

Winchester City Council

Charges for Building Regulation Applications Applicable from 1st April 2017

New Dwellings

The charges for building regulation work are required to cover the cost of providing the service.

There are two methods of establishing the charge for building works:

1. Standard charges
2. Individually determined charges

Standard Charges – the following table details the standard charge for up to 6 dwellings including conversion to form dwellings.

These standard charges have been set by the authority on the basis that the building work does not consist of, or include, innovative or high risk construction techniques and the duration of the building work from commencement to completion does not exceed 12 months.

The charges have been set on the basis the design and building work is undertaken by a person or company that is competent to carry out the relevant design and building work referred to in the standard charges tables. If they are not, work may incur supplementary charges.

Individual determination of a charge

Charges are individually determined for the larger and/or more complex schemes.

This includes:

- Work consisting of the erection or conversion of 7 or more dwellings or
- Work consisting of the erection or conversion of dwelling where the floor area of a dwelling exceeds 300m²
- Dwellings over three storeys high

If your building work is defined as requiring an individual assessment of a charge you should contact the following:

Chris Griffith-Jones, Head of Building Control on 01962 848151, Graham Walsgrove Building Control Team Manager on 01962 848353 or Derek Philpot Building Control Team Manager on 01962 848171 who will advise on the appropriate level of charge. Alternatively email:

buildingcontrol@winchester.gov.uk

Application Types

Full Plans Applications – where detailed drawings are being deposited the deposit charge must accompany the application. The balance will be invoiced after the first inspection.

Building Notice Applications – this is an alternative option to submitting a Full Plans application. If you are making this type of application the Building Notice Charge must accompany the application.

Regularisation Charge – work carried out without permission attracts a charge equal to 140% of the corresponding Building Notice Net Charge. Please contact Building Control

Reduction in Plan Charges

Repetitive work may attract a reduction of 25% per application.

Supplementary Charges – where electrical work is carried out by a person who is NOT a 'competent person' registered with a Government approved self certification scheme an additional charge will be made as follows:

- Certified notifiable electrical work £138
- Non certified notifiable electrical work £438

If the work is considered to require a structural check then an additional charge will be payable.

- Structural Check from £240

Payment Details – Cheques should be made payable to 'Winchester City Council'. Payment may also be made by cash or debit card. Please call Building Control on 01962 848176.

TABLE A
STANDARD CHARGES FOR THE CREATION OR CONVERSION OF NEW HOUSING
Including VAT

Number of Dwellings	Building Notice Application	Full Plans applications	
	Total Building Control Fee (Building Notice Application) £	Deposit Charge (payment with application) £	Balance (will be invoiced after commencement) £
1	866	225	641
2	1170	270	900
3	1473	340	1133
4	1776	410	1366
5	2080	480	1600
6	2382	550	1832

Note – for 7 or more dwellings or if the floor area of a dwelling exceeds 300m² the charge is individually assessed

For further advice or assistance please contact your local building control office:

Winchester Building Control Department

Tel: 01962 848176

buildingcontrol@winchester.gov.uk

Submitting your Application: Applications may be deposited in person, by post or electronically using our on-line submission systems:

go to www.submitaplan.com

or e-mail buildingcontrol@winchester.gov.uk