

Appendix 2  
Building Control Fees and Charges

Commercial Charges																	
Proposed use of building and type of work	Cost of work	Existing							Proposed							% change	Effective Date
		Plan Charge (incl.VAT)	Plan Charge (excl.VAT)	Inspection Charge (incl.VAT)	Inspection Charge (excl.VAT)	Total Charge (incl.VAT)	Total Charge (excl.VAT)	Regularisation Charge (VAT n/a)	Plan Charge (incl.VAT)	Plan Charge (excl.VAT)	Inspection Charge (incl.VAT)	Inspection Charge (excl.VAT)	Total Charge (incl.VAT)	Total Charge (excl.VAT)	Regularisation Charge (VAT n/a)		
Commercial new build	< £150,000	£ 744.00	£ 620.00	£ 1,116.00	£ 930.00	£ 1,860.00	£ 1,550.00	£ 2,325.00	£ 945.60	£ 788.00	£ 1,418.40	£ 1,182.00	£ 2,364.00	£ 1,970.00	£ 2,955.00	27%	Apr 25
Commercial new build	< £750,000	£ 990.00	£ 825.00	£ 1,485.00	£ 1,237.50	£ 2,475.00	£ 2,062.50	£ 3,093.75	£ 1,262.40	£ 1,052.00	£ 1,893.60	£ 1,578.00	£ 3,156.00	£ 2,630.00	£ 3,945.00	28%	Apr 25
Commercial new build	< £1.25m	£ 1,236.00	£ 1,030.00	£ 1,854.00	£ 1,545.00	£ 3,090.00	£ 2,575.00	£ 3,862.50	£ 1,574.40	£ 1,312.00	£ 2,361.60	£ 1,968.00	£ 3,936.00	£ 3,280.00	£ 4,920.00	27%	Apr 25
Commercial new build	< £1.75m	£ 1,485.00	£ 1,237.50	£ 2,229.00	£ 1,857.50	£ 3,714.00	£ 3,095.00	£ 4,642.50	£ 1,891.20	£ 1,576.00	£ 2,836.80	£ 2,364.00	£ 4,728.00	£ 3,940.00	£ 5,910.00	27%	Apr 25
Commercial new build	< £2.2m	£ 1,671.00	£ 1,392.50	£ 2,505.00	£ 2,087.50	£ 4,176.00	£ 3,480.00	£ 5,220.00	£ 2,126.40	£ 1,772.00	£ 3,189.60	£ 2,658.00	£ 5,316.00	£ 4,430.00	£ 6,645.00	27%	Apr 25
Commercial new build	< £2.6m	£ 1,854.00	£ 1,545.00	£ 2,784.00	£ 2,320.00	£ 4,638.00	£ 3,865.00	£ 5,797.50	£ 2,361.60	£ 1,968.00	£ 3,542.40	£ 2,952.00	£ 5,904.00	£ 4,920.00	£ 7,380.00	27%	Apr 25
Commercial new build	< £3m	£ 2,040.00	£ 1,700.00	£ 3,060.00	£ 2,550.00	£ 5,100.00	£ 4,250.00	£ 6,375.00	£ 2,596.80	£ 2,164.00	£ 3,895.20	£ 3,246.00	£ 6,492.00	£ 5,410.00	£ 8,115.00	27%	Apr 25
Commercial new build	> £3m	N/A	N/A	N/A	N/A	N/A	N/A	N/A	£ 15,724.80	£ 13,104.00	£ 23,587.20	£ 19,656.00	£ 39,312.00	£ 32,760.00	£ 49,140.00	-	Apr 25
Commercial refurbishment	< £30,000	£ 1,242.00	£ 1,035.00	N/A	N/A	£ 1,242.00	£ 1,035.00	£ 1,552.50	£ 1,584.00	£ 1,320.00	N/A	N/A	£ 1,584.00	£ 1,320.00	£ 1,980.00	28%	Apr 25
