# BUILDING CONTROL CHARGES.

## Domestic Extensions and Alterations, including Electrical Works And RBCA Initial Notice Charges.

**(Valid from 6th November 2026)**

Tameside's Building Control service is responsible for ensuring architects / builders and property owner comply with the Building Regulations, improving health and safety, energy conservation and disabled facilities associated with all types of buildings.

The charges for Building Regulation work are required to cover the cost of the service with the exception of work that is carried out for the benefit of a disabled person which is charge exempt (See our application form for details).

## Standard Charges.

Standard Charges are based on the type of work proposed the majority of domestic extensions and alterations are covered by 'standard charges' and these are listed in the tables below.

***If you are carrying out more than one extension and / or multiple types of alterations, all at the same time, or otherwise where appropriate, we may be able to adjust the 'Standard Charges' – ask for an individual charge assessment.***

If the charges are not listed as a standard charge for the type of work you are intending to carry out it will be individually determined and you will need to contact us to discuss further.

## Building Notice applications.

As the project does not benefit from having a checked and approved plan as for Full Plans Applications, there is a greater amount of surveyor's time to check the proposals. Building Notice fees increased accordingly to cover this extra time incurred for these types of applications on extensions.

## Electrical Safety – 'The use of a qualified 'Part P' registered electrician.

Where the works include electrical works / alterations, it is likely that this will also require Building Regulation approval. Reference should be made to Tameside's 'Part P leaflet' – available on the Tameside Building Control web page to determine what works are notifiable to building control.

Building Regulation approval can be achieved in 2 ways: 1. Approval by the Local authority or 2. Self-Certification by a qualified 'Part P' registered electrician - who is a qualified electrician having the necessary building regulations knowledge to enable his accreditation body i.e. ELECSA / NAPIT etc., to certify his own work.

We would always encourage the use of a qualified 'Part P' registered electrician and our charges are discounted assuming this will be the case. ***However, should you wish to seek approval from the local authority the relevant charge will increase to reflect our additional costs and you must add the additional electrical charge indicated to the inspection charge or where there is no inspection charge to the one off standard charge.***

***DIY electrical work is strongly discouraged and will incur a significant additional charge to cover our costs in commissioning a suitably qualified electrician to inspect the works.***

**Please note – if you agree on application submission to use a' Competent Person Scheme Electrician' and subsequently fail to do so, an additional application for the electrical works will be necessary, together with the additional relevant supplementary charge payment (refer to charges below)**

## Payment of Charges.

**Plan Charge** - payable at the time of submitting the application - this charge is for checking the plans and supporting calculations.

**Inspection Charge** - is payable after the first inspection on site by our Building Control Officers. The applicant will be invoiced for the charge, and it will cover all subsequent inspections; no further charges are payable.

**Building Notice Charge -** is payable on application submission.

**VAT -** All Full Plan, Inspection and Building Notice charges are plus VAT at the **current rate of 20%**. Regularisation applications are VAT exempt (see separate leaflets on Regularisation of illegal works).

## Payment by Cheque.

Please include separate cheques if submitting a Planning and Building Regulation at the same time. **Cheques to be made payable to 'Tameside M.B.C'.**

## Rules for Measurement of the Floor Area.

Floor area is calculated by measuring the distance between the finished internal wall faces enclosing the area. If there is no enclosing wall, the measurement should be taken to the outermost edge of the floor and the area of each storey should be aggregated to calculate the total floor area.

## Important Note - Supplementary Charges.

These charges have been set by the authority on the basis that the:

- Construction works are of a traditional nature and there are no complex structural works – nothing 'out of the ordinary' i.e. tried and tested masonry construction with a conventional roof structure and internal arrangements.
- There are no unusual site related circumstances i.e. that the ground conditions are suitable for 'normal foundations' and we will not be required to repeat foundation inspections in order to verify the building stability or to engage our structural engineers services to review your proposals.
- The charges have also been set on the basis that the design and building work is undertaken by a person or company that is competent to carry out the relevant design and building work and are familiar with construction practices and the Building Regulations requirements. Whilst this is normally the case, there are occasions that this is not the situation and some people require more support and help than others, which will result in you incurring supplementary charges.
- Maximum 12 months duration of the building work from commencement to completion and where multiple works are proposed that these are all carried out at the same time.

