

Appendix 2

Building Control Fees and Charges

Commercial Charges													
Proposed use of building and type of work	Cost of work	Existing	Existing	Existing	Existing	Proposed	Proposed	Proposed	Proposed	Plan Charge % Change	Inspection Charge % Change	Effective Date	
		Plan Charge (incl.VAT)	Plan Charge (excl.VAT)	Inspection Charge (incl.VAT)	Inspection Charge (excl.VAT)	Plan Charge (incl.VAT)	Plan Charge (excl.VAT)	Inspection Charge (incl.VAT)	Inspection Charge (excl.VAT)				
Commercial new build	< £150,000	£ 696.00	£ 580.00	£1,044.00	£ 870.00	£ 744.00	£ 620.00	£1,116.00	£ 930.00	6.9%	6.9%	Apr 24	
Commercial new build	< £750,000	£ 926.40	£ 772.00	£1,389.60	£1,158.00	£ 990.00	£ 825.00	£1,485.00	£1,237.50	6.9%	6.9%	Apr 24	
Commercial new build	< £1.25m	£1,156.80	£ 964.00	£1,735.20	£1,446.00	£1,236.00	£1,030.00	£1,854.00	£1,545.00	6.8%	6.8%	Apr 24	
Commercial new build	< £1.75m	£1,392.00	£1,160.00	£2,088.00	£1,740.00	£1,485.00	£1,237.50	£2,229.00	£1,857.50	6.7%	6.8%	Apr 24	
Commercial new build	< £2.2m	£1,564.80	£1,304.00	£2,347.20	£1,956.00	£1,671.00	£1,392.50	£2,505.00	£2,087.50	6.8%	6.7%	Apr 24	
Commercial new build	< £2.6m	£1,737.60	£1,448.00	£2,606.40	£2,172.00	£1,854.00	£1,545.00	£2,784.00	£2,320.00	6.7%	6.8%	Apr 24	
Commercial new build	< £3m	£1,910.40	£1,592.00	£2,865.60	£2,388.00	£2,040.00	£1,700.00	£3,060.00	£2,550.00	6.8%	6.8%	Apr 24	
Commercial refurbishment	< £30,000	£1,164.00	£ 970.00	N/A	N/A	£1,242.00	£1,035.00	N/A	N/A	6.7%		Apr 24	
Commercial refurbishment	< £60,000	£2,316.00	£1,930.00	N/A	N/A	£2,475.00	£2,062.50	N/A	N/A	6.9%		Apr 24	
Commercial refurbishment	< £100,000	£1,156.80	£ 964.00	£1,735.20	£1,446.00	£1,236.00	£1,030.00	£1,854.00	£1,545.00	6.8%	6.8%	Apr 24	
Commercial refurbishment	< £250,000	£1,449.60	£1,208.00	£2,174.40	£1,812.00	£1,548.00	£1,290.00	£2,325.00	£1,937.50	6.8%	6.9%	Apr 24	
Commercial refurbishment	< £500,000	£1,737.60	£1,448.00	£2,606.40	£2,172.00	£1,857.00	£1,547.50	£2,787.00	£2,322.50	6.9%	6.9%	Apr 24	
Commercial refurbishment	< £750,000	£1,910.40	£1,592.00	£2,865.60	£2,388.00	£2,040.00	£1,700.00	£3,060.00	£2,550.00	6.8%	6.8%	Apr 24	
Commercial refurbishment	< £1m	£2,083.20	£1,736.00	£3,124.80	£2,604.00	£2,226.00	£1,855.00	£3,339.00	£2,782.50	6.9%	6.9%	Apr 24	
Commercial refurbishment	< £1.5m	£2,256.00	£1,880.00	£3,384.00	£2,820.00	£2,406.00	£2,005.00	£3,609.00	£3,007.50	6.6%	6.6%	Apr 24	
Commercial refurbishment	< £2m	£2,659.20	£2,216.00	£3,988.80	£3,324.00	£2,838.00	£2,365.00	£4,260.00	£3,550.00	6.7%	6.8%	Apr 24	
Commercial fit out (no structural)	< £5,000	£ 444.00	£ 370.00	N/A	N/A	£ 474.00	£ 395.00	N/A	N/A	6.8%		Apr 24	
Commercial fit out (no structural)	< £20,000	£ 732.00	£ 610.00	N/A	N/A	£ 780.00	£ 650.00	N/A	N/A	6.6%		Apr 24	
Commercial fit out (no structural)	< £35,000	£1,020.00	£ 850.00	N/A	N/A	£1,089.00	£ 907.50	N/A	N/A	6.8%		Apr 24	
Commercial fit out (no structural)	< £50,000	£ 523.20	£ 436.00	£ 784.80	£ 654.00	£ 558.00	£ 465.00	£ 837.00	£ 697.50	6.7%	6.7%	Apr 24	
Commercial fit out (no structural)	< £100,000	£ 638.40	£ 532.00	£ 957.60	£ 798.00	£ 681.00	£ 567.50	£1,023.00	£ 852.50	6.7%	6.8%	Apr 24	
Commercial fit out (no structural)	< £250,000	£ 753.60	£ 628.00	£1,130.40	£ 942.00	£ 804.00	£ 670.00	£1,206.00	£1,005.00	6.7%	6.7%	Apr 24	
Commercial fit out (no structural)	< £500,000	£1,041.60	£ 868.00	£1,562.40	£1,302.00	£1,110.00	£ 925.00	£1,665.00	£1,387.50	6.6%	6.6%	Apr 24	
Commercial fit out (no structural)	< £750,000	£1,272.00	£1,060.00	£1,908.00	£1,590.00	£1,359.00	£1,132.50	£2,037.00	£1,697.50	6.8%	6.8%	Apr 24	
Commercial fit out (no structural)	< £1m	£1,622.40	£1,352.00	£2,433.60	£2,028.00	£1,734.00	£1,445.00	£2,601.00	£2,167.50	6.9%	6.9%	Apr 24	

