

The Building Regulations 2010 (as amended).

The Building (Local Authority Charges) Regulations 2010.

Tendring District Council Charges Scheme Effective From 1st April 2026

The Building (Local Authority Charges) Regulations 2010 authorise local authorities to set charges in respect of their Building Regulations service. These standard charge tables will be applied to all applications received on or after 1st April 2026. Previous charges will apply where applications have been registered before this date.

You are reminded that before you undertake any work to which the Regulations apply you should submit a Full Plans or Building Notice application to the local authority. It may also be necessary to obtain Planning Permission or other approvals in respect of your proposals, and you should ensure that these are obtained before commencement of work. Commencement as described in Regulation 46A of the Building Regulations etc. (Amendment) (England) Regulations 2023. [The Building Regulations 2010](#)

CHARGES

The Council are authorised to make the following charges:

- a) A **Plan charge** for the deciding of plans (Full Plans). This fee will be calculated from the estimated time required to complete the plan checking process.
- b) An **Inspection charge** for the inspection of building work (Full Plans). This fee will be calculated from the estimated time required for both onsite and remote inspections.
- c) A **Building Notice charge** applies to the consideration of a Building Notice. Please note that commercial works cannot be accepted under a Building Notice.
- d) A **Reversion charge** applies to the consideration of building work reverting to Local Authority control from a Registered Building Control Approver. Reversion applications are VAT exempt.
- e) A **Regularisation charge** applies to the assessment of an application under Regulation 18 (unauthorised building work). Regularisation applications are VAT exempt.
- f) **Chargeable Advice** in relation to Building Regulation (pre-application) advice (first hour of advice excluded).

Application fees. These are payable when the application is submitted to Tendring District Council Building Control. Unless the required fee is paid, it cannot be accepted as a valid application.

Full Plan inspection fees. These are payable after the first inspection. Requests for further inspections may be denied until the inspection fee is paid.

DISABILITY APPLICATIONS

Charges are not payable where we are satisfied that proposed work is **solely** for the purpose of providing accommodation or facilities designed to provide means of access for disabled persons to or within a building, or for providing facilities designed to secure their greater health, safety, welfare or convenience including the adaptation or extension of existing accommodation to carry out medical treatment or store medical equipment or to provide sleeping accommodation for a 24 hour carer. Evidence will be required to substantiate the exemption of charges. This work must be carried out in relation to a building to which members of the public are admitted or is a dwelling occupied by a disabled person (**refer to Reg. 4 of Charges Regulations**). 'Disabled person' means a person who has a disability within the meaning given by section 6 of the Equality Act 2010 (disability). It should be noted that **in some cases only partial exemption may apply** and some charge will be required. **Please refer to Building Control before assuming exemption.**

THE FOLLOWING CHARGE SCALES ARE APPLICABLE

TABLE A Relates to the erection of one or more new dwelling i.e houses & flats. Where the internal floor area does not exceed 300m² per and there are no more than three storeys above ground level.

TABLE B Relates to work to an existing dwelling. If multiple works are to be constructed at the same time, the lesser chargeable works will be reduced by 50%. This discount does not apply to Regularisation and Reversion applications.

TABLE C Relates to non-domestic work. If multiple works are to be constructed at the same time, the lesser chargeable works will be reduced by 50%. This discount does not apply to Regularisation and Reversion applications.

REFUNDS

1. An administrative fee will be applied to a refund request where an application has been registered valid and no other action/processing undertaken.
2. The plan check fee will be applied to a refund request where submitted plans have been examined.
3. No refund will be considered where building works have commenced on site and a respective inspection carried out.
4. No refunds will be considered in respect of Reversion or Regularisation applications.
5. Applications will expire after 3 years of deposit if building works have not commenced and/or had no valid inspection. **It is a legal requirement** that within five days after the work has commenced, the person carrying out the work must give notice of the commencement to the Building Control Body, in this instance Tendring District Council. Regulation 16(3C) of the Building Regulations etc. (Amendment) (England) Regulations 2023. [The Building Regulations etc. \(Amendment\) \(England\) Regulations 2023](#)

SUPPLEMENTARY CHARGES

Where the council is required to spend additional time dealing with an application than was reasonably anticipated at the time the application was accepted, supplementary charges may be applied. Supplementary charges will be applied at the hourly rate applicable of £100 (Excluding VAT) per hour from 1st April 2026.