Commercial refurbishment	< £60,000	£ 2,475.00	£ 2,062.50	N/A	N/A	£ 2,475.00	£ 2,062.50	£ 3,093.75	£ 3,156.00	£ 2,630.00	N/A	N/A	£ 3,156.00	£ 2,630.00	£ 3,945.00	28%	Apr 25
Commercial refurbishment	< £100,000	£ 1,236.00	£ 1,030.00	£ 1,854.00	£ 1,545.00	£ 3,090.00	£ 2,575.00	£ 3,862.50	£ 1,574.40	£ 1,312.00	£ 2,361.60	£ 1,968.00	£ 3,936.00	£ 3,280.00	£ 4,920.00	27%	Apr 25
Commercial refurbishment	< £250,000	£ 1,548.00	£ 1,290.00	£ 2,325.00	£ 1,937.50	£ 3,873.00	£ 3,227.50	£ 4,841.25	£ 1,968.00	£ 1,640.00	£ 2,952.00	£ 2,460.00	£ 4,920.00	£ 4,100.00	£ 6,150.00	27%	Apr 25
Commercial refurbishment	< £500,000	£ 1,857.00	£ 1,547.50	£ 2,787.00	£ 2,322.50	£ 4,644.00	£ 3,870.00	£ 5,805.00	£ 2,361.60	£ 1,968.00	£ 3,542.40	£ 2,952.00	£ 5,904.00	£ 4,920.00	£ 7,380.00	27%	Apr 25
Commercial refurbishment	< £750,000	£ 2,040.00	£ 1,700.00	£ 3,060.00	£ 2,550.00	£ 5,100.00	£ 4,250.00	£ 6,375.00	£ 2,596.80	£ 2,164.00	£ 3,895.20	£ 3,246.00	£ 6,492.00	£ 5,410.00	£ 8,115.00	27%	Apr 25
Commercial refurbishment	< £1m	£ 2,226.00	£ 1,855.00	£ 3,339.00	£ 2,782.50	£ 5,565.00	£ 4,637.50	£ 6,956.25	£ 2,832.00	£ 2,360.00	£ 4,248.00	£ 3,540.00	£ 7,080.00	£ 5,900.00	£ 8,850.00	27%	Apr 25
Commercial refurbishment	< £1.5m	£ 2,406.00	£ 2,005.00	£ 3,809.00	£ 3,007.50	£ 6,015.00	£ 5,012.50	£ 7,518.75	£ 3,067.20	£ 2,556.00	£ 4,600.80	£ 3,834.00	£ 7,668.00	£ 6,390.00	£ 9,585.00	27%	Apr 25
Commercial refurbishment	< £2m	£ 2,838.00	£ 2,365.00	£ 4,260.00	£ 3,550.00	£ 7,098.00	£ 5,915.00	£ 8,872.50	£ 3,619.20	£ 3,016.00	£ 5,428.80	£ 4,524.00	£ 9,048.00	£ 7,540.00	£ 11,310.00	27%	Apr 25
Commercial refurbishment	> £2m	N/A	N/A	N/A	N/A	N/A	N/A	N/A	£ 17,294.40	£ 14,412.00	£ 25,941.60	£ 21,618.00	£ 43,236.00	£ 36,030.00	£ 54,045.00	-	Apr 25
Commercial fit out (no structural)	< £5,000	£ 474.00	£ 395.00	N/A	N/A	£ 474.00	£ 395.00	£ 592.50	£ 600.00	£ 500.00	N/A	N/A	£ 600.00	£ 500.00	£ 750.00	27%	Apr 25
Commercial fit out (no structural)	< £20,000	£ 780.00	£ 650.00	N/A	N/A	£ 780.00	£ 650.00	£ 975.00	£ 984.00	£ 820.00	N/A	N/A	£ 984.00	£ 820.00	£ 1,230.00	26%	Apr 25
Commercial fit out (no structural)	< £35,000	£ 1,089.00	£ 907.50	N/A	N/A	£ 1,089.00	£ 907.50	£ 1,361.25	£ 1,380.00	£ 1,150.00	N/A	N/A	£ 1,380.00	£ 1,150.00	£ 1,725.00	27%	Apr 25
Commercial fit out (no structural)	< £50,000	£ 558.00	£ 465.00	£ 837.00	£ 697.50	£ 1,395.00	£ 1,162.50	£ 1,743.75	£ 714.00	£ 592.00	£ 1,065.60	£ 888.00	£ 1,776.00	£ 1,480.00	£ 2,220.00	27%	Apr 25
