



BR Charges Scheme No1 2010
The Building Regulations 2010 (as amended)
The Building (Local Authority Charges) Regulations 2010

BUILDING CONTROL CHARGES

GUIDANCE NOTES

The charges for Building Regulation work are intended to cover the cost of the service.

There are two methods that the authority may use to establish the charge for building work.

The **Standard Charge** and the **Individually Determined Charge**.

Standard charges are specified in Table 1 and Table 2. Table 1 is for domestic works and Table 2 for non-domestic work and are applicable for other works with an estimate of cost of up to £200,000.

Charges for works not specified in the Standard Charges and in excess of £200,000 will be assessed on a case by case basis (Individually Determined Charge).

1. **Full Plans** – The charge must be paid on the deposit of plans with the Council.
2. **Building Notices** – The charge must be paid when the notice is submitted to the Council.
3. **Inspection Charge** – Non Domestic Work only – The charge will be payable after the first inspection has been undertaken.
4. **Regularisation Charge** – This is 120% of the Building Notice charge
5. **Reversion Charge** – This 120% of the Building Notice charge
6. **Exemption** – Where work is only to provide certain access and facilities for disabled people in existing buildings, no charge will be made (contact Building control regarding specific projects)
7. **Multiple works** – where plans show multiple works e.g. extension and loft conversion, the standard charge is payable for each part. However there is a discount given for each additional standard charge.
8. **Supplementary Charges** – The Charges have 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 they are not, the work may incur supplementary charges.
9. **Estimated Cost** – This means a reasonable estimate that would be charged by a professional builder, but excluding professional fees and VAT.
10. **Reactivation Charge** – Price on application (minimum fee £250) (non-VAT) where works have stopped / no inspections requested for 3 years or more.
11. **Implementation** – These charges are effective from the **1st April 2024**.
12. **Demolition Charge** - £374.00

All charges are subject to VAT except the Regularisation, Reversion and Demolition Charge.

For Individually Determined Charges (not specified in Table 1 or 2) please complete a 'Quotation request form' which can be downloaded from the website and email to building.control@enfield.gov.uk with details/plans of the proposed works or call 020 8379 3624.

London Borough of Enfield Building Control Services
PO Box 53, Civic Centre, Silver Street, Enfield
Middlesex EN1 3XE

Table 1 – Standard Domestic Charges – including VAT @ 20%

Description	Full Plans & Building Notice
Extension <6 m ² - (internal floor area)	839.00
Extension 6m ² – 40m ²	974.00
Extension 40m ² - 60m ²	1194.00
Extension 60m ² -100m ²	1545.00
Plus for each additional 20m ² , or part, over 100m ²	109.00
Basements – as extension above plus	577.00
Loft conversion <40m ²	958.00
Loft conversion 40m ² -60m ²	1149.00
Plus for each additional 20m ² , or part, over 60m ²	109.00
Attached garage < 30m ²	708.00
Detached garage < 60m ²	708.00

* If electrical works are not carried out by a 'competent person' an additional charge as specified below is payable

Description	Full Plans & Building Notice
Removal of load bearing wall	399.00
Removal of chimney breasts	399.00
Installation of new wc/shower/utility room	399.00
Garage conversion	708.00
Replacement windows (up to 5)	357.00
- Up to 10 windows (or part)	511.00
Re-roofing	488.00

Discount for each multiple works above	146.00
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New electrical works (non competent person) (No discount available)	488.00
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New Build Dwellings (less than 300m sq floor area) and Flat Conversions	
Description	Full Plans & Building Notice
1 New build dwelling	1459.00
2-5 new dwellings per extra dwelling over 1	463.00
6-20 new dwelling per extra dwelling over 5 (up to 20)	3291.00
	357.00
Flat conversion to form 2 flats	1193.00
- Plus for each additional flat	357.00

Table 1 – Standard Domestic Charges cont'd– including VAT @ 20%

Estimate of cost	Full Plans & Building Notice
	Total charge
<£5000	417.00
£5001 - £10,000	497.00
£10,001 - £20,000	708.00
£20,001 - £30,000	916.00
£30,001 - £40,000	1123.00
£40,001 - £50,000	1326.00
£50,001 - £60,000	1494.00
£60,001 - £70,000	1661.00
£70,001 - £80,000	1826.00
£80,001 - £90,000	1992.00
£90,001 - £100,000	2194.00
£100,001 - £120,000	2320.00
£120,001 - £140,000	2488.00
£140,001 - £160,000	2651.50
£160,001 - £180,000	2816.00
£180,001 - £200,000	2987.00

Example; Domestic extension, loft conversion and garage conversion.

