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The Building (Local Authority Charges and Amendments Relating to Charging) (England) Regulations 2026

Guidance on Building Regulation Charges with effect from 1st December 2026

Full Plans (FP) - This type of application involves the submission of detailed construction plans, specifications and calculations for approval. The fee is payable on deposit of the application.

Building Notice (BN) - This type of application does not involve the submission of detailed plans for approval. It is suitable for small domestic projects but cannot be used where the building is non-domestic. The fee is payable on deposit of the application.

Regularisation (RG) - This type of application relates to unauthorised building work which needs to be assessed retrospectively. The fee is payable on deposit of the application and is non-refundable. ***Please note these fees could be subject to additional charges depending on what is uncovered***

Reversion (REV) – This type of application must be submitted when an Initial Notice, with a Registered Building Control Approver, has been cancelled or expired and the work must revert to the Local Authority. The fee is assessed on an individual basis and is payable on deposit of the application.

Standard Charges

These standard charges have been set by the authority on the basis that the building work does not consist of, or include, non-standard construction techniques and the building work is undertaken by a person or company that is competent to carry out the relevant design and building work referred to in the standard charges tables. If they are not competent, the work may incur supplementary charges.

Individual Determination of a Charge

Charges are individually determined for larger, repetitive and/or more complex schemes including non-standard builds and includes building work that is not listed in the tables below.

If your building work is defined as requiring an individual assessment of a charge you should e-mail Building Control at: buildingcontrol@wyre.gov.uk and provide a full description of the intended work. Alternatively, telephone **01253 887251** to discuss your project with the team.

Below you will find –

Table A: Standard charges for the creation of or conversion to new dwellings
Table B: Standard charges for domestic extensions to a single building
Table C: Standard charges for domestic alterations to a single building
Other charges: Other standard administrative fees
Table D: Standard charges for Non-Domestic Work
Table E: Standard charges for RBCA applications and record maintenance
Table F: Individually determined charges for enforcement action

NOTE:
An additional charge may be incurred if your structural calculations were not done by a Chartered Structural Engineer. If we need to have the calculations checked by a Chartered Structural Engineer we will recover the cost from you.

Figures in blue include VAT at 20% (VAT is not payable on a Regularisation or Reversion Charge)

Table A - Standard charges for the creation of or conversion to new dwellings

	Full Plans Charge £	Building Notice Charge £	Regularisation Charge £
Erection of or conversion to			
1 dwelling	696	766	1,148
	835	**919**	
2 dwellings	949	1,044	1,566
	1,139	**1,253**	
For each additional dwelling up to 9	316	348	522
	379	**418**	
NOTE: For 10 or more dwellings, or if the floor area of any dwelling exceeds 300m2 the charge will be individually assessed.			

Table B - Standard charges for domestic extensions to a single building

	Full Plans Charge £	Building Notice Charge £	Regularisation Charge £
Extension with floor area 10m2 or less	506	557	835
	607	**668**	
Extension with floor area 11m2 to 40m2	601	661	992
	721	**793**	
Extension with floor area 41m2 to 60m2	728	800	1,201
	874	**960**	
Extension with floor area exceeding 60m2 but not exceeding 100m2	791	870	1,305
	949	**1,044**	
Roof lift or loft conversion with floor area not exceeding 80m2	633	696	1,044
	760	**835**	
Erection or extension of garage or carport with floor area not exceeding 40m2	380	418	626
	456	**502**	
Erection or extension of garage or carport with floor area 41m2 to 100m2	443	487	731
	532	**584**	
Conversion of a domestic garage to a habitable room(s)	380	418	626
	456	**502**	

Figures in blue include VAT at 20% (VAT is not payable on a Regularisation or Reversion Charge)

