

BUILDING CONTROL FEES 2025 – 2026

Operative from 1 April 2025

The Building (Local Authority Charges) Regulations 2010

Table 1: Charges for New Dwellings less than 150m²

New houses and blocks of flats on the same site, constructed at the same time

Number of properties	Fee
1	£1,325.00
2	£1,765.00
3	£2,205.00
4	£2,645.00
5	£3,085.00
6	£3,525.00

For more than 6 dwellings, please contact Building Control for individually assessed charges.

Table 2: Charges for extensions, garage conversions and loft conversions

Separate extensions constructed at the same time may be aggregated together

Type of work	Total Fee	Total Fee for fast track*
Detached non-habitable building having a floor area not exceeding 40m ² in total.	£644.00	£708.00
Garage conversions where the total floor area does not exceed 30m ² including means of access and work in connection with that extension.	£644.00	£708.00
Any extension of loft conversion where the total floor area of which does not exceed 30m ² including means of access and work in connection with that extension	£822.00	£904.00
Any extension or loft conversion where the total floor area of which exceeds 30m ² , but does not exceed 60m ² including means of access and work in connection with that extension.	£1,132.00	£1,245.00
Any extension or loft conversion where the total floor area of which exceeds 60m ² , but does not exceed 100m ² including means of access and work in connection with that extension	£1,345.00	£1,480.00

Extension or loft conversion or garage conversion of more than 100m², please refer to **Table 3: charges for other works**, otherwise contact building control for individually assessed charges.

* **Fast track** is a service offered, where we have your application checked within 10 working days. If we do not meet this 10-day period, we will refund the difference in cost. **This service is only offered on table 2 works and for Full Plans applications only.**

Table 3: Charges for Other Works

Charges for all other works not covered in Table 1 or Table 2

Estimated Cost of Work	Total Fee
£0 - £5,000	£490.00
£5,000 - £10,000	£644.00
£10,000 - £20,000	£841.00
£20,000 - £30,000	£1,023.00
£30,000 - £40,000	£1,174.00
£40,000 - £50,000	£1,323.00
£50,000 - £60,000	£1,434.00
£60,000 - £70,000	£1,545.00
£70,000 - £80,000	£1,656.00
£80,000 - £90,000	£1,781.00
£90,000 - £100,000	£1,903.00
£100,000 - £120,000	£2,034.00
£120,000 - £140,000	£2,199.00
£140,000 - £170,000	£2,330.00
£170,000 - £200,000	£2,598.00

For estimated cost of works exceeding £200,000, please contact building control for individually assessed charges.

Please note: The Building Regulation charges are the same for corresponding building work for a: Full Plans Application; Building Notice; Regularisation Application; and, Reversion Application (refer to note 7 for Partnership Applications). All charges are shown with VAT at 20%. Only a charge for a Regularisation Certificate is exempt VAT however it is subject to a 20% uplift therefore the total fee is equivalent to all other Building Control Charges for corresponding building work.

Our hourly rate for Building Safety Regulator work is £143.33 per hour, plus VAT.

Explanatory Notes and Exemption details

- 1) Before you build, extend or convert, you or your Agent must advise your Local Authority either by submitting Full Plans or a Building Notice. The Charge payable depends on the type of work, the number of dwellings in a building and/or the total floor area. The following tables (which are an integral part of this Schedule) may be used in conjunction with the current Charge Scheme to calculate the Charges. If you have any difficulties calculating the Charges, please consult building control.
- 2) **Table 1:** Charges for new dwellings e.g. certain houses and flats - applicable where the total internal floor area of each dwelling, does not exceed 150m² and the building has no more than three storeys, each basement level being counted as one storey. In any other case, Table 3 applies.
- 3) **Table 2:** Loft conversion – For the purpose of calculating charges a reference to an extension includes a room or rooms in the roof space (including access) of an existing building not exceeding three storeys in height. Where work comprises more than one extension which is to be constructed at the same time (including rooms in roofs and associated access in buildings of three storeys or less) the total internal floor areas of all storey of all the extensions shown may be added together to determine the relevant charge. If the extension(s) exceed 100m² or 3 storeys' in height, then Table 3 applies. All work contained within the foot print of an extension or loft conversion is included in the fee but does not include works outside of the footprint of the extension or loft conversion. For additional internal or external alterations Table 3 should be used. For multiple work that is to be carried out at the same time and falls into Table 3 as well as Table 2, the Table 3 fee may be discounted by 25%.

***Fast track** is a service offered where we aim to have your application checked within 10 working days. If we do not meet this 10-day period, we will refund the difference in cost. This service is only offered on table 2 works.

- 4) **Table 3:** Applicable to all other building work not covered by Table 1 or Table 2. Total estimated cost means an estimated cost accepted by the local authority of a reasonable cost that would be charged by a person in business to carry out the work shown or described in the application, excluding VAT, and any professional fees paid to an architect, engineer or surveyor etc., also excludes VAT.
- 5) **Disabled Persons:** Building works to provide access and/or facilities for disabled people to existing dwellings and buildings to which the public have access may be exempt from Charges.

- 6) **Supplementary Charges:** The Building (Local Authority Charges) Regulations 2010 allow a local authority to make supplementary charges if additional costs arise as a result of confirming compliance with the Building Regulations. Such supplementary charges may be considered if costs result from: consultant costs; inaccurate/incomplete plans; revised schemes; work not being ready for inspection or additional site inspection; and, non-compliant work etc.
- 7) **Refunds:** Refunds will be calculated in accordance with the Charge Regulations and any costs incurred will be deducted. Breakdown of costs can be provided upon request.
- 8) **Partnership Applications:** Proposed building work outside the boundaries of the London Borough of Havering will be subject to a plan fee equating to 25% of the full plans application charge. Partnership Applications for building work checked by a Partnering Authority will be subject to an inspection fee equating to 75% of the Full Plans application charge.
- 9) **Breakdown of costs:** breakdown of costs can be provided on request.

Making a Payment: Payment can be made by credit/debit card by telephone or through our website. Building control may be contacted by calling 01708 432700 or by email to buildingcontrol@haverling.gov.uk. If making payment through our website, you will need to log onto the Havering website and select 'Pay your Building Reg Fees'. Note you will need the Building Regulation application reference number.

Further information about submitting a building control application is available on our website page www.haverling.gov.uk/buildingcontrol