



Building Act 1984 - Building Regulations 2010

Building (Local Authority Charges) Regulations 2010
City of Westminster Building Regulations Charges Scheme number 6, 2010

A. Which table on this sheet should I use?

The charges depend on the work you are proposing and the type of application you make. Use Table 2 for work to dwellings (houses or flats). Use table 1 for work to any other type of building (commercial, etc.).

B. Which charge applies to the work I am proposing?

The work may fall in one of three categories; 'new build', 'refurbishment', or 'fit out'. 'New build' covers work where new floor space is created by either a new building or by extension of an existing building. 'Fit out' covers alterations to an existing office or shop where no structural alterations take place. 'Refurbishment' covers all other work.

C. How is floor area calculated for charging purposes?

Floor area of a building or extension is the total floor area calculated by reference to the finished internal faces of the walls enclosing the area, or, if at any point there is no enclosing wall, by reference to the outermost edge of the floor. For charging purposes the total floor area of any new building or extension means the total of the floor area of all the storeys which comprise that building or where there is no new building the floor area of the part of the building affected by refurbishment or fit out works. In the tables use the lowest floor area category in which the proposal fits (e.g. '<70' means the floor area is less than 70 square metres and '<=2000' means it is less than or equal to 2000 square metres).

D. How much should I send now?

If you are making a building notice application, send the building notice charge now. The charge includes for plan checking, if any, and our site inspections. If you are making a full plans application, send the plan charge now; any inspection charge will be invoiced to you once our surveyor makes the first site inspection.

E. Will I have to pay VAT?

You must pay VAT on all charges, even if the work is to a listed building. VAT is currently charged at 20%.

(Examples on next page)

Table 1 – Charges for commercial use buildings

Proposed use of building and type of work (see note B)	Floor area (m ²) (see note C)	Plan Charge (incl.VAT)	Inspection Charge (incl.VAT)
Commercial new build	<100	£ 628.80	£ 943.20
Commercial new build	<500	£ 840.00	£ 1,260.00
Commercial new build	<800	£ 1,051.20	£ 1,576.80
Commercial new build	<1100	£ 1,257.60	£ 1,886.40
Commercial new build	<1400	£ 1,416.00	£ 2,124.00
Commercial new build	<1700	£ 1,574.40	£ 2,361.60
Commercial new build	<=2000	£ 1,732.80	£ 2,599.20
Commercial refurbishment	<40	£ 1,056.00	N/A
Commercial refurbishment	<70	£ 2,100.00	N/A
Commercial refurbishment	<100	£ 1,051.20	£ 1,576.80
Commercial refurbishment	<500	£ 1,468.80	£ 2,203.20
Commercial refurbishment	<800	£ 1,574.40	£ 2,361.60
Commercial refurbishment	<1100	£ 1,785.60	£ 2,678.40
Commercial refurbishment	<1400	£ 1,992.00	£ 2,988.00
Commercial refurbishment	<1700	£ 2,203.20	£ 3,304.80
Commercial refurbishment	<=2000	£ 2,414.40	£ 3,621.60
Commercial fit out (no structural)	<40	£ 528.00	N/A
Commercial fit out (no structural)	<70	£ 792.00	N/A
Commercial fit out (no structural)	<100	£ 422.40	£ 633.60
Commercial fit out (no structural)	<500	£ 628.80	£ 943.20
Commercial fit out (no structural)	<800	£ 945.60	£ 1,418.40
Commercial fit out (no structural)	<1100	£ 1,051.20	£ 1,576.80
Commercial fit out (no structural)	<1400	£ 1,156.80	£ 1,735.20
Commercial fit out (no structural)	<1700	£ 1,363.20	£ 2,044.80
Commercial fit out (no structural)	<=2000	£ 1,468.80	£ 2,203.20

For work to buildings having a greater floor area than 2000m² contact us for advice.

