

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 All Other Work (excluding 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 must be made using a 'full plans' application.
- 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 paperwork 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.
- 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 to not 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**

- where a plan has been rejected for the resubmission of the scheme 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, 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.

- **Change of use applications**

- An additional charge of £192.00 is applicable to the charges shown in the table unless it relates to a building used for residential purposes that is altered to create more or fewer dwellings.

- **Basements**

- An additional charge of £192.00 is applicable to the charges shown in the table where the work is in relation to a basement.

Table D - Charges for non-domestic extensions and buildings (inc. VAT)

	Industrial and Storage Use		* All other uses	
	Plan Charge	Inspection Charge	Plan Charge	Inspection Charge
Category of work				
Floor area not exceeding 40m ²	250.00	375.00	300.00	450.00
Floor area exceeding 40m ² but not exceeding 100m ²	300.00	550.00	350.00	625.00
Floor area exceeding 100m ² but not exceeding 200m ²	350.00	675.00	400.00	750.00
<p>For all work over 200m² floor area, please contact us on 01908 252403.</p> <p>All other uses includes assembly and recreation; other residential; office; shops and commercial buildings.</p>				

Table E – All Other Non-Domestic Work or Alterations (inc. VAT)

	Basis of Charge	Plan Charge	Inspection Charge
Category of work			
Window and shop front(s) replacement (non-competent person scheme)	Up to 20 windows	250.00	nil
	For 21 windows and above	300.00	nil
Renovation of a thermal element	Estimated cost up to £50,000	200.00	100.00
Other alterations not described elsewhere including structural alterations and installation of controlled fittings.	Estimated cost less than £5,000	300.00	nil
	Estimated cost between £5,001 and £25,000	300.00	375.00
	Estimated cost between £25,001 and £50,000	300.00	550.00
	Estimated cost between £50,001 and £100,000	300.00	750.00
Installation of mezzanine floor used solely for storage purposes up to 300m ²	Fixed price	300.00	200.00