

Schedule 3

Other Work

Total estimate cost of work (exc. VAT) £	Full Plans Application			Inspection Charge			Building Notice		
	Charge £	VAT £	Total £	Charge £	VAT £	Total £	Charge £	VAT £	Total £
0-2,000	120.00	18.00	138.00	-----	-----	-----	120.00	18.00	138.00
2,001-3,000	195.65	29.35	225.00	-----	-----	-----	195.65	29.35	225.00
3,001-4,000	195.65	29.35	225.00	-----	-----	-----	195.65	29.35	225.00
4,001-5,000	195.65	29.35	225.00	-----	-----	-----	195.65	29.35	225.00
5,001-6,000	51.66	7.75	59.41	154.99	23.25	178.24	206.65	31.00	237.65
6,001-7,000	54.41	8.16	62.57	163.24	24.49	187.73	217.65	32.65	250.30
7,001-8,000	57.16	8.57	65.73	171.49	25.72	197.21	228.65	34.30	262.95
8,001-9,000	59.91	8.99	68.90	179.74	26.96	206.70	239.65	35.95	275.60
9,001-10,000	62.66	9.40	72.06	187.99	28.20	216.19	250.65	37.60	288.25
10,001-11,000	65.41	9.81	75.22	196.24	29.44	225.68	261.65	39.25	300.90
11,001-12,000	68.16	10.22	78.38	204.49	30.67	235.16	272.65	40.90	313.55
12,001-13,000	70.91	10.64	81.55	212.74	31.91	244.65	283.65	42.55	326.20
13,001-14,000	73.66	11.05	84.71	220.99	33.15	254.14	294.65	44.20	338.85
14,001-15,000	76.41	11.46	87.87	229.24	34.39	263.63	305.65	45.85	351.50
15,001-16,000	79.16	11.87	91.03	237.49	35.62	273.11	316.65	47.50	364.15
16,001-17,000	81.91	12.29	94.20	245.74	36.86	282.60	327.65	49.15	376.80
17,001-18,000	84.66	12.70	97.36	253.99	38.10	292.09	338.65	50.80	389.45
18,001-19,000	87.41	13.11	100.52	262.24	39.34	301.58	349.65	52.45	402.10
19,001-20,000	90.16	13.53	103.69	270.49	40.57	311.06	360.65	54.10	414.75
20,001-21,000	92.91	13.94	106.85	278.74	41.81	320.55	371.65	55.75	427.40
21,001-22,000	95.66	14.35	110.01	286.99	43.05	330.04	382.65	57.40	440.05
22,001-23,000	98.41	14.76	113.17	295.24	44.29	339.53	393.65	59.05	452.70
23,001-24,000	101.16	15.18	116.34	303.49	45.52	349.01	404.65	60.70	465.35
24,001-25,000	103.91	15.59	119.50	311.74	46.76	358.50	415.65	62.35	478
25,001-26,000	106.66	16.00	122.66	319.99	48.00	367.99	426.65	64.00	490.65
26,001-27,000	109.41	16.41	125.82	328.24	49.24	377.48	437.65	65.65	503.30
27,001-28,000	112.16	16.82	128.98	336.49	50.47	386.96	448.65	67.30	515.95
28,001-29,000	114.91	17.24	132.15	344.74	51.71	396.45	459.65	68.95	528.60
29,001-30,000	117.66	17.65	135.31	352.99	52.95	405.94	470.65	70.60	541.25
30,001-31,000	120.41	18.06	138.47	361.24	54.19	415.43	481.65	72.25	553.90
31,001-32,000	123.16	18.48	141.64	369.49	55.42	424.91	492.65	73.90	566.55
32,001-33,000	125.91	18.89	144.80	377.74	56.66	434.40	503.65	75.55	579.20
33,001-34,000	128.66	19.30	147.96	385.99	57.89	443.88	514.65	77.20	591.85
34,001-35,000	130.87	19.63	150.50	392.60	58.89	451.49	523.46	78.52	601.98
35,001-36,000	133.07	19.96	153.03	399.20	59.88	459.08	532.27	79.84	612.11
36,001-37,000	135.27	20.29	155.56	405.81	60.87	466.68	541.08	81.16	622.24
37,001-38,000	137.47	20.62	158.09	412.42	61.86	474.28	549.89	82.48	632.37
38,001-39,000	139.67	20.95	160.62	419.02	62.85	481.87	558.70	83.80	642.50
39,001-40,000	141.88	21.28	163.16	425.63	63.84	489.47	567.50	85.13	652.63
40,001-41,000	144.08	21.61	165.69	432.23	64.84	497.07	576.31	86.45	662.76
41,001-42,000	146.28	21.94	168.22	438.84	65.83	504.67	585.12	87.77	672.89
42,001-43,000	148.48	22.27	170.75	445.45	66.82	512.27	593.93	89.09	683.02
43,001-44,000	150.68	22.60	173.28	452.05	67.81	519.86	602.74	90.41	693.15
44,001-45,000	152.89	22.93	175.82	458.66	68.80	527.46	611.55	91.73	703.28
45,001-46,000	155.09	23.26	178.35	465.27	69.79	535.06	620.36	93.05	713.41
46,001-47,000	157.29	23.59	180.88	471.87	70.78	542.65	629.17	94.37	723.54
47,001-48,000	159.49	23.92	183.41	478.48	71.77	550.25	637.97	95.70	733.67
48,001-49,000	161.70	24.25	185.95	485.09	72.76	557.85	646.78	97.02	743.80
49,001-50,000	163.90	24.58	188.48	491.69	73.75	565.44	655.59	98.34	753.93
50,001-100,000	163.90 plus £2.2022 for each £1000(or part thereof) over £50,000 up to £100,000 + VAT			491.69 plus £6.6066 for each £1000(or part thereof) over £50,000 up to £100,000 + VAT			655.59 plus £8.8087 for each £1000(or part thereof) over £50,000 up to £100,000 + VAT		
£100,001-£1,000,000	274.96 plus £0.9565 for each £1000(or part thereof) over £100,000 up to £1,000,000 + VAT			824.89 plus £2.8696 for each £1000(or part thereof) over £100,000 up to £1,000,000 + VAT			1099.85 plus £3.8261 for each £1000(or part thereof) over £100,000 up to £1,000,000 + VAT		

