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**STANDARD BUILDING CONTROL CHARGES**  
**With effect 1<sup>st</sup> October 2023**  
**The Building (Local Authority Charges) Regulations 2010**  
**Local Government Act 2003**

#### **Guidance Notes:**

Building works subject to the Regulatory Reform (Fire Safety) Order must be submitted as a 'Full Plans' application to facilitate formal consultation of the proposals to be undertaken with Merseyside Fire and Rescue Service.

Building works located within 3m of a public sewer may require additional technical information/drawings to be submitted.

The charges assume that the work does not involve innovative or high-risk construction techniques and that the duration of the work will not exceed 12 months. Any variation to this will require an Individually determined charge.

The charges assume that the design and building work is undertaken by a person or company that is competent to carry out the work. If they are subsequently found not to be competent then the owner may incur an additional supplementary charge.

**Reductions for multiple work:** When a single application consists of works categorized under both Tables B & C, the appropriate charge will be Full charge of the Higher fee plus 50% of the combined full plans charges for the Lower fee, excluding fees associated with the Installation of controlled fittings and Notifiable electrical work.

**Multiple extensions:** When a single application involves multiple extensions, the charge will be based on the total combined floor areas from the higher charge category rather than the charge for each individual extension by type and floor area.

**Estimated costs definition:** An Estimate of the construction value of the proposed works as would be charged by a commercial business in carrying out the building work. Subject to acceptance by the Authority as being reasonable and representative.

**Exemptions from charges:** Where an existing dwelling is, or is to be, occupied by a disabled person as a permanent residence, and where the whole of the building work is solely for the benefit of a disabled person, these charges may not apply. A Disability Declaration Form should be completed and submitted with your application for consideration.

**Electrical work:** - Charges shown in these tables assume Part P works will be self-certified by an electrician registered under a relevant Competent Persons Scheme. In situations where the building work includes notifiable electrical work and the work is not undertaken by a person registered with such a scheme, a supplementary individual determined charge will apply to cover the costs of the Council satisfying itself, as far as it can reasonably ascertain, that the electrical installation has been installed to an acceptable standard.

**Archived applications** - Should an inspection be requested to an archived application where more than 3 years has elapsed since the previous inspection, a supplementary charge will be applicable to reactivate the application.

**Individually determined charges (IDC):** Works not listed in the standard charge tables are subject to being individually determined. If your building work is defined as requiring an individual assessment, please submit a completed Charges Enquiry Form.

**Regularisation Applications:** A 'Regularisation' application is used if works have already been carried out on or after 11th November 1985, without an application having been made. The charge for this is equivalent to the Building Notice charge (excl VAT) plus 40% (Regularisation Surcharge). If a Building Notice charge is not shown, the fee will be determined by the combined plan and inspection charge (excl VAT) plus 40%. Regularisation Surcharge.

**Reversion Application:** A 'Reversion application' is intended to be used in respect of the Building Regulations 2010 where an Initial Notice from an Approved Inspector has ceased to be in force. An Individually determined charge be applied based on the technical information supplied and any evidenced Approved Inspector Inspection records.

### **Higher Risk Buildings:**

Higher risk buildings (HRBs) are defined in the Building Safety Act 2022 as:

A building in England that—

- (a) is at least 18 metres in height or has at least 7 storeys, and
- (b) contains at least 2 residential units.

Applications related to new HRBs, including new build and those formed by a Change of Use, or by adding additional storeys, or undergoing alterations must be submitted to the Building Safety Regulator (BSR) rather than to Wirral Council. The BSR is a division of the Health & Safety Executive (HSE) and acts as the Building Control Body for HRBs. Further information can be found at:

- <https://www.hse.gov.uk/building-safety/planning.htm>
- <https://press.hse.gov.uk/2023/04/12/registration-of-high-rise-residential-buildings/>

