

Building Regulation Charges for All Other Work (excluding dwellings and domestic work)

(with effect from 14 May 2021 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 and Reversions, are subject to VAT at the current rate. **The charges shown in this document are inclusive of VAT.**
- Individual quotations will be given to all Regularisation and Reversion 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 up to one 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 three years have elapsed since the previous inspection, an additional charge of £150.00 will be payable.

- **Change of use applications**

- Where the project involves a change of use of the whole, or part, of a building, the charges for the project will be individually determined

- **Basements**

- Where the project involves a basement, the charges for the project will be individually determined

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

Category of work	Plan Charge	Inspection Charge
Floor area not exceeding 40m ²	350	500
Floor area exceeding 40m ² but not exceeding 100m ²	350	750
Floor area exceeding 100m ² but not exceeding 200m ²	350	950

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

	Category of work	Basis of Charge	Plan Charge	Inspection Charge
1	Window and shop front(s) replacement (non-competent person scheme)	Per installation up to 50 windows	350	nil
2	Renovation of a thermal element	Estimated cost up to £50,000	350	nil
3	Other alterations not described elsewhere including structural alterations and installation of controlled fittings.	Estimated cost less than £5,000	350	nil
		Estimated cost between £5,001 and £25,000	350	400
		Estimated cost between £25,001 and £50,000	350	600
		Estimated cost between £50,001 and £100,000	350	850
4	Installation of mezzanine floor used solely for storage purposes up to 300m ²	Fixed price	350	250