

The Building (Local Authority Charges) Regulations 2010

Valid from 1st April 2023 to 31st March 2024.

Hourly Rate: £99.00

There are two methods of establishing the charge for building work: **Standard charges** and **Individual determined charges**. If the charge for your Building Regulation work is not listed as a standard charge it will need to be individually determined. If your charge requires to be individually determined please contact the building Control section by either emailing us at build.control@luton.gov.uk or telephone 01582 546607.

Important Notes

The relevant charge is payable at the time of submission. When a Full Plans application is submitted, a two stage charge is normally payable. The plan charge payable following the submitted drawings and application form, and the inspection charge is a once only payment that is due after the first inspection. If the relevant charge is not received the application cannot be treated as deposited. A reduction in fees has been set if payment for plan charge and inspection charge is paid together.

These 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 24 months**. 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. **If these conditions are not met, the work may incur a supplementary charge.**

The charges for a Building Notice or Regularisation is non refundable.

Where multiple works are to be carried out at the same time we will work out an Individual determined charge which will be based on the number of inspections required. If multiple works are carried out sequentially then these will be charged separately as per the attached Fee Scheme.

A 10% fee reduction can be applied for Full Plans Application which is submitted by one of our partners. This discount is not available on Building Notices or Regularisations.

Fee exemptions may apply for works to provide access and/or necessary facilities for disabled people if the requirements are met.

Applications which are invalid (i.e no payment received) 12 months from date of receipt will be withdrawn.

The Building (Local Authority Charges) Regulations 2010 – Standard Fees

Fee Code	Type of Work	Full Plans (inc VAT)	Split Application (inc VAT)	Building Notice (inc VAT)	Regularisation
1	Single storey extension – under 100m ²	£750	£250 + £530	£900	£1,350
2	Two storey extension – under 100m ²	£805	£250 + £585	£966	£1,449
3	First floor extension – under 40m ²	£685	£250 + £465	£742	£1,143
4	Loft Conversion – under 60m ²	£750	£250 + £530	£900	£1,350
5	Garage Conversion	£570	£250 + £350	£684	£1,026
6	Installation of up to 2 steel beams	£455	£250 + £235	£546	£819
7	Installation of up to 10 replacement windows	n/a	n/a	£400	£600
8	Part P electrical works or heat producing appliances	n/a	n/a	£400	£600
9	Alterations up to £10,000 (inc chimney breast removal, re-roof)	£455	£250 + £235	£546	£819
10	Provision of drainage and/or heating connection to an outbuilding under 30m ²	n/a	n/a	£546	£819
11	Outbuilding over 30m ²	£685	£250 + £465	£822	£1,233
12	Single storey garage – up to 60m ²	£570	£250 + £350	£684	£1,026
13	Detached garage with room over – up to 60m ²	£685	£250 + £465	£822	£1,233
14	Single dwelling house – under 300m ²	£885	£250 + £675	£1,062	£1,593
15	Conversion of single dwelling to flats/hmo (charge per flat/hmo bedroom)	£300	£115 + £198	£360	£540
16	All multiple works or those not listed will be determined on application				

The Building (Local Authority Charges) Regulations 2010 – Other Charges

Other Charges		Costs
Demolition	Domestic	£250
	Commercial	£475
Dangerous Structures	Initial Call Out Charge	£200
	Additional Hours (7am-7pm Mon-Fri)	£99 p.h.
	Additional Hours (7pm-7am Mon-Fri and weekends or bank holidays)	£150 p.h.
Admin Charges	Missed appointments / abortive costs	£50
	Initial Completion Certificate	Included with application fee
	Copies of Completion Certificates	£50
	Copies of Decision Notices	£50
	Refund of application fees (only in exceptional circumstances)	£75
	Written replies to solicitors	£50
	Exemption letters	£50
	All other letters to solicitors or legal bodies	£50