Building Safety Regulator work

Westminster City Council are required to support the Building Safety Regulator (BSR) under the provisions of the new Building Safety Act 2022.

This will involve overseeing work to High Rise Buildings and will be set up on a cost recovery basis.

An hourly rate of £175 was submitted to the BSR in September 2023.

Hourly Rate
(excl. VAT)

Building Safety Regulator £175

Residential Charges

Proposed use of building and type of work	Cost of work	Existing	Existing	Existing	Existing	Existing	Existing	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed
		Plan Charge (incl.VAT)	Plan Charge (excl.VAT)	Inspection Charge (incl.VAT)	Inspection Charge (excl.VAT)	Building Notice Charge (incl.VAT)	Building Notice Charge (excl.VAT)	Plan Charge (incl.VAT)	Plan Charge (excl.VAT)	Inspection Charge (incl.VAT)	Inspection Charge (excl.VAT)	Building Notice Charge (incl.VAT)	Building Notice Charge (excl.VAT)	Plan Charge % Change	Inspection Charge % Change	Building Notice % Change	Building Notice % Change	Effective Date	
Residential new build	< £30,000	£ 1,164.00	£ 970.00	N/A	N/A	£ 1,164.00	£ 970.00	£ 1,242.00	£ 1,035.00	N/A	N/A	£ 1,242.00	£ 1,035.00	6.7%		6.7%	Apr 24		
Residential new build	< £100,000	£ 753.60	£ 628.00	£ 1,130.40	£ 942.00	£ 1,884.00	£ 1,570.00	£ 804.00	£ 670.00	£ 1,206.00	£ 1,005.00	£ 2,010.00	£ 1,675.00	6.7%	6.7%	6.7%	Apr 24		
Residential new build	< £250,000	£ 984.00	£ 820.00	£ 1,476.00	£ 1,230.00	£ 2,460.00	£ 2,050.00	£ 1,050.00	£ 875.00	£ 1,575.00	£ 1,312.50	£ 2,625.00	£ 2,187.50	6.7%	6.7%	6.7%	Apr 24		
Residential new build	< £500,000	£ 1,156.80	£ 964.00	£ 1,735.20	£ 1,446.00	£ 2,892.00	£ 2,410.00	£ 1,233.00	£ 1,027.50	£ 1,851.00	£ 1,542.50	£ 3,084.00	£ 2,570.00	6.6%	6.7%	6.6%	Apr 24		
Residential new build	< £750,000	£ 1,392.00	£ 1,160.00	£ 2,088.00	£ 1,740.00	£ 3,480.00	£ 2,900.00	£ 1,485.00	£ 1,237.50	£ 2,229.00	£ 1,857.50	£ 3,714.00	£ 3,095.00	6.7%	6.8%	6.7%	Apr 24		
