

# Merthyr Tydfil County Borough Council

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## CHARGES FOR BUILDING REGULATIONS SERVICES with effect from Monday 1st October 2010

### GUIDANCE NOTES

The Building Regulation Charges are divided into Plan and Inspection Charges, Building Notice Charges, and Regularisation Charges. The charges differ in relation to the type of work being carried out. (See attached tables)

The attached tables are the Council's scheme of charges authorised by The Building Act 1984 and The Building (Local Authority Charges) Regulations 2010.

All Charges with the exception of the Regularisation Charge are subject to **VAT** at the appropriate rate. The hourly rate is £50.00

- 1. Full Plans** - The **Plan charge** must be paid on the deposit of the plans with the Council. The **Inspection charge** is payable after the first inspection has been carried out on the development, an invoice for the amount payable is sent to the owner through the post.
- 2. Building Notices** - The charge must be paid when the notice is submitted to the Council.
- 3. Regularisation Charge** - This is 150% of the Building Notice Charge.
- 4. Exemption** - Where the work is to provide access and facilities in an existing dwelling, or is an extension to store or provide medical treatment for a disabled person, no charge is required. Proof will be required the applicant is a registered disabled person.
- 5. Total Estimated Cost** - This means a reasonable estimate that would be charged by a bona fide building contractor, but excludes professional fees and VAT.
- 6. Multiple Works** - Where plans show more than one type of work (i.e. two separate extensions) the charge payable is aggregated accordingly. Where work is carried out at the same time in a number of categories i.e. Table B & C then a discount may be applicable.
- 7. Minor Works** - For certain minor works e.g. extensions under 10m<sup>2</sup>, work up to £ 5,000.00 the total charge is payable on deposit of the plans with the Council. (Please see Charges Tables for all categories)
- 8. Installments & Discounts** - In certain cases charges can be paid by instalments, and discounts are available for large and multiple developments the Building Control Office should be contacted for further information.
- 9. Help** - Further information is available from the Council's Building Control Office.