Commercial fit out (no structural)	< £100,000	£ 681.00	£ 567.50	£ 1,023.00	£ 852.50	£ 1,704.00	£ 1,420.00	£ 2,130.00	£ 868.80	£ 724.00	£ 1,303.20	£ 1,086.00	£ 2,172.00	£ 1,810.00	£ 2,715.00	27%	Apr 25
Commercial fit out (no structural)	< £250,000	£ 804.00	£ 670.00	£ 1,206.00	£ 1,005.00	£ 2,010.00	£ 1,675.00	£ 2,512.50	£ 1,022.40	£ 852.00	£ 1,533.60	£ 1,278.00	£ 2,556.00	£ 2,130.00	£ 3,195.00	27%	Apr 25
Commercial fit out (no structural)	< £500,000	£ 1,110.00	£ 925.00	£ 1,665.00	£ 1,387.50	£ 2,775.00	£ 2,312.50	£ 3,468.75	£ 1,416.00	£ 1,180.00	£ 2,124.00	£ 1,770.00	£ 3,540.00	£ 2,950.00	£ 4,425.00	28%	Apr 25
Commercial fit out (no structural)	< £750,000	£ 1,359.00	£ 1,132.50	£ 2,037.00	£ 1,697.50	£ 3,396.00	£ 2,830.00	£ 4,245.00	£ 1,732.80	£ 1,444.00	£ 2,599.20	£ 2,166.00	£ 4,332.00	£ 3,610.00	£ 5,415.00	28%	Apr 25
Commercial fit out (no structural)	< £1m	£ 1,734.00	£ 1,445.00	£ 2,601.00	£ 2,167.50	£ 4,335.00	£ 3,612.50	£ 5,418.75	£ 2,203.20	£ 1,836.00	£ 3,304.80	£ 2,754.00	£ 5,508.00	£ 4,590.00	£ 6,885.00	27%	Apr 25
Commercial fit out (no structural)	> £1m	N/A	N/A	N/A	N/A	N/A	N/A	N/A	£ 3,931.20	£ 3,276.00	£ 5,896.80	£ 4,914.00	£ 9,828.00	£ 8,190.00	£ 12,285.00	-	Apr 25

Residential Charges																	
Proposed use of building and type of work	Cost of work	Existing							Proposed							% change	Effective Date
		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)	Regularisation Charge (VAT n/a)	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)	Regularisation Charge (VAT n/a)		
Residential new build	< £30,000	£ 1,242.00	£ 1,035.00	N/A	N/A	£ 1,242.00	£ 1,035.00	£ 1,552.50	£ 1,584.00	£ 1,320.00	N/A	N/A	£ 1,584.00	£ 1,320.00	£ 1,980.00	28%	Apr 25
Residential new build	< £100,000	£ 804.00	£ 670.00	£ 1,206.00	£ 1,005.00	£ 2,010.00	£ 1,675.00	£ 2,512.50	£ 1,022.40	£ 852.00	£ 1,533.60	£ 1,278.00	£ 2,556.00	£ 2,130.00	£ 3,195.00	27%	Apr 25
Residential new build	< £250,000	£ 1,050.00	£ 875.00	£ 1,575.00	£ 1,312.50	£ 2,625.00	£ 2,187.50	£ 3,281.25	£ 1,339.20	£ 1,116.00	£ 2,008.80	£ 1,674.00	£ 3,348.00	£ 2,790.00	£ 4,185.00	28%	Apr 25
Residential new build	< £500,000	£ 1,233.00	£ 1,027.50	£ 1,851.00	£ 1,542.50	£ 3,084.00	£ 2,570.00	£ 3,855.00	£ 1,574.40	£ 1,312.00	£ 2,361.60	£ 1,968.00	£ 3,936.00	£ 3,280.00	£ 4,920.00	28%	Apr 25