Extension 6m ² - 40m ²		£974.00
Loft Conversion < 40m ²		£958.00
Garage Conversion		£708.00
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Total before discounts		£2640.00
Discounts for multiple work (2 No.)	2 x £131.60	- £929.00
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Total charge payable		£2348.00

Note: If you require any advice on London Borough of Enfield Building Control charges, please contact:- **Building Control Services**

Email: building.control@enfield.gov.uk

Payment can be made online with a credit or debit card at <http://www.enfield.gov.uk> using the Make a Payment option and clicking on the View More Payments then View More Payments links. Scroll down to Planning and Building Control and then click on Building Control Application. It is essential that you provide the application site address, your name and a contact telephone number.

Table 2 – Standard Non- Domestic Charges

Non- Domestic New Build and Extensions up to 100m²									
Description	Other Residential/Institutional/ Assembly/ Recreational			Industrial and Storage			Offices/shop – All other uses		
	Plan charge	Inspection charge	Total charge	Plan charge	Inspection charge	Total charge	Plan charge	Inspection charge	Total charge
< 6m ²	280.00	419.17	699.17	192.50	288.33	480.83	280.00	419.17	699.17
<i>Inc VAT</i>	336.00	503.00	839.00	231.00	346.00	577.00	336.00	503.00	839.00
6m ² -40m ²	382.50	574.17	956.67	280.00	419.17	699.17	325.00	515.00	840.00
<i>Inc VAT</i>	459.00	689.00	1148.00	336.00	503.00	839.00	390.00	618.00	1008.00
40m ² – 100m ²	647.50	970.00	1617.50	441.67	662.50	1104.17	515.00	772.50	1287.50
<i>Inc VAT</i>	777.00	1164.00	1941.00	530.00	795.00	1325.00	618.00	927.00	1545.00

Non – Domestic Alterations						
Description	Plan charge	<i>Inc VAT</i>	Inspection charge	<i>Inc VAT</i>	Total charge	<i>Inc VAT</i>
Shop Fit out – each 100m ² or part	192.50	231.00	288.33	346.00	480.83	577.00
Shop front	148.33	178.00	221.67	266.00	370.00	444.00
Office partitioning per 50m run or part	148.33	178.00	221.67	266.00	370.00	444.00
Replacement windows (up to 10)	148.33	178.00	221.67	266.00	370.00	444.00
Per extra 10 (or part)	52.50	63.00	74.17	89.00	126.67	152.00
Mezzanine floor per 500m ² or part	296.67	356.00	441.67	530.00	738.34	886.00

Other Works –Estimate of Cost						
Estimate of cost	Plan charge	<i>Inc VAT</i>	Inspection charge	<i>Inc VAT</i>	Total charge	<i>Inc VAT</i>
<£5000	138.33	166.00	209.17	251.00	347.50	417.00
£5001 - £10,000	165.00	198.00	249.17	299.00	414.17	497.00
£10,001 - £20,000	236.67	284.00	353.33	424.00	590.00	708.00
£20,001 - £30,000	305.00	366.00	457.50	549.00	762.50	915.00
£30,001 - £40,000	374.17	449.00	561.67	674.00	935.84	1123.00
£40,001 - £50,000	441.67	530.00	663.33	796.00	1105.00	1326.00
£50,001 - £60,000	498.33	598.00	746.67	896.00	1245.00	1494.00
£60,001 - £70,000	554.17	665.00	830.00	996.00	1384.17	1661.00
£70,001 - £80,000	606.67	728.00	910.00	1092.00	1516.67	1820.00
£80,001 - £90,000	663.33	796.00	996.67	1196.00	1660.00	1992.00
£90,001 - £100,000	718.33	862.00	1077.50	1293.00	1795.83	2155.00
£100,001 - £120,000	774.17	929.00	1159.17	1391.00	1933.34	2320.00
£120,001 - £140,000	830.00	996.00	1243.33	1492.00	2073.33	2488.00
£140,001 - £160,000	885.00	1062.00	1326.67	1592.00	2211.67	2654.00
£160,001 - £180,000	939.17	1127.00	1407.50	1689.00	2346.67	2816.00
£180,001 - £200,000	996.67	1196.00	1492.50	1791.00	2489.17	2987.00