For charges over £1,000,000 please contact Building Control on 0208 379 3624 or e mail: Building.control@Enfield.gov.uk

London Borough of Enfield
Environmental Services
PO Box 53, Civic Centre, Silver Street, Enfield, Middlesex, EN1 3XE
Telephone: 020 8379 1000
Fax: 020 8379 3879 DX: 90615 ENFIELD
Email: building.control@enfield.gov.uk



BR Charges Scheme No.1 1999 Annex A (Amended)
The Building Regulations 2000 (As Amended)
The Building (Local Authority Charges) Regulations 1998

BUILDING CONTROL CHARGES

GUIDANCE NOTES

The Building Regulation charges are divided into Plan and Inspection charges, Building Notice charges and Regularisation charges. They are different for each type of work.

The following tables are for guidance only and are not a substitute for the Statutory Instrument 1998 No.3129 which contains a full statement of the law.

All charges are subject to VAT at the appropriate rate except the Regularisation Fee.

- 1 **Full Plans** - The Plan charge must be paid on the deposit of the plans with Council.
- 2 **Building Notices** - The charge must be paid when the notice is submitted to the Council.
- 3 **Inspection Charges** - These 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 is the same as the Building Notice charge.
- 6 **Exemption** - Where work is to provide certain access and facilities for disabled people in existing buildings, no charge will be made (contact Building Control regarding specific projects).
- 7 **Total Estimated Cost** - This means a reasonable estimate that would be charged by a professional builder, but excluding professional fees and VAT.
- 8 **Multiple Works** - Where plans show more than one extension the floor areas are aggregated to determine the charge. Schedule 3 work over £5000 is charged separately.
- 9 **Minor Work** - Where the work is estimated as costing under £5000 the total charge is payable on deposit of the plans.
- 10 **Loft Conversions** - One or more rooms in the roof will be charged as an extension (ie based on floor area).
- 11 **Instalments** - In certain cases the fees may be paid by instalments, contact the Building Control office for information.
- 12 **Help** - If you have any difficulty, contact LBE Building Control Services on 020 8379 3624/3619.
- 13 If you are carrying out electrical work only, Building Control Charges are to be based on Schedule 3.
- 14 **Charges** - These charges are effective from 1st January 2009.