Residential new build	< £1m	£ 1,564.80	£ 1,304.00	£ 2,347.20	£ 1,956.00	£ 3,912.00	£ 3,260.00	£ 1,668.00	£ 1,390.00	£ 2,502.00	£ 2,085.00	£ 4,170.00	£ 3,475.00	6.6%	6.6%	6.6%	Apr 24		
Residential new build	< £1.5m	£ 1,737.60	£ 1,448.00	£ 2,606.40	£ 2,172.00	£ 4,344.00	£ 3,620.00	£ 1,854.00	£ 1,545.00	£ 2,781.00	£ 2,317.50	£ 4,635.00	£ 3,862.50	6.7%	6.7%	6.7%	Apr 24		
Residential new build	< £2m	£ 2,025.60	£ 1,688.00	£ 3,038.40	£ 2,532.00	£ 5,064.00	£ 4,220.00	£ 2,163.00	£ 1,802.50	£ 3,246.00	£ 2,705.00	£ 5,409.00	£ 4,507.50	6.8%	6.8%	6.8%	Apr 24		
Residential refurbishment	< £10,000	£ 876.00	£ 730.00	N/A	N/A	£ 876.00	£ 730.00	£ 936.00	£ 780.00	N/A	N/A	£ 936.00	£ 780.00	6.8%		6.8%	Apr 24		
Residential refurbishment	< £30,000	£ 1,164.00	£ 970.00	N/A	N/A	£ 1,164.00	£ 970.00	£ 1,242.00	£ 1,035.00	N/A	N/A	£ 1,242.00	£ 1,035.00	6.7%		6.7%	Apr 24		
Residential refurbishment	< £50,000	£ 1,596.00	£ 1,330.00	N/A	N/A	£ 1,596.00	£ 1,330.00	£ 1,704.00	£ 1,420.00	N/A	N/A	£ 1,704.00	£ 1,420.00	6.8%		6.8%	Apr 24		
Residential refurbishment	< £80,000	£ 926.40	£ 772.00	£ 1,389.60	£ 1,158.00	£ 2,316.00	£ 1,930.00	£ 990.00	£ 825.00	£ 1,485.00	£ 1,237.50	£ 2,475.00	£ 2,062.50	6.9%	6.9%	6.9%	Apr 24		
Residential refurbishment	< £150,000	£ 1,214.40	£ 1,012.00	£ 1,821.60	£ 1,518.00	£ 3,036.00	£ 2,530.00	£ 1,296.00	£ 1,080.00	£ 1,944.00	£ 1,620.00	£ 3,240.00	£ 2,700.00	6.7%	6.7%	6.7%	Apr 24		
Residential refurbishment	< £500,000	£ 1,737.60	£ 1,448.00	£ 2,606.40	£ 2,172.00	£ 4,344.00	£ 3,620.00	£ 1,857.00	£ 1,547.50	£ 2,787.00	£ 2,322.50	£ 4,644.00	£ 3,870.00	6.9%	6.9%	6.9%	Apr 24		
Residential refurbishment	< £1m	£ 2,313.60	£ 1,928.00	£ 3,470.40	£ 2,892.00	£ 5,784.00	£ 4,820.00	£ 2,466.00	£ 2,055.00	£ 3,702.00	£ 3,085.00	£ 6,168.00	£ 5,140.00	6.6%	6.7%	6.6%	Apr 24		
Residential refurbishment	< £1.5m	£ 2,894.40	£ 2,412.00	£ 4,341.60	£ 3,618.00	£ 7,236.00	£ 6,030.00	£ 3,090.00	£ 2,575.00	£ 4,635.00	£ 3,862.50	£ 7,725.00	£ 6,437.50	6.8%	6.8%	6.8%	Apr 24		