***We must stress that should your project not conform to these assumptions you will be subject to an additional supplementary charge based on an hourly rate of £69 per hour plus VAT, related to the additional time incurred. Whilst we will always attempt to limit the need for supplementary charges it is difficult to predict these costs.***

## Pre-submission advice

Tameside MBC Building Control will provide free pre submission advice for up to one hour and after that time period £69 per hour can be charged.

## Regularisation Charges

A regularisation application must be accompanied by the appropriate charge, which is calculated at a rate of ***150% of the Building Notice charge payable*** had the works otherwise already been carried out (VAT is not payable).

## Regularisation (Initial Notice) Charges

Price on application. Additional fee may be payable based on total hours spent on the project.

## Initial Notice Fees

In accordance with The Building (Local Authority Charges and Amendments Relating to Charging) (England) Regulations 2026, from 6th November 2026, the following charges will be due for the processing of an Initial Notices submitted by a Registered Building Control Approver. The applicable charge should be paid by the Client upon submission of the Initial Notice. For further information please contact buildingcontrol@tameside.gov.uk

| Chargeable Function | Fee (all VAT exempt) |
|---|---|
| Initial Notice Registration, Acceptance and Final Certificate** | £81.54 |
| Amendment Notice | £19.36 |
| Plans Certificate | £17.49 |
| Change of Duty Holder | £17.49 |
| Plot Final Certificates for Housing Sites (per plot) | £17.49 |

** Additional Fees will be due for sites containing multiple plots

# Table A - Domestic extensions to a single building.

Figures in Bold include VAT at 20% and exclude the electrical charges – if you are not intending to use a 'Part P Competent Person' for the projects 'notifiable' electrical works you must add the electrical charge as indicated in 'Table B' to the inspection charge or the one off standard charge.

| | Description. | Plan Charge. | Inspection Charge. | Building Notice Charge. |
|---|---|---|---|---|
| **SINGLE STOREY EXTENSIONS.** | | | | |
| 1 | Single storey extension floor area not exceeding $10m^2$ | £472.29 plus vat = **£566.75** | Included as part of plan charge | £558.29 plus vat = **£669.95** |
| 2 | Single storey extension floor area exceeding $10m^2$ but not exceeding $40m^2$ | £252.53 plus vat = **£303.04** | £405.41 plus vat = **£486.49** | £743.93 plus vat = **£892.72** |
| 3 | Single storey extension floor area exceeding $40m^2$ but not exceeding $80m^2$ | £252.53 plus vat = **£303.04** | £507.78 plus vat = **£609.34** | £844.94 plus vat = **£1013.93** |
| **TWO STOREY EXTENSIONS.** | | | | |
| 4 | Two storey extension floor area not exceeding $40m^2$ | £252.53 plus vat = **£303.04** | £507.78 plus vat = **£609.34** | £844.94 plus vat = **£1013.93** |
| 5 | Two storey extension floor area exceeding $40m^2$ but not exceeding $100m^2$ | £252.53 plus vat = **£303.04** | £567.84 plus vat = **£681.41** | £905.00 plus vat = **£1086.00** |
| **LOFT CONVERSIONS.** | | | | |
| 6 | Loft conversion that does not include the construction of a dormer **(max floor area $50m^2$)** | £507.78 plus vat = **£609.34** | Included as part of plan charge | £558.29 plus vat = **£669.95** |
| 7 | Loft conversion that includes the construction of a dormer **(max floor area $50m^2$ )** | £252.53 plus vat = **£303.04** | £277.10 plus vat = **£332.52** | £608.79 plus vat = **£730.55** |
| **DOMESTIC GARAGES AND CARPORTS.** | | | | |
| 8 | Erection or extension of a non-exempt **detached** garage or carport up to $100m^2$ floor area | £304.40 plus vat = **£365.28** | Included as part of plan charge | £354.90 plus vat = **£425.88** |
| 9 | Erection of a non-exempt **attached** single storey extension of a garage or carport up to $100m^2$ floor area | £405.41 plus vat = **£486.49** | Included as part of plan charge | £457.28 plus vat = **£548.74** |
| 10 | Attached Garage Conversion to a create a habitable room / kitchen or utility space | £304.40 plus vat = **£365.28** | Included as part of plan charge | £354.90 plus vat = **£425.88** |
| 11 | Erection of a multi storey detached ancillary building up to 100m2 floor area | £405.41 plus vat = **£486.49** | Included as part of plan charge | £457.28 plus vat = **£548.74** |
| **OTHER DOMESTIC.** | | | | |
| 12 | Creation of a Basement up to $100m^2$ floor area | £458.64 plus vat = **£550.37** | Included as part of plan charge | £509.15 plus vat = **£610.98** |

## Individually Determined Charges.

If the work you are carrying out are not listed as a standard charge, the charge will be individually determined.

