

MK Building Control

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Building Regulation Charges

(with effect from 1 January 2024)

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 Reversion applications and all works not included as standard charges.

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.

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 24 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 City Council then their costs may be passed on to the person having the works undertaken.

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.
- Where work is solely for a disabled person in line with The Building (Local Authority Charges) Regulations 2010.

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 £195.00 will be payable.

Individually determined charges: the following projects will require an individually determined charge:

- a change of use of the whole, or part, of a building, Basements, Reversion applications, Regularisation applications not identified in the charges tables.

TABLE A: STANDARD CHARGES FOR THE CREATION OR CONVERSION TO NEW DWELLING (£)			
No	Full Plans		Building Notice Charge
	Plan Charge	Inspection Charge	
1	312	813.60	1238.40

The charge for dwelling with total floor area up to 300m² includes an attached or detached single storey garage up to 30m² floor area. For more than one dwelling and dwellings over 300m² the charges are individually determined.

TABLE B: DOMESTIC EXTENSIONS TO SINGLE BUILDINGS (£)				
Category of work	Full Plans		Building Notice Charge	Regularisation charge (does not incur VAT)
	Plan Charge	Inspection Charge		
Extension floor area up to 10m ²	312	252	620.40	705
Extension floor area exceeding 10m ² but not exceeding 40m ²	312	399.60	782.40	890
Extension floor area exceeding 40m ² but not exceeding 60m ²	312	750	1168.80	1328
Extension floor area exceeding 60m ² but not exceeding 100m ²	312	813.60	1238.40	1407
Loft conversion that does not include the construction of a dormer	312	499.20	892.80	1014
Loft conversion that includes the construction of a dormer	312	750	1170	1328
Erection or extension of a non exempt attached or detached domestic garage or carport up to 40m ²	312	126	482.40	548
Erection or extension of a non exempt attached or detached domestic garage or carport exceeding 40m ² but not exceeding 60m ²	312	240	607.20	690
Conversion of a garage to a dwelling to a habitable room(s)	312	156	516	585

Where the work is not covered in one of the tables the charge will be individually determined.

TABLE C: DOMESTIC ALTERATIONS TO SINGLE BUILDINGS (£)						
Category of Work	Basis of Charge	Full Plans		Building Notice Charge	Reduction *	Regularisation charge
		Plan Charge	Inspection Charge			
Renovation of a thermal element to a single dwelling.	Fixed price per element.	312	Nil	312	N/A	390
Internal alterations, installation of fittings (not electrical) and/or, structural alterations	Estimated cost less than £5,000	312	Nil	343.20	N/A	390
(If ancillary to the building of an extension no additional charge) Fixed price based on estimated cost bands,	Estimated cost exceeding £5,000 up to £25,000	312	374.40	756	25%	858
	Estimated cost exceeding £25,001 and up to £50,000	312	625.20	1030.80	25%	1712
Window replacement (non competent persons scheme). <i>Fixed price grouped by numbers of windows,</i>	Per installation up to 20 windows.	312	Nil	312	25%	390
	Per installation over 20 Windows.	312	124.80	480	25%	546
Electrical work (not competent persons scheme). <i>Fixed price based on estimated cost</i>	Estimated Cost up to £10,000	456	Nil	504	N/A	570

*Details of any reduction for work carried out at the same time as work referred to in Table B

Table D – OTHER NON-DOMESTIC WORK – EXTENSIONS AND NEW BUILD (£)			
Category of work	Full Plans		Regularisation Charge
	Plan Charge	Inspection Charge	
Floor area not exceeding 40m2	438	614.40	Individually determined
Floor area exceeding 40m2 but not exceeding 100m2	438	936	Individually determined
Floor area exceeding 100m2 but not exceeding 200m2	438	1188	Individually determined

Table E – All OTHER NON-DOMESTIC WORK – ALTERATIONS (£)				
Category of work	Basis of charge	Full Plans		Regularisation Charge
		Plan Charge	Inspection Charge	
Window and Shop Front(s) Replacement (non-competent person's scheme).	Per installation up to 50 windows	438	Nil	600
Renovation of a thermal element	Estimated cost up to £50,000	438	Nil	600
Other alterations not described elsewhere including structural alterations and installation of controlled fittings	Estimated cost up to £5,000	438	Nil	600
	Estimated cost exceeding £5,000 and up to £25,000	438	499.20	Individually determined
	Estimated cost exceeding £25,000 and up to £50,000	438	750	Individually determined
	Estimated cost exceeding £50,000 and up to £100,000	438	1062	Individually determined
	Fixed price	438	312	Individually determined