Residential new build	< £750,000	£ 1,485.00	£ 1,237.50	£ 2,229.00	£ 1,857.50	£ 3,714.00	£ 3,095.00	£ 4,642.50	£ 1,891.20	£ 1,576.00	£ 2,836.80	£ 2,364.00	£ 4,728.00	£ 3,940.00	£ 5,910.00	27%	Apr 25
Residential new build	< £1m	£ 1,668.00	£ 1,390.00	£ 2,505.00	£ 2,087.50	£ 4,170.00	£ 3,475.00	£ 5,212.50	£ 2,126.40	£ 1,772.00	£ 3,189.60	£ 2,658.00	£ 5,316.00	£ 4,430.00	£ 6,645.00	27%	Apr 25
Residential new build	< £1.5m	£ 1,854.00	£ 1,545.00	£ 2,781.00	£ 2,317.50	£ 4,635.00	£ 3,862.50	£ 5,793.75	£ 2,361.60	£ 1,968.00	£ 3,542.40	£ 2,951.83	£ 5,904.00	£ 4,920.00	£ 7,379.75	27%	Apr 25
Residential new build	< £2m	£ 2,163.00	£ 1,802.50	£ 3,246.00	£ 2,705.00	£ 5,409.00	£ 4,507.50	£ 6,761.25	£ 2,755.20	£ 2,296.00	£ 4,132.80	£ 3,444.00	£ 6,888.00	£ 5,740.00	£ 8,610.00	27%	Apr 25
Residential new build	> £2m	N/A	N/A	N/A	N/A	N/A	N/A	N/A	£ 15,724.80	£ 13,104.00	£ 23,587.20	£ 19,656.00	£ 39,312.00	£ 32,760.00	£ 49,140.00	-	Apr 25
Residential refurbishment	< £10,000	£ 936.00	£ 780.00	N/A	N/A	£ 936.00	£ 780.00	£ 1,170.00	£ 1,188.00	£ 990.00	N/A	N/A	£ 1,188.00	£ 990.00	£ 1,485.00	27%	Apr 25
Residential refurbishment	< £30,000	£ 1,242.00	£ 1,035.00	N/A	N/A	£ 1,242.00	£ 1,035.00	£ 1,552.50	£ 1,584.00	£ 1,320.00	N/A	N/A	£ 1,584.00	£ 1,320.00	£ 1,980.00	28%	Apr 25
Residential refurbishment	< £50,000	£ 1,704.00	£ 1,420.00	N/A	N/A	£ 1,704.00	£ 1,420.00	£ 2,130.00	£ 2,172.00	£ 1,810.00	N/A	N/A	£ 2,172.00	£ 1,810.00	£ 2,715.00	27%	Apr 25
Residential refurbishment	< £80,000	£ 990.00	£ 825.00	£ 1,485.00	£ 1,237.50	£ 2,475.00	£ 2,062.50	£ 3,093.75	£ 1,262.40	£ 1,052.00	£ 1,893.60	£ 1,578.00	£ 3,156.00	£ 2,630.00	£ 3,945.00	28%	Apr 25
Residential refurbishment	< £150,000	£ 1,296.00	£ 1,080.00	£ 1,944.00	£ 1,620.00	£ 3,240.00	£ 2,700.00	£ 4,050.00	£ 1,651.20	£ 1,376.00	£ 2,476.80	£ 2,064.00	£ 4,128.00	£ 3,440.00	£ 5,160.00	27%	Apr 25
Residential refurbishment	< £500,000	£ 1,857.00	£ 1,547.50	£ 2,787.00	£ 2,322.50	£ 4,644.00	£ 3,870.00	£ 5,805.00	£ 2,361.60	£ 1,968.00	£ 3,542.40	£ 2,952.00	£ 5,904.00	£ 4,920.00	£ 7,380.00	27%	Apr 25
Residential refurbishment	< £1m	£ 2,466.00	£ 2,055.00	£ 3,702.00	£ 3,085.00	£ 6,168.00	£ 5,140.00	£ 7,710.00	£ 3,148.80	£ 2,624.00	£ 4,723.20	£ 3,936.00	£ 7,872.00	£ 6,560.00	£ 9,840.00	28%	Apr 25