Table C - Standard charges for domestic alterations to a single building

	Full Plans Charge £	Building Notice Charge £	Regularisation Charge £
Internal alterations with -			
Estimated value up to £2,000	127	139	209
	152	**167**	
Estimated value exceeding £2,000 up to £10,000	316	348	522
	379	**418**	
Estimated value exceeding £10,000 up to £40,000	633	696	1,044
	760	**835**	
Estimated value exceeding £40,000 up to £100,000	759	835	1,253
	911	**1,002**	
Underpinning	316	348	522
	379	**418**	
Renovation of a thermal element (roof, walls, floor)	316	348	522
	379	**418**	
Window replacement up to 20 windows and doors	190	209	313
	228	**251**	
NOTE: When it is intended to carry out additional alterations on a dwelling, at the same time as any of the work listed on Table B, then the charge for the additional work in Table C shall be reduced by **25%**			

DEMOLITION NOTICES - Regulation 80-81 processing applications for demolition of buildings	158 (no VAT)

Other standard charges (No VAT)	
Provide copy completion certificate	40
Provide copy Decision Notice	40
Re-open an archived application	120
Supply of non-standard data and information	120
Administration fee for withdrawal of an application	95

Table D - Standard charges for Non-Domestic work

	Full Plans Charge £	Building Notice Charge £	Regularisation Charge £
Extensions, new builds & alterations (inc. renovation of thermal element)			
Estimated value less than £5,000	380	N/A	609
	456		
Estimated value exceeding £5,000 and up to £40,000	569	N/A	911
	683		
Estimated value exceeding £40,000 and up to £100,000	759	N/A	1,215
	911		

Table E –
Standard charges for Registered Building Control Approver (RBCA) submissions

Regulation	RBCA FEES - The Building (Local Authority Charges and Amendments Relating to Charging) (England) Regulations 2026 (NO VAT)	Total Fee - Card Payments via Wyre Council website	Total Fee - For BACS payments and Invoicing
4(d)(i)	Submission of an Initial Notice - single building	£63.27	£117.53
4(d)(i)	Submission of an Initial Notice - multiple plot site up to 100 plots	£126.54	£180.80
4(d)(i)	Submission of an Initial Notice - multiple plot site 101 - 200 plots	£158.18	£212.44
4(d)(i)	Submission of an Initial Notice - multiple plot site over 200 plots	£158.18	£212.44
4(d)(ii)	Submission of an Amendment Notice	£31.64	£85.90
4(d)(ii)	Submission of an Amendment Notice - multiple plot site (adding/reducing plots)	£47.45	£101.71
4(d)(iii)	Submission of a Plans Certificate	£31.64	£85.90
4(d)(iv)	Submission of a Final Certificate	£31.64	£85.90
4(d)(iv)	Submission of a Final Certificate for multiple plots (up to a total of 6)	£63.27	£117.53
4(d)(v)	Submission of a Transfer Certificate	£47.45	£101.71
4(l)	Submission of a Cancellation Notice or Expiry Notice (work not started)	£63.27	£117.53
4(l)	Submission of a Cancellation Notice or Expiry Notice (work has already started)	£189.81	£244.07
4(l)	Notification of change to a duty holder	£31.64	£85.90

Table F – Individually Determined Charges for Enforcement Action

Dealing with unauthorised works
Application to relax or dispense with Building Regulations
Action taken under sections 19, 22, 25 or 33 of the Building Act 1984 (short lived materials; combined drainage; wholesome water supply; testing of materials)
Actions taken under sections 59, 60, 64, 65, 66 or 68 Building Act 1984 (defective drainage; soil pipe ventilation; sanitary closets; sanitary conveniences; Non-water closets; public sanitary conveniences)
Actions taken under sections 70,72,73 or 74 Building Act 1984 (food storage, fire, entrances, chimneys, cellars)
Regulation 76 processing action relating to defective premises,
Regulation 79 processing action relating to ruinous and dilapidated buildings and neglected sites
Regulation 77 processing dangerous buildings
Regulation 84/85 processing action relating to yards / passageways / courtyards
Regulation 95 Exercise of powers of entry by authorised officers
Securing compliance with Building Act or Building Regulations requirements
Imposition of sanctions for contraventions of the Building Act or Building Regulations requirements
Actions relating to conducting appeals relating to decisions by local authorities
NOTE: These charges will be calculated individually based on time and resource spent. VAT is excluded on the above charges (Outside of scope)