Minor works charges

Code	Type of work and proposed use of building if relevant	Limitation	Existing	Existing	Existing	Existing	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed	Proposed
			Building Notice Charge (incl.VAT)	Building Notice Charge (excl.VAT)	Plan Charge (incl.VAT)	Plan Charge (excl.VAT)	Building Notice Charge (incl.VAT)	Building Notice Charge (excl.VAT)	Plan Charge (incl.VAT)	Plan Charge (excl.VAT)	Building Notice Charge % change	Plan Charge % change	Effective Date	
UPU10	Underpinning	One property	£ 516.00	£ 430.00	£ 516.00	£ 430.00	£ 549.00	£ 457.50	£ 549.00	£ 457.50	6.4%	6.4%	Apr 24	
UPO10	Underpinning	> One property	£ 732.00	£ 610.00	£ 732.00	£ 610.00	£ 780.00	£ 650.00	£ 780.00	£ 650.00	6.6%	6.6%	Apr 24	
OPENW	New openings	One property < 5 opening	£ 516.00	£ 430.00	£ 516.00	£ 430.00	£ 549.00	£ 457.50	£ 549.00	£ 457.50	6.4%	6.4%	Apr 24	
FITBK	Fit out of a batl	One property	£ 372.00	£ 310.00	£ 372.00	£ 310.00	£ 396.00	£ 330.00	£ 396.00	£ 330.00	6.5%	6.5%	Apr 24	
ELRW	Electrical re-wir	One dwelling	£ 372.00	£ 310.00	£ 372.00	£ 310.00	£ 396.00	£ 330.00	£ 396.00	£ 330.00	6.5%	6.5%	Apr 24	
DRAIN	Drainage works	One property	£ 372.00	£ 310.00	£ 372.00	£ 310.00	£ 396.00	£ 330.00	£ 396.00	£ 330.00	6.5%	6.5%	Apr 24	
FDREP	Replacement fi	One property	£ 300.00	£ 250.00	£ 300.00	£ 250.00	£ 321.00	£ 267.50	£ 321.00	£ 267.50	7.0%	7.0%	Apr 24	
STREP	Replacement st	One property	£ 372.00	£ 310.00	£ 372.00	£ 310.00	£ 396.00	£ 330.00	£ 396.00	£ 330.00	6.5%	6.5%	Apr 24	
RTEA	Replacement r	One property	£ 372.00	£ 310.00	£ 372.00	£ 310.00	£ 396.00	£ 330.00	£ 396.00	£ 330.00	6.5%	6.5%	Apr 24	
ICF	Works to contr	One property	£ 300.00	£ 250.00	£ 300.00	£ 250.00	£ 321.00	£ 267.50	£ 321.00	£ 267.50	7.0%	7.0%	Apr 24	
WRD	Window replac	One dwelling	£ 372.00	£ 310.00	£ 372.00	£ 310.00	£ 396.00	£ 330.00	£ 396.00	£ 330.00	6.5%	6.5%	Apr 24	
SOLAR	Install micro en	One property	£ 372.00	£ 310.00	£ 372.00	£ 310.00	£ 396.00	£ 330.00	£ 396.00	£ 330.00	6.5%	6.5%	Apr 24	
TEA	Tea point in an	One property	£ 300.00	£ 250.00	£ 300.00	£ 250.00	£ 321.00	£ 267.50	£ 321.00	£ 267.50	7.0%	7.0%	Apr 24	
EL	Escape lighting	One property	£ 300.00	£ 250.00	£ 300.00	£ 250.00	£ 321.00	£ 267.50	£ 321.00	£ 267.50	7.0%	7.0%	Apr 24	
FARES	Fire alarm insta	One dwelling	£ 300.00	£ 250.00	£ 300.00	£ 250.00	£ 321.00	£ 267.50	£ 321.00	£ 267.50	7.0%	7.0%	Apr 24	
FACOM	Fire alarm insta	One property	£ 372.00	£ 310.00	£ 372.00	£ 310.00	£ 396.00	£ 330.00	£ 396.00	£ 330.00	6.5%	6.5%	Apr 24	
DRI	Dry riser install	One property	£ 372.00	£ 310.00	£ 372.00	£ 310.00	£ 396.00	£ 330.00	£ 396.00	£ 330.00	6.5%	6.5%	Apr 24	
FOAM	Foam inlets	One property	£ 372.00	£ 310.00	£ 372.00	£ 310.00	£ 396.00	£ 330.00	£ 396.00	£ 330.00	6.5%	6.5%	Apr 24	