

Building Control

Charges from January 2022



Where possible, standard charges will be applied according to the following tables. Please note where you have more than one separate extension(s) a separate charge will be payable for each element. However, in some cases an individual assessment of charges will be necessary (for example, larger and/or more complex schemes). These are based on our charge out rate of £70 an hour.

These include :-

- Work consisting of the erection of more than 5 dwellings,
- Work consisting of the erection or conversion of a dwelling where the floor area exceeds 250m²,
- Electrical work carried out not as part of other controlled work,
- Where there is no standard charge shown in our tables of charges,
- Erection or alteration of any building over 3 storeys,

Multiple work reductions

Where multiple work is covered by more than one category then the appropriate charge is calculated by paying the full amount for the most expensive category and only 50% for the other applicable categories provided this work is undertaken at the same time. Additional charges may be made for inspections if each element of work is carried out over separate / different time periods.

Where standard charges cannot be applied to the proposed work and your building work requires an individual assessment of a charge, email Building Control at buildingcontrol@midsussex.gov.uk providing details of the proposed work.

Fees are based on work being completed within 18 months of commencement of the work. If completion is more than 18 months from commencement, there may be an additional charge for inspections undertaken beyond that time.

All charges, other than Regularisations, are subject to VAT at the current rate.

Table A Dwelling houses and Flats not exceeding 250m² or more than 3 storeys

Standard charges (please add VAT @ 20%)					
Charge Category		Full plans Plan charge	Full plans Inspection charge	Building notice charge	Regularisation charge
		£+ vat	£+ vat	£ + vat	£
	Number of dwelling houses				
1	1	282	668	1055	1582.50
2	2	324	848	1312	1968
3	3	450	1356	2051	3076.50
4	4				
5	5				
	Additional charge for detached garage(s) per dwelling				
	1	30	58	118	
	Number of new flats				
6	1 flat	268	573	928	1392
7	2 flats	293	705	1103	1654.50
8	3 flats	342	970	1451	2176.50
9	4 flats				
10	5 flats	391	1234	1800	2700
11	6 flats				
	Conversion				
12	To form a single house from a non-domestic use	279	759	1143	1714.50
13	From a single house to 2 houses	198	576	879	1318.50
14	Flat conversion up to 6 flats				
14A	1 flat	184	313	637	955.50
14B	2 flats	219	488	847	1270.50
14C	3 flats	254	663	1057	1585.50
14D	4 flats	289	838	1267	1900.50
14E	5 flats	324	1013	1477	2215.50
14F	6 flats	359	1188	1687	2530.50

Note: Where a suitable electrical certificate under BS7671 cannot be provided an additional charge will be incurred to cover the costs of engaging an outside body to certify and test the installation.

Table B Work to a single dwelling

Standard charges (please add VAT @ 20%)					
Charge Category		Full plans Plan charge	Full plans Inspection charge	Building notice charge	Regularisation charge
		£ + vat	£ + vat	£ + vat	£
	Extensions and new build				
15	Extension with a floor area not exceeding 15m ²	137	359	496	744
16	Extension with floor area exceeding 15m ² but not exceeding 60m ²	189	463	652	978
17	Extension with floor area exceeding 60m ² but not exceeding 100m ²	233	611	844	1266
18	Erection or extension of a non-exempt single storey garage or carport up to 100m ²	128	297	425	637.50
19	Detached building in curtilage of dwelling that includes habitable accommodation up to 100m ²	163	559	722	1083
	Conversions				
20	Loft conversion to a building with no more than 2 existing storeys with a floor area not exceeding 40m ²	198	397	595	892.50
21	Loft conversion to a building with no more than 2 existing storeys with a floor area exceeding 40m ² but not exceeding 100m ²	256	501	757	1135.50
22	Conversion of a non-exempt garage	111	291	402	603
	Other work				
23	Re-roofing or other renovation of a thermal element	70	128	198	297
24	Installation of a structural beam	93	175	268	402
25	Replacement of 1-10 windows, roof lights, roof windows or external doors	58	128	186	279
26	Replacement of 11 or more windows, roof lights, roof windows or external doors	70	175	245	367.50
27	Installation of up to two windows or roof lights	70	128	198	297
28	Renewable Energy systems e.g. solar panels (not covered by a competent person scheme)				
29	Cost of work not exceeding £5000	93	175	268	402
30	Cost of work exceeding £5000 but not exceeding £15,000	128	285	413	619.50
31	Cost of work exceeding £15,000 but not exceeding £25,000	146	390	536	804
32	Cost of work exceeding £25,000 but not exceeding £50,000	163	454	617	925.50
33	Cost of work exceeding £50,000 but not exceeding £100,000	244	622	865	1297.50

Note: Where a suitable electrical certificate under BS7671 cannot be provided an additional charge will be incurred to cover the costs of engaging an outside body to certify and test the installation.