Schedule 1

New houses and flats up to 30sq metres and no more than 3 storeys including basements

Number of dwellings	Full Plans Application						Building Notice		
	Plan			Inspection			Building Notice Charge		
	Charge £	VAT £	Total £	Charge £	VAT £	Total £	Charge £	VAT £	Total £
1	204.35	30.65	235	317.39	47.61	365	448.70	67.30	516
2	254.34	38.15	292.50	643.04	96.46	562	897.39	134.61	1032
3	304.35	45.65	350	756.52	113.48	870	1060.87	159.13	1220
4	347.83	52.17	400	895.65	134.35	1030	1243.48	186.52	1430
5	391.30	58.70	450	1034.78	155.22	1190	1426.09	213.91	1640
6	434.78	65.22	500	1173.91	176.09	1350	1608.70	21.30	1850
7	478.26	71.74	550	1313.04	196.96	1510	1791.30	268.70	2060
8	521.74	78.26	600	1452.17	217.83	1670	1973.91	296.09	2270
9	565.22	84.78	650	1591.30	238.70	1830	2156.52	323.48	2480
10	608.70	91.30	700	1730.43	259.57	1990	2339.13	350.87	2690
11	652.17	97.83	750	1869.57	280.43	2150	2521.74	378.26	2900
12	695.65	104.35	800	2000	300	2300	2695.65	404.35	3100
13	739.13	110.87	850	2130.43	319.57	2450	2867.57	430.43	3300
14	782.61	117.39	900	2260.87	339.13	2600	3043.48	456.52	3500
15	826.09	123.91	950	2391.30	358.70	2750	3217.39	482.61	3700
16	869.57	130.43	1000	2521.74	378.26	2900	3391.30	508.70	3900
17	913.04	136.96	1050	2652.17	397.83	3050	3565.22	534.78	4100
18	956.52	143.48	1100	2782.61	417.39	3200	3739.13	560.87	4300
19	1000	150	1150	2913.04	436.96	3350	3913.04	586.96	4500
20	1043.48	156.52	1200	3043.48	456.52	3500	4086.96	613.04	4700
21-30	£1078.26 plus £43.48 for each additional dwelling above 21 +VAT			£3193.13 plus £43.48 for each additional dwelling above 21 +VAT			£4217.39 plus £86.96 for each additional dwelling above 21 +VAT		
31 and over	£1426.09 plus £21.74 for each additional dwelling above 31 +VAT			£4095.65 plus £60.87 for each additional dwelling above 31 +VAT			£5221.74 plus £82.61 for each additional dwelling above 31 +VAT		

Schedule 2

Residential extensions including Loft conversions and certain detached garages

(Up to 3 storeys- Total areas to be aggregated)

NB for any work not shown below see **schedule 1** for new dwellings and **schedule 3** for other work

Type of work	Full Plan Application						Building Notice			Regularisation	
	Plan			Inspection			Building Notice Charge			Regularisation charge	
	Charge £	VAT £	Total £	Charge £	VAT £	Total £	Charge £	VAT £	Total £	Charge £	VAT £
Detached garages and car ports under 40m ² (not otherwise exempt)	130.43	19.57	150	-	-	-	130.43	19.57	150	156.16	0
Detached garages and car ports over 40m ² but under 60m ² (not otherwise exempt)	130.43	19.57	150	147.83	22.17	170	278.26	41.74	320	333.91	0
Domestic extensions under 10m ²	130.43	19.57	150	147.83	22.17	170	278.26	41.74	320	333.91	0
Domestic extensions under 10m ² plus any alteration up to £2000	234.78	35.22	270	147.83	22.17	170	382.61	57.39	440	459.13	0
Domestic extensions under 10m ² plus any alteration between £2000-£5000	304.35	45.65	350	147.83	22.17	170	452.18	67.82	520	542.61	0
Domestic extensions over 10m ² but under 40m ² .	130.43	19.57	150	304.35	45.65	350	434.78	65.22	500	521.74	0
Domestic extensions over 10m ² but under 40m ² plus any alteration up to £2000	234.78	35.22	270	304.35	45.65	350	539.13	80.87	620	646.92	0
Domestic extensions over 10m ² but under 40m ² plus any alteration between £2000-£5000	304.35	45.65	350	304.35	45.65	350	608.70	91.30	700	730.44	0
Domestic extensions over 40m ² but under 60m ² .	130.43	19.57	150	425.53	63.83	500	565.22	84.78	650	674.64	0
Domestic extensions over 40m ² but under 60m ² plus any alteration up to £2000	234.78	35.22	270	425.53	63.83	500	669.57	100.43	770	803.48	0
Domestic extensions over 40m ² but under 60m ² plus any alteration between £2000-£5000	304.35	45.65	350	425.53	63.83	500	739.13	110.87	850	886.95	0

For extensions over 60m² an estimate is required and you should refer to schedule 3 table situated at the back of this booklet for the fee.
(The fee payable calculated from schedule 3 and the minimum fee should not be less than £720).

Note: If you require any advice on London Borough Enfield Building Control charges.
Please contact :-

Building Control Services
Tel: 020 8379 3624