This method of determining the charge mainly relates to larger schemes and includes the following types of building work:

- Applications subject to a reversion charge (work reverting from an approved inspector).
- Building work that is in relation to more than one building.
- Building work consisting of alterations to a domestic property (other than extensions) where the estimated cost exceeds £75000.
- Building work consisting of a domestic extension where the floor area exceeds the maximum shown in Table A.
- Building work consisting of a non-exempt domestic garage or carport with a floor area over 100m2
- Building work consisting of the installation of over 20 windows in a domestic property.
- The building work consists of or includes innovative or high risk construction techniques.

If your building work is defined as requiring an individual assessment of a charge you should e-mail Building Control at: buildingcontrol@tameside.gov.uk preferably with 'request for building regulation charge' in the title of the e-mail and provide a description of the intended work. We will contact you within 48 hours or alternatively telephone 0161 342 4460.

# Table B - Domestic alterations to a single building

**(Figures in Bold include VAT at 20%)**

| | Category of Work | Basis of Charge | Plan Charge | Inspection Charge | Building Notice Charge | Charge Reduction for work carried out at the same time as work referred to in Table A |
|---|---|---|---|---|---|---|
| 1 | **Underpinning (up to 20 linear metres)** | Fixed price | £449.09 plus vat = **£538.91** | Included as part of plan charge | £449.09 plus vat = **£538.91** | **50%** |
| 2 | **Renovation of a thermal element to a single dwelling** | Fixed price | £182.91 plus vat = **£219.49** | Included as part of plan charge | £182.91 plus vat = **£219.49** | **50%** |
| 3 | **Alterations, installation of fittings (not electrical) and / or, structural alterations** | **Fixed price based on estimated cost bands** | | | | |
| | | Estimated cost less than £2,000 | £260.72 plus vat = **£312.86** | Included as part of plan charge | £260.72 plus vat = **£312.86** | **100%** |
| | | Estimated cost over £2,000 up to £5000 | £352.17 plus vat = **£422.60** | Included as part of plan charge | £352.17 plus vat = **£422.60** | **50%** |
| | | Estimated cost exceeding £5,000 up to £25,000 | £434.07 plus vat = **£520.88** | Included as part of plan charge | £434.07 plus vat = **£520.88** | **50%** |
| | | Estimated cost exceeding £25,001 and up to £50,000 | £181.55 plus vat = **£217.86** | £395.85 plus vat = **£475.02** | £576.03 plus vat = **£691.24** | **None** |
| | | Estimated cost exceeding £50,001 and up to £75,000 | £181.55 plus vat = **£217.86** | £539.18 plus vat = **£647.02** | £722.09 plus vat = **£866.51** | **None** |

**NOTE: if any of the alteration works above includes 'notifiable' electrical works if you do not use a Part P Competent person electrician an additional charge of £270.00 plus vat = £324.00 is also applicable to the above.**

# DOMESTIC ELECTRICAL WORKS

| Category of Work | | Basis of Charge | | Plan Charge | Inspection Charge | Building Notice Charge |
|---|---|---|---|---|---|---|
| 4 | **Standalone electrical work not being carried out in conjunction with any other category of work. Carried out by an electrician not a member of a competent persons scheme, capable of demonstrating up to date qualifications and providing all design information, installation and test certification.** | **Fixed price based on type of works undertaken** | **Any electrical works other than rewiring of a dwelling** | £304.40 plus vat = **£365.28** | Included as part of plan charge | £304.40 plus vat = **£365.28** |
| | | | **Rewiring or new installation in a dwelling** | £405.41 plus vat = **£486.49** | Included as part of plan charge | £405.41 plus vat = **£486.49** |
| 5 | **Additional charge for 'notifiable' electrical works carried out at the same time as the other work categories above. Carried out by an electrician not a member of a competent persons scheme, capable of demonstrating up to date qualifications and providing all design information, installation and test certification.** | **Fixed price** | **Any electrical works other than rewiring of a dwelling** | £252.53 plus vat = **£303.04** | Included as part of plan charge | £252.53 plus vat = **£303.04** |
| 6 | **Standalone electrical work not being carried out in conjunction with any other category of work (carried out by a non-qualified person)** | **Fixed price based on type of works undertaken** | **Any electrical works other than rewiring of a dwelling** | £432.71 plus vat = **£519.25** | Included as part of plan charge | £432.71 plus vat = **£519.25** |
| | | | **Rewiring or new installation in a dwelling** | £574.67 plus vat = **£689.60** | Included as part of plan charge | £574.67 plus vat = **£689.60** |
| 7 | **Additional charge for 'notifiable' electrical works carried out at the same time as the other work categories above (carried out by a non-qualified person)** | **Fixed price** | **Any electrical works other than rewiring of a dwelling** | £337.16 plus vat = **£404.59** | Included as part of plan charge | £337.16 plus vat = **£404.59** |

