

## SCHEDULE 9

## Article 10

## BUILDING CONTROL (FEES) (NO.2) REGULATIONS 2021 AMENDED

**1 Building Control (Fees) (No.2) Regulations 2021 amended**

The Building Control (Fees) (No.2) Regulations 2021 are amended as follows.

**2 Insertion of Regulation 5A**

After Regulation 5 (inspection fees), insert —

**5A Fees uplift**

- (1) From 1 April 2027, the fees specified in regulation 6(3) and in the schedules shall increase annually on 1 April by a percentage equal to the percentage increase in the Consumer Price Index published by the Cabinet Office for the preceding September<sup>20</sup>, rounded up to the nearest whole pound.
- (2) Where the plans for building work are deposited with a building authority, in accordance with the Building Regulations 2014<sup>21</sup>, before 1 April in any given year, any fee payable in relation to that building work is that charged at the time the plans were deposited. **22**.

**3 Regulation 6 amended**

- (1) Regulation 6 (unauthorised work) is amended as follows.
- (2) In paragraph (3), for “£235” substitute **23** £255 **24**.
- (3) In paragraph (10), for “must calculated” substitute **25** must be calculated **26**.

**4 Insertion of Regulation 9A**

After regulation 9 (exemption for works relating to conservation of fuel and power), insert the following —

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<sup>20</sup> In accordance with section 85A(3) of the Interpretation Act 2015, the power in any enactment to prescribe a fee includes the power to provide for a fee to be increased from time to time by reference to a published index, whether or not that index is produced by the person exercising the power.

<sup>21</sup> SD 2014/0165.

**9A Exemption for works with registered building consent**

- (1) Subject to paragraph (2), a person who has been granted registered building consent under section 15(2) of the Town and Country Planning Act 1999 (control of works affecting registered building) in respect of a building is exempt from paying a planning or inspection fee in respect of that building.
- (2) If the aggregate of the prescribed fees for the registered building consent and the prescribed planning and prescribed inspection fees for the building is greater than £10,000, the exemption in paragraph (1) does not apply to the portion of the fees that exceeds £10,000 that the building authority notifies to the person as being payable by the person. **22**.

**5 Schedule 1 amended**

For the table in Schedule 1 (fixed fees), substitute —

**23**

<b>Column 1</b>	<b>Column 2</b>	<b>Column 3</b>
<b>Type of work</b>	<b>Plan fee from 1 April £</b>	<b>Inspection fee from 1 April £</b>
1. Erection of a detached building which consists of a garage or carport or both, having a floor area not exceeding 50 m <sup>2</sup> in total and intended to be used in common with an existing building, and which is not an exempt building.	80	170
2. (a) Erection of an attached building which consists of a garage or carport or both, having a floor area not exceeding 50 m <sup>2</sup> in total and intended to be used in common with an existing building, and which is not an exempt building.	80	170
2. (b) Erection of an extension to an attached building which consists of a garage or carport or both, having a floor area not exceeding 50 m <sup>2</sup> (when added together) in total and intended to be used in common with an existing building, and which is not an exempt building.	80	170
3. Installation of unvented hot water system in accordance with Part G3 of Schedule 1 to the principal Regulations, where the installation is not part of a larger project and where the authority carries out an inspection.	Nil	155
4. Any extension of a dwelling the floor area of which does not exceed 50 m <sup>2</sup> , including means of access and work in connection with that extension.	180	420
5. Any extension or alteration of a dwelling	180	420

Column 1	Column 2	Column 3
<b>Type of work</b>	<b>Plan fee from 1 April</b>	<b>Inspection fee from 1 April</b>
	<b>£</b>	<b>£</b>
consisting of the provision of one or more rooms in a roof space, the area of which does not exceed 50 m <sup>2</sup> including means of access.		
6. Any electrical installation proposed which is not part of any other application submitted for approval and it is not to be installed by a member of relevant self-certification Scheme under Regulation 28 of the Principal Regulations.	130	315

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## 6 Schedule 2 amended

For the table in Schedule 2 (fixed fees for new single family dwellings up to 300m<sup>2</sup> total floor area), substitute —

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Column 1	Column 2	Column 3
<b>Date of deposit plans from 1 April 2025</b>	<b>Plan fee from 1 April</b>	<b>Inspection fee from 1 April</b>
	<b>£</b>	<b>£</b>
New Small dwellings (up to 300 m <sup>2</sup> )	385	370

Note: VAT is not payable on plan or inspection fees

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## 7 Schedule 3 amended

- (1) Schedule 3 (fees based on estimated cost of work) is amended as follows.
- (2) For the Schedule subheading to Part 1 (FEES WITH EFFECT FROM 1 APRIL 2024), substitute ■ FEES WITH EFFECT FROM 1 APRIL IN EACH YEAR ■.
- (3) For the table, substitute —

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Column 1		Column 2	Column 3
Estimated cost of work		Plan fee	Inspection fee
Exceeding	Not exceeding	£	£
0	£2,000	80	105
£2,000	£4,000	105	140
£4,000	£6,000	125	170
£6,000	£10,000	170	265
£10,000	£14,000	190	400

Column 1		Column 2	Column 3
Estimated cost of work		Plan fee	Inspection fee
Exceeding	Not exceeding	£	£
£14,000	£18,000	205	460
£18,000	£24,000	235	595
£24,000	£30,000	240	645
£30,000	£40,000	355	1,060
£40,000	£50,000	400	1,160
£50,000	£60,000	515	1,545
£60,000	£100,000	630	1,880
£100,000	£140,000	790	2,285
£140,000	£180,000	990	2,965
£180,000	£240,000	1,250	3,670
£240,000	£300,000	1,545	4,540
£300,000	£380,000	1,815	5,435
£380,000	£480,000	2,310	6,915
£480,000	£680,000	2,720	8,080
£680,000	£1,000,000	3,515	10,465
£1,000,000	£1,100,000	3,735	11,160
Plus for each £100,000 or part thereof above £1,100,000, up to the maximum specified below:		610	1,785
Maximum fee payable.		51,525	154,550

Note: VAT is not payable on plan or inspection fees.

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