<b>Table A - New dwellings - Creation or conversion - Low Rise (under 11m in height - maximum floor area of 300m<sup>2</sup>)</b>									
	<b>Full Plans</b>						<b>Building Notice Charge</b>		
	<b>Plan Charge</b>			<b>Inspection Charge</b>			Net	Vat	Total
	Net	Vat	Total	Net	Vat	Total			
Single New build Detached/Semi-Detached /Terraced dwellinghouse	£255.00	£51.00	<b>£306.00</b>	£390.00	£78.00	<b>£468.00</b>	£741.75	£148.35	<b>£890.10</b>
New build flats, Maximum 2No flats per storey, at ground and first floor only	£270.00	£54.00	<b>£324.00</b>	£420.00	£84.00	<b>£504.00</b>	N/A	N/A	N/A
New build flats, Maximum 2No flats per storey at ground, first and second floor only	£315.00	£63.00	<b>£378.00</b>	£570.00	£114.00	<b>£684.00</b>	N/A	N/A	N/A
Change of use to flats Max 2No flats per storey at ground and first floor only	£240.00	£48.00	<b>£288.00</b>	£360.00	£72.00	<b>£432.00</b>	N/A	N/A	N/A
Change of use to flats, Max 2No flats per storey at ground first and second floor only	£315.00	£63.00	<b>£378.00</b>	£450.00	£90.00	<b>£540.00</b>	N/A	N/A	N/A

<b>Table B - Domestic extensions, other domestic buildings, and loft conversions to a single dwelling</b>									
	<b>Full Plans</b>						<b>Building Notice Charge</b>		
	<b>Plan Charge</b>			<b>Inspection Charge</b>			Net	Vat	Total
	Net	Vat	Total	Net	Vat	Total			
<b>Single storey extension(s)</b>									
Single storey ground floor extension - floor area not exceeding 10m <sup>2</sup> .	£150.00	£30.00	<b>£180.00</b>	£240.00	£48.00	<b>£288.00</b>	£409.50	£81.90	<b>£491.40</b>
Single storey ground floor extension - floor area exceeding 10m <sup>2</sup> but not exceeding 40m <sup>2</sup> .	£165.00	£33.00	<b>£198.00</b>	£330.00	£66.00	<b>£396.00</b>	£519.75	£103.95	<b>£623.70</b>
Single storey ground floor extension - floor area exceeding 40m <sup>2</sup> but not exceeding 100m <sup>2</sup> .	£195.00	£39.00	<b>£234.00</b>	£450.00	£90.00	<b>£540.00</b>	£677.25	£135.45	<b>£812.70</b>
Single storey ground floor extension - floor area exceeding 100 <sup>2</sup> but not exceeding 200m <sup>2</sup>	£240.00	£48.00	<b>£288.00</b>	£480.00	£96.00	<b>£576.00</b>	£756.00	£151.20	<b>£907.20</b>
<b>Two storey extension(s)</b>									
Floor area not exceeding 10m <sup>2</sup> .	£165.00	£33.00	<b>£198.00</b>	£290.00	£58.00	<b>£348.00</b>	£477.75	£95.55	<b>£573.30</b>
Floor area exceeding 10m <sup>2</sup> but not exceeding 40m <sup>2</sup> .	£180.00	£36.00	<b>£216.00</b>	£360.00	£72.00	<b>£432.00</b>	£567.00	£113.40	<b>£680.40</b>
Floor area exceeding 40m <sup>2</sup> but not exceeding 100m <sup>2</sup> .	£240.00	£48.00	<b>£288.00</b>	£480.00	£96.00	<b>£576.00</b>	£756.00	£151.20	<b>£907.20</b>
Floor area exceeding 100m <sup>2</sup> but not exceeding 200m <sup>2</sup>	£270.00	£54.00	<b>£324.00</b>	£540.00	£108.00	<b>£648.00</b>	£850.50	£170.10	<b>£1,020.60</b>

