

Milton Keynes City Council, Civic, 1 Saxon Gate East,
Milton Keynes, MK9 3EJ

General Enquiries: 01908 252721

Web: www.buildingcontrolmk.com

Building Regulation Charges For 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 Regularisations 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 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.
- Should you have any difficulty establishing the correct Building Regulation charge, please contact us on 01908 252721.
- 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 City 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 up to one hour

- **Estimated cost of work**

- This means an estimate, accepted by Milton Keynes City 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 three years have elapsed since the previous inspection, an additional charge of £150.00 will be payable.

- **Part P Registered Electricians**

- The standard charges under Tables A and B 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 as detailed in Table C will become payable to cover the additional work created for us.

- **Multiple Works**

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

- **Basements**

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

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

	Full Plans Charges		Building Notice Charge
	Plan Charge	Inspection Charge	
No. of Dwellings	Amount to pay	Amount to Pay	Amount to pay
1	250	550	900
2	325	750	1200
3	400	1000	1500
4	475	1200	1800
5	550	1300	2000
<p align="center">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 252721</p>			

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

	Full Plans Charges		Building Notice Charge
	Plan Charge	Inspection Charge	
Type of Work			
Detached / attached garage floor area not exceeding 40m ²	250	100	400
Detached / attached garage floor area 40 – 60 m ²	250	200	500
Dwelling extension floor area not exceeding 10m ²	250	200	500
Dwelling extension floor area between 10 - 40 m ²	250	400	700
Dwelling extension floor area between 40 – 60m ²	250	600	900
Dwelling extension floor area between 60 – 100m ²	250	650	950
Loft conversion not including a dormer	250	400	750
Loft conversion including a dormer	250	600	950

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

	Category of work	Basis of Charge	Plan Charge	Inspection Charge	Building Notice Charge	*Reduction available
1	Garage conversion	Fixed price	250	125	425	n/a
2	Renovation of a thermal element to a single dwelling	Fixed price per element	250	nil	250	n/a
3	Internal alterations, installation of fittings (not electrical) and/or structural alterations	Estimated cost less than £5,000	250	nil	300	n/a
		Estimated cost between £5,001 and £25,000	250	300	600	25%
		Estimated cost between £25,001 and £50,000	250	500	800	25%
4	Window replacement (not competent persons scheme)	Up to 20 windows	250	nil	250	25%
		For 21 windows and above	250	125	375	25%
5	Electrical work (not competent persons scheme)	Estimated cost less than £10,000	250	75	350	25%

*Reduction only applicable when works undertaken at the same time as work described in Table B