described in Table B.					