## SOLID FUEL APPLIANCES

| | Category of Work | Basis of Charge | Plan Charge | Inspection Charge | Building Notice Charge |
|---|---|---|---|---|---|
| 8 | **Installation of a solid fuel appliance by non- competent person scheme member e.g. not HETAS registered** | **Fixed price** | £202.02 plus vat = **£242.42** | £468.20 plus vat = **£561.84** | £670.22 plus vat= **£804.26** |

## DOMESTIC WINDOW REPLACEMENTS

| | Category of Work | Basis of Charge | | Plan Charge | Inspection Charge | Building Notice Charge | Charge Reduction for work carried out at the same time as work referred to in Table A |
|---|---|---|---|---|---|---|---|
| 7 | **Window replacements (non-competent persons scheme member)** | **Fixed price grouped by numbers of windows (in one installation)** | **Per installation up to 10 windows** | £152.88 plus vat = **£183.46** | Included as part of plan charge | £152.88 plus vat = **£183.46** | **50%** |
| | | | **Per installation 11 to 20 windows** | £288.02 plus vat = **£345.62** | Included as part of plan charge | £288.02 plus vat = **£345.62** | **50%** |

## EXAMPLE OF CHARGE CALCULATION.

Building regulation application for a 2 Storey extension with floor area of 30m$^2$ at the same time 10 replacement windows are to be installed to the house (by a non-competent person scheme member) and a structural opening is to be formed not directly associated with the extension (approx. £1000 estimated cost).

The charges would be built up as follows:

## Full Plans application

### Plan Charge

**Category 4** – two storey extension floor area not exceeding 40m$^2$ – charge is £252.53 plus vat **=£303.04**

**Category 7** – up to 10 replacement windows charge is £152.88 plus vat = **£183.46 less 50% discount as the work is to be done at same time = £91.73**

**Category 3** – Alterations up to £2000 estimated cost - charge is £260.72 plus vat = **£312.86, but a 100% discount rate applies as the work is to be done at the same time so there is no charge.**

***Total plan charge payable* = £303.04 + £91.73 + £0 = *£394.77 incl vat***

### Inspection Charge (in addition to plan charge above)

**Category 4** – two storey extension floor area not exceeding 40m$^2$ – inspection charge is £507.78 plus vat =**£609.34**

Both the windows and internal alterations have no inspection element, so the total inspection charge due is **£609.34**

***The above assumes that any notifiable electrical works are to be done by a Part P competent person - If you do not intend to use such an electrician then the electrical charges (£337.16 plus vat = £404.59) need adding to the above charges.***

## Building Notice application

**Category 4** – two storey extension floor area not exceeding 40m$^2$ – charge is £844.94 plus vat = **£1,013.93**

**Category 7** – up to 10 replacement windows charge is £152.88 plus vat = **£183.46 less 50% discount as the work is to be done at same time = £91.73**

**Category 3** – Alterations up to £2000 estimated cost - charge is £260.72 plus vat = **£312.86 but this is 100% discounted as the work is to be done at the same time so there is no charge.**

***Total building notice charge payable* = £1,013.93 + £91.73 + £0 = *£1,105.66 incl vat***

***The above assumes that any notifiable electrical works are to be done by a Part P competent person - If you do not intend to use such an Electrician then the electrical charges (£337.16 plus vat = £404.59) need adding to the above charges: Building notice charge becomes £1,013.93 + £91.73 + £404.59 = £1510.25***