<b>First floor extension(s)</b>									
Floor area not exceeding 10m <sup>2</sup> .	£135.00	£27.00	<b>£162.00</b>	£210.00	£42.00	<b>£252.00</b>	£362.25	£72.45	<b>£434.70</b>
Floor area exceeding 10m <sup>2</sup> but not exceeding 40m <sup>2</sup> .	£165.00	£33.00	<b>£198.00</b>	£270.00	£54.00	<b>£324.00</b>	£456.75	£91.35	<b>£548.10</b>
Floor area exceeding 40m <sup>2</sup> but not exceeding 100m <sup>2</sup> .	£225.00	£45.00	<b>£270.00</b>	£315.00	£63.00	<b>£378.00</b>	£567.00	£113.40	<b>£680.40</b>
Floor area exceeding 100m <sup>2</sup> but not exceeding 200m <sup>2</sup>	£270.00	£54.00	<b>£324.00</b>	£345.00	£69.00	<b>£414.00</b>	£645.75	£129.15	<b>£774.90</b>
<b>Basement extension</b>									
Floor area not exceeding 40m <sup>2</sup> .	£225.00	£45.00	<b>£270.00</b>	£330.00	£66.00	<b>£396.00</b>	£582.75	£116.55	<b>£699.30</b>
<b>Loft conversion</b>									
Without dormer, floor area not exceeding 50m <sup>2</sup> .	£195.00	£39.00	<b>£234.00</b>	£250.00	£50.00	<b>£300.00</b>	£467.25	£93.45	<b>£560.70</b>
Without dormer, floor area exceeding 50m <sup>2</sup> but not exceeding 100m <sup>2</sup>	£225.00	£45.00	<b>£270.00</b>	£270.00	£54.00	<b>£324.00</b>	£519.75	£103.95	<b>£623.70</b>
With dormer(s), floor area not exceeding 50m <sup>2</sup> .	£225.00	£45.00	<b>£270.00</b>	£270.00	£54.00	<b>£324.00</b>	£519.75	£103.95	<b>£623.70</b>
With dormer(s), floor area exceeding 50m <sup>2</sup> but not exceeding 100m <sup>2</sup>	£255.00	£51.00	<b>£306.00</b>	£285.00	£57.00	<b>£342.00</b>	£567.00	£113.40	<b>£680.40</b>
<b>Detached building (Domestic)</b>									
Detached non-habitable building with total floor less than 40m <sup>2</sup> .	£150.00	£30.00	<b>£180.00</b>	£240.00	£48.00	<b>£288.00</b>	£409.50	£81.90	<b>£491.40</b>
Detached non-habitable building with total floor exceeding 40m <sup>2</sup> but not exceeding 100m <sup>2</sup>	£180.00	£36.00	<b>£216.00</b>	£270.00	£54.00	<b>£324.00</b>	£472.50	£94.50	<b>£567.00</b>
<b>Garage extension</b>									
Erection of an attached garage, carport or covered way up to 40m <sup>2</sup> .	£150.00	£30.00	<b>£180.00</b>	£240.00	£48.00	<b>£288.00</b>	£409.50	£81.90	<b>£491.40</b>

**Table C - Domestic alterations and other works to a single dwelling**

	Full Plans						Building Notice Charge		
	Plan Charge			Inspection Charge			Net	Vat	Total
	Net	Vat	Total	Net	Vat	Total			
Other works, construction value up to £1,000.	£180.00	£36.00	<b>£216.00</b>	<b>Paid with Plan Charge</b>			£189.00	£37.80	<b>£226.80</b>
Other works, construction value between £1,001 and £5,000.	£225.00	£45.00	<b>£270.00</b>				£236.25	£47.25	<b>£283.50</b>