Residential refurbishment	< £1.5m	£ 3,090.00	£ 2,575.00	£ 4,635.00	£ 3,862.50	£ 7,725.00	£ 6,437.50	£ 9,656.25	£ 3,931.20	£ 3,276.00	£ 5,896.80	£ 4,914.00	£ 9,828.00	£ 8,190.00	£ 12,285.00	27%	Apr 25
Residential refurbishment	> £1.5m	N/A	N/A	N/A	N/A	N/A	N/A	N/A	£ 7,862.40	£ 6,552.00	£ 11,793.60	£ 9,828.00	£ 19,656.00	£ 16,380.00	£ 24,570.00	-	Apr 25

London Building Acts Section 30 fees (VAT does not apply)					
Type of application	Existing Fee	Proposed Fee	% change	Effective Date	
Putting up a special building or structure intended to be kept permanently	£250	£320	28%	Apr-25	
grandstand	£400	£500	25%	Apr-25	
stage	£400	£500	25%	Apr-25	

Putting up temporary buildings or structures to be used for a special event as follows:	framed tower for loudspeakers, lighting, video screens, and so on	£175 (plus 50% for each extra tower of a similar type)	£220 (plus 50% for each extra tower of a similar type)	26%	Apr-25
	other complicated structures (such as framed marquees)	£400	£500	25%	Apr-25

### 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 has been set up on a cost recovery basis. Any additional income from an increase in the hourly rate will be used to fund growth in the Building Control team to undertake the increased workload. An hourly rate of £175 was submitted to the BSR in September 2023.

	Existing Hourly Rate (excl. VAT)	Proposed Hourly Rate (excl. VAT)	Effective Date
Building Safety Regulator	£175	£185	April 25

Minor works charges														
			Existing					Proposed						
Code	Type of work and proposed use of building if relevant	Limitation	Building Notice Charge (incl.VAT)	Building Notice Charge (excl.VAT)	Plan Charge (incl.VAT)	Plan Charge (excl.VAT)	Regularisation Charge (VAT n/a)	Building Notice Charge (incl.VAT)	Building Notice Charge (excl.VAT)	Plan Charge (incl.VAT)	Plan Charge (excl.VAT)	Regularisation Charge (VAT n/a)	% Change	Effective Date
UPU10	Underpinning up to 10m	One property	£ 549.00	£ 457.50	£ 549.00	£ 457.50	£ 686.25	£ 696.00	£ 580.00	£ 696.00	£ 580.00	£ 870.00	27%	Apr 25
UPD10	Underpinning >10m	One property	£ 780.00	£ 650.00	£ 780.00	£ 650.00	£ 975.00	£ 984.00	£ 820.00	£ 984.00	£ 820.00	£ 1,230.00	26%	Apr 25
OPENW	New openings in a structural wall	One property < 5 openings	£ 549.00	£ 457.50	£ 549.00	£ 457.50	£ 686.25	£ 696.00	£ 580.00	£ 696.00	£ 580.00	£ 870.00	27%	Apr 25