Examples of when supplementary charges apply:

- Building Control applications will be placed in abeyance and marked as hibernated when no completion certificate has been issued and no inspection has taken place for more than three years. Hibernated applications will be subject to a bespoke resurrection charge upon reactivation.
- Should there be any substantial design changes to the proposal after the application has been deposited that will involve additional work.
- In the event the Council has to unreasonably spend additional time on any matters that your professional agent, contractor or yourselves should be able to resolve or, obtain appropriate advice over. Whilst Building Control will provide some informal advice it is not able to provide design advice. It is incumbent upon all applicants to obtain their professional advice commercially. Similarly, it is up to you as the applicant or duty holder to engage competent designers and contractors who themselves are able to complete the project to the appropriate standards.
- Where there is a requirement for additional inspections to that anticipated at the time of the application was accepted.
- If we attend site to make an inspection that has been arranged and there is nobody there to meet the inspector.
- Due to operational standard rules, our inspectors maybe required to undertake interim visits where a significant period has elapsed between inspections. In these circumstances an inspector is likely to contact you to arrange suitable appointment. Should you fail to make provision for an inspection, a supplementary charge maybe applied.
- If indicated at the time of making the application that you would use a Competent Person Scheme (CPS) for certain building works and subsequently do not in these cases, our inspectors or contractors would then undertake the relevant survey instead. If you have not indicated otherwise, the council will assume that you intend to use a CPS for those works where such a scheme is available. See further information on [Competent person schemes - GOV.UK](#).

A written statement setting out the basis of a supplementary charge or refund can be provided upon request.

If you have any difficulties understanding the charges or have any other Building Control enquiries, contact Tendring District Council Building Control. tel: 01255 686 111 or email: bcinspections@tendringdc.gov.uk

Table A

New Dwellings

Dwellings include the erection of houses and flats not exceeding <300m² or more than 3 storeys

The floor area of any dwelling is the total internal floor are of ALL the storeys in the dwelling.

The charges in this Table includes for works of drainage/ancillary works connected with the building(s).

Building Regulation Charges relating to dwellings in excess of 300m² in floor area or greater than three storeys are to be calculated as an individually assessed charges. Please refer to Tendring District Council Building Control.

Please note that Charges marked with an * have been reduced to reflect where controlled electrical installations are being carried out, tested and certified by a registered Part P electrician. If this is not the case then the supplementary inspection charge as listed in A08 must also be paid. **In that case, electrical wiring must be inspected by Building Control before it is covered over.**

covered over:

Code	Category of Work		Plan Charge*	Inspection Charge	Building Notice Charge*	Regularisation Charge*
New Build Dwellings						
A01	1 Dwelling	Charge	£300	£895	£1290	
		VAT	£60	£179	£258	
		Total	£360	£1,075	£1548	
A02	2 Dwellings	Charge	£400	£1,190	£1685	
		VAT	£80	£238	£337	
		Total	£480	£1,426	£2022	
A03	3 Dwellings	Charge	£495	£1,385	£2,080	
		VAT	£99	£277	£416	
		Total	£594	£1,662	£2496	
A04	4 Dwellings	Charge	£595	£1,585	£2,280	
		VAT	£119	£317	£456	
		Total	£713	£1,901	£2,736	
A05	5 Dwellings	Charge	£695	£1,785	£2,775	
		VAT	£139	£357	£555	
		Total	£834	£2,138	£3330	
A06	6 or more Dwellings,	Charge	Phone or email for a quote			
		VAT				
		Total				
Dwelling by Conversion						
A07	Conversion to single dwelling house or flat.	Charge	£400	£1,190	£1685	
		VAT	£80	£238	£337	
		Total	£480	£1,428	£2,022	
Notifiable Electrical work (in addition to the above, where applicable)						
A08	Electrical work where a satisfactory certificate will not be issued by a Part P registered electrician	Charge	Phone or email for a quote			
		VAT				
		Total				
VAT is at 20% with the exception on Regularisation Charges as these are VAT exempt.						