Other works, construction value between £5,001 and £10,000.	£270.00	£54.00	<b>£324.00</b>				£283.50	£56.70	<b>£340.20</b>
Other works, construction value between £10,001 and £20,000.	£330.00	£66.00	<b>£396.00</b>				£346.50	£69.30	<b>£415.80</b>
Other works, construction value between £20,001 and £50,000	£210.00	£42.00	<b>£252.00</b>	£255.00	£51.00	<b>£306.00</b>	£488.25	£97.65	<b>£585.90</b>
Other works, construction value between £50,001 and £100,000	£270.00	£54.00	<b>£324.00</b>	£285.00	£57.00	<b>£342.00</b>	£582.75	£116.55	<b>£699.30</b>
<b>Garage Conversion</b>									
Conversion of existing attached garage to habitable room(s).	£135.00	£27.00	<b>£162.00</b>	£180.00	£36.00	<b>£216.00</b>	£330.75	£66.15	<b>£396.90</b>
Conversion of existing attached exempt conservatory to habitable room(s).	£135.00	£27.00	<b>£162.00</b>	£180.00	£36.00	<b>£216.00</b>	£330.75	£66.15	<b>£396.90</b>
<b>Window replacement / Controlled fittings</b>									
Per installation up to 10 units	£150.00	£30.00	<b>£180.00</b>	<b>Paid with Plan Charge</b>			£150.00	£30.00	<b>£180.00</b>
Per installation > 10 units	£165.00	£33.00	<b>£198.00</b>				£165.00	£33.00	<b>£198.00</b>
Installation of a heating appliance (woodburning, oil, coal, or gas fires) or Renewable energy source (e.g. solar panel, ground source heat pump etc) not under CPS scheme.	£240.00	£48.00	<b>£288.00</b>				£240.00	£48.00	<b>£288.00</b>

**Table D – Non-domestic new build and extension(s)**

	<b>Full Plans</b>						<b>Building Notice Charge</b>		
	<b>Plan Charge</b>			<b>Inspection Charge</b>			Net	Vat	<b>Total</b>
	Net	Vat	<b>Total</b>	Net	Vat	<b>Total</b>			
Floor area not exceeding 10m <sup>2</sup> .	£195.00	£39.00	<b>£234.00</b>	£315.00	£63.00	<b>£378.00</b>	N/A	N/A	N/A
Floor area exceeding 10m <sup>2</sup> but not exceeding 40m <sup>2</sup> .	£225.00	£45.00	<b>£270.00</b>	£390.00	£78.00	<b>£468.00</b>	N/A	N/A	N/A
Floor area exceeding 40m <sup>2</sup> but not exceeding 100m <sup>2</sup>	£270.00	£54.00	<b>£324.00</b>	£435.00	£87.00	<b>£522.00</b>	N/A	N/A	N/A
Floor area exceeding 100m <sup>2</sup> but not exceeding 200m <sup>2</sup>	£315.00	£63.00	<b>£378.00</b>	£480.00	£96.00	<b>£576.00</b>	N/A	N/A	N/A

<b>Table E – No domestic alterations and other works</b>									
	<b>Full Plans</b>						<b>Building Notice Charge</b>		
	<b>Plan Charge</b>			<b>Inspection Charge</b>			Net	Vat	Total
	Net	Vat	Total	Net	Vat	Total			
Replacement windows - Per installation up to 10 units.	£150.00	£30.00	<b>£180.00</b>	<b>Paid with Plan Charge</b>			£150.00	£30.00	<b>£180.00</b>
Replacement windows - Per installation > 10 units	£165.00	£33.00	<b>£198.00</b>				£165.00	£33.00	<b>£198.00</b>
Other works with a construction value up to £5,000.	£270.00	£54.00	<b>£324.00</b>				N/A	N/A	<b>N/A</b>
Other works with a construction value between £5,001 and £10,000.	£345.00	£69.00	<b>£414.00</b>				N/A	N/A	<b>N/A</b>
Other works with a construction value between £10,001 and £15,000.	£210.00	£42.00	<b>£252.00</b>	£240.00	£48.00	<b>£288.00</b>	N/A	N/A	<b>N/A</b>
Other works with a construction value between £15,001 and £20,000.	£225.00	£45.00	<b>£270.00</b>	£270.00	£54.00	<b>£324.00</b>	N/A	N/A	<b>N/A</b>
Other works with a construction value between £20,001 and £50,000	£240.00	£48.00	<b>£288.00</b>	£285.00	£57.00	<b>£342.00</b>	N/A	N/A	<b>N/A</b>
Other works with a construction value between £50,001 and £100,000	£285.00	£57.00	<b>£342.00</b>	£315.00	£63.00	<b>£378.00</b>	N/A	N/A	<b>N/A</b>