FTBK	Fit out of a bathroom or kitchen	One property	£ 396.00	£ 330.00	£ 396.00	£ 330.00	£ 495.00	£ 492.00	£ 410.00	£ 492.00	£ 410.00	£ 615.00	24%	Apr 25
ELRW	Electrical re-wire of dwelling	One dwelling	£ 396.00	£ 330.00	£ 396.00	£ 330.00	£ 495.00	£ 492.00	£ 410.00	£ 492.00	£ 410.00	£ 615.00	24%	Apr 25
DRAIN	Drainage works	One property	£ 396.00	£ 330.00	£ 396.00	£ 330.00	£ 495.00	£ 492.00	£ 410.00	£ 492.00	£ 410.00	£ 615.00	24%	Apr 25
FDREP	Replacement fire doors	One property	£ 321.00	£ 267.50	£ 321.00	£ 267.50	£ 401.25	£ 396.00	£ 330.00	£ 396.00	£ 330.00	£ 495.00	23%	Apr 25
STREP	Replacement staircase	One property	£ 396.00	£ 330.00	£ 396.00	£ 330.00	£ 495.00	£ 492.00	£ 410.00	£ 492.00	£ 410.00	£ 615.00	24%	Apr 25
RTEA	Replacement roof coverings or wall cladding/surfaces	One property	£ 396.00	£ 330.00	£ 396.00	£ 330.00	£ 495.00	£ 492.00	£ 410.00	£ 492.00	£ 410.00	£ 615.00	24%	Apr 25
ICF	Works to controlled services and fittings	One property	£ 321.00	£ 267.50	£ 321.00	£ 267.50	£ 401.25	£ 396.00	£ 330.00	£ 396.00	£ 330.00	£ 495.00	23%	Apr 25
WRD	Window replacement to a dwelling	One dwelling	£ 396.00	£ 330.00	£ 396.00	£ 330.00	£ 495.00	£ 492.00	£ 410.00	£ 492.00	£ 410.00	£ 615.00	24%	Apr 25
SOLAR	Install micro energy systems e.g. solar panels and PV	One property	£ 396.00	£ 330.00	£ 396.00	£ 330.00	£ 495.00	£ 492.00	£ 410.00	£ 492.00	£ 410.00	£ 615.00	24%	Apr 25
TEA	Tea point in an office or retail	One property	£ 321.00	£ 267.50	£ 321.00	£ 267.50	£ 401.25	£ 396.00	£ 330.00	£ 396.00	£ 330.00	£ 495.00	23%	Apr 25
EL	Escape lighting installation/alterations	One property	£ 321.00	£ 267.50	£ 321.00	£ 267.50	£ 401.25	£ 396.00	£ 330.00	£ 396.00	£ 330.00	£ 495.00	23%	Apr 25
FARES	Fire alarm installation/alterations domestic	One dwelling	£ 321.00	£ 267.50	£ 321.00	£ 267.50	£ 401.25	£ 396.00	£ 330.00	£ 396.00	£ 330.00	£ 495.00	23%	Apr 25
FACOM	Fire alarm installation/alterations non-domestic	One property	£ 396.00	£ 330.00	£ 396.00	£ 330.00	£ 495.00	£ 492.00	£ 410.00	£ 492.00	£ 410.00	£ 615.00	24%	Apr 25
DRI	Dry riser installation	One property	£ 396.00	£ 330.00	£ 396.00	£ 330.00	£ 495.00	£ 492.00	£ 410.00	£ 492.00	£ 410.00	£ 615.00	24%	Apr 25
FOAM	Foam inlets	One property	£ 396.00	£ 330.00	£ 396.00	£ 330.00	£ 495.00	£ 492.00	£ 410.00	£ 492.00	£ 410.00	£ 615.00	24%	Apr 25