Table B

Work to an Existing Dwelling

Limited to work not more than 3 storeys above the ground

Please note that Charges marked with an * have been reduced to reflect where controlled electrical installations are being carried out, tested and certified by a registered Part P electrician. If this is not the case then the supplementary Building Notice charge as listed in B12 must also be paid. In that case, electrical wiring must be inspected by Building Control before it is covered over.

Code	Category of Work		Plan Charge*	Inspection Charge	Building Notice Charge*	Regularisation Charge*
B01	Extension with floor area not exceeding 40m²	Charge	£200	£595	£990	£1,287
		VAT	£40	£119	£198	
		Total	£240	£713	£1,188	
B02	Extension with floor area exceeding 40m² but not exceeding 100m²	Charge	£200	£695	£1,090	£1,386
		VAT	£40	£139	£218	
		Total	£240	£834	£1,308	
B03	A building or extension comprising SOLELY of a garage, carport or store - total floor area not exceeding 100m²	Charge	£200	£400	£795	£990
		VAT	£40	£80	£159	
		Total	£240	£480	£954	
B04	Detached non-habitable domestic building with total floor area not exceeding 50m²	Charge	£200	£400	£795	£990
		VAT	£40	£80	£159	
		Total	£240	£480	£954	
B05	Loft conversions (Maximum floor area of 60m²)	Charge	£200	£695	£1,090	£1,386
		VAT	£40	£139	£218	
		Total	£240	£834	£1,307	
B06	Garage conversions	Charge	£200	£595	£990	£1,188
		VAT	£40	£119	£198	
		Total	£240	£714	£1,188	
B07	Renovation of a thermal element	Charge	£100	£200	£395	£495
		VAT	£20	£40	£79	
		Total	£120	£240	£474	
B08	Replacement of windows, roof lights, roof windows or external glazed doors	Charge	£100	£200	£395	£495
		VAT	£20	£40	£79	
		Total	£120	£240	£474	
B09	Cost of work not exceeding £5,000 (Including Renewable Energy systems)	Charge	£100	£200	£395	£495
		VAT	£20	£40	£79	
		Total	£120	£240	£474	
B10	Cost of work exceeding £5,000 & not exceeding £25,000	Charge	£200	£495	£795	£990
		VAT	£40	£99	£159	
		Total	£240	£594	£954	
B11	Cost of work exceeding £25,000 & not exceeding £100,000	Charge	£200	£795	£1090	£1,386
		VAT	£40	£159	£218	
		Total	£240	£954	£1,308	
B12	Bespoke work for items B01 - B11	Charge	Phone or email for a quote			
		VAT				
		Total				
B13	Electrical work where a satisfactory certificate will not be issued by a Part P registered electrician	Charge	Phone or email for a quote			
		VAT				
		Total				

VAT is at 20% with the exception on Regularisation Charges as these are VAT exempt.

Table C**Non Domestic Work****Limited to work not more than 3 storeys above the ground**

Code	Category of Work		Plan Charge	Inspection Charge	Regularisation Charge
C01	Extension with floor area not exceeding 40m²	Charge	£200	£790	£1,287
		VAT	£40	£158	
		Total	£240	£948	
C02	Extension with floor area exceeding 40m² but not exceeding 100m²	Charge	£200	£890	£1,386
		VAT	£40	£178	
		Total	£240	£1,068	
C03	Fit out of building up to 100m²	Charge	£295	£790	£1,188
		VAT	£59	£158	
		Total	£354	£948	
C04	Cost of works not exceeding £5,000	Charge	£100	£395	£696
		VAT	£20	£79	
		Total	£120	£474	
C05	Cost of works exceeding £5,000 not exceeding £25,000	Charge	£200	£495	£891
		VAT	£40	£99	
		Total	£240	£594	
C06	Cost of works exceeding £25,000 & not exceeding £100,000	Charge	£200	£790	£1,287
		VAT	£40	£158	
		Total	£240	£948	
C07	Bespoke work for items C01 - C06	Charge	Phone or email for a quote		
		VAT			
		Total			
VAT is at 20% with the exception on Regularisation Charges as these are VAT exempt.					