Examples

1. Three storeys of a ten storey office building, each storey having an internal floor area of 300m², are to be fitted out with no structural alterations. In table 1; use and type is 'Commercial fit out'; floor area category is '<1100' as total floor area is 900m². For a full plans application, the plan charge is £1,051.20; the inspection charge is £1,576.80.
2. A new building containing four flats having a total floor area of 600m² is to be built. A full plans application is to be made. In table 2; use and type is 'Multi residential new build'; floor area category is '<800' as floor area exceeds 500m², but is less than 800m². Plans charge is £1,416.00; inspection charge will be £2,124.00.
3. A single family dwelling of 40m² floor area is to be totally refurbished. A full plans application is to be made. In table 2; use and type is 'Residential refurbishment'; floor area category is '<70'. Plan charge is £1,320.00. There will be no additional inspection charge. (further examples are available on our web site)

Table 2 – Charges for residential uses (houses and flats)

Proposed use of building and type of work (see note B)	Floor area (m ²) (see note C)	Building Notice charge (inc.VAT)	Plan Charge (incl.VAT)	Inspection Charge (incl.VAT)
Residential new build	<40	£ 1,056.00	£ 1,056.00	N/A
Residential new build	<100	£ 1,704.00	£ 681.60	£ 1,022.40
Residential new build	<500	£ 2,628.00	£ 1,051.20	£ 1,576.80
Residential new build	<800	£ 3,144.00	£ 1,257.60	£ 1,886.40
Residential new build	<1100	£ 3,540.00	£ 1,416.00	£ 2,124.00
Residential new build	<1400	£ 3,936.00	£ 1,574.40	£ 2,361.60
Residential new build	<1700	£ 4,332.00	£ 1,732.80	£ 2,599.20
Residential new build	<=2000	£ 4,596.00	£ 1,838.40	£ 2,757.60
Residential refurbishment	<10	£ 660.00	£ 660.00	N/A
Residential refurbishment	<40	£ 924.00	£ 924.00	N/A
Residential refurbishment	<70	£ 1,320.00	£ 1,320.00	N/A
Residential refurbishment	<100	£ 1,968.00	£ 787.20	£ 1,180.80
Residential refurbishment	<500	£ 2,628.00	£ 1,051.20	£ 1,576.80
Residential refurbishment	<800	£ 3,936.00	£ 1,574.40	£ 2,361.60
Residential refurbishment	<1100	£ 4,596.00	£ 1,838.40	£ 2,757.60
Residential refurbishment	<1400	£ 5,244.00	£ 2,097.60	£ 3,146.40
Residential refurbishment	<1700	£ 5,904.00	£ 2,361.60	£ 3,542.40
Residential refurbishment	<=2000	£ 6,552.00	£ 2,620.80	£ 3,931.20
Multi residential new build	<100	£ 1,968.00	£ 787.20	£ 1,180.80
Multi residential new build	<500	£ 2,760.00	£ 1,104.00	£ 1,656.00
Multi residential new build	<800	£ 3,540.00	£ 1,416.00	£ 2,124.00
Multi residential new build	<1100	£ 3,936.00	£ 1,574.40	£ 2,361.60
Multi residential new build	<1400	£ 4,332.00	£ 1,732.80	£ 2,599.20
Multi residential new build	<1700	£ 4,716.00	£ 1,886.40	£ 2,829.60
Multi residential new build	<=2000	£ 5,112.00	£ 2,044.80	£ 3,067.20
Multi residential refurbishment	<10	£ 528.00	£ 528.00	N/A
Multi residential refurbishment	<40	£ 1,056.00	£ 1,056.00	N/A
Multi residential refurbishment	<70	£ 1,572.00	£ 1,572.00	N/A
Multi residential refurbishment	<100	£ 2,100.00	£ 840.00	£ 1,260.00
Multi residential refurbishment	<500	£ 3,144.00	£ 1,257.60	£ 1,886.40
Multi residential refurbishment	<800	£ 3,672.00	£ 1,468.80	£ 2,203.20
Multi residential refurbishment	<1100	£ 4,200.00	£ 1,680.00	£ 2,520.00
Multi residential refurbishment	<1400	£ 4,716.00	£ 1,886.40	£ 2,829.60
Multi residential refurbishment	<1700	£ 5,244.00	£ 2,097.60	£ 3,146.40
Multi residential refurbishment	<=2000	£ 5,772.00	£ 2,308.80	£ 3,463.20

For work to buildings having a greater floor area than 2000m² contact us for advice.

Please make cheques payable to 'City of Westminster' or call 020 7641 7230 to pay by credit/debit card

Building (Local Authority Charges) Regulations 2010 – City of Westminster Building Regulations Charges Scheme number 6, 2010
Version 7 - valid until at least 1st April 2011 – contact us for the latest version. Phone: 020 7641 7230;
Email: districtsurveyors@westminster.gov.uk; Web: www.westminster.gov.uk/buildingcontrol

