CITY OF WOLVERHAMPTON COUNCIL

LABC

Building Regulation Charges – Introduced 1st December 2025

Guide to Building Regulation Charges

The charges for Building Regulation work are required to cover the cost of the service, except in the case of certain work that is carried out solely for the benefit of a disabled person, which may be exempt from charges.

There are two methods of establishing the charge for building work; these are individually determined charges and standard charges. If the charge for your Building Regulation work is not included within the standard charge categories it will be individually determined. In addition to this, if you are carrying out multiple types of work at the same time or highly repetitive work the authority may be able to reduce the standard charges. Please contact Building Control for assistance or for an individual assessment of the charge for this type of work.

Standard Charges (see attached tables)

Table 1 - New dwellings (Including conversions).

The table overleaf is intended for all new houses and flats, including conversions, with a floor area not exceeding 300m2 and not more than 3 storeys. If you are proposing to construct more than 5 dwellings on a site please contact Building Control for an individual quote.

Table 2A – Domestic extensions and loft conversions.

The table is intended for domestic extensions, loft conversions based on internal floor area and domestic alterations up to the value of £5000 taking place at the same time as an extension or loft conversion. Should the floor area exceed the maximum in the table please contact Building Control for an individual quote. Please note that where alterations are not taking place at the same time as a domestic extension or loft conversion the amount in Table 2B will be applicable.

Table 2B - All other domestic building work.

The table is intended for all other domestic works. Where costs exceed £100,000 and charges are based on an estimate of the total cost of the work please contact Building Control for an individual quote.

Table 3A – Non-domestic new buildings and extensions

The table is intended for all non-domestic new buildings and extensions.

Table 3B – Non-domestic alterations

The table is intended for all other non-domestic alterations.

Individually Determined Charges

If the charge for your Building Regulation work is not included within the standard charge categories it will be individually determined. In addition to this, if you are carrying out multiple types or highly repetative work at the same time the authority will be able to reduce the standard charges. Please contact Building Control for assistance or for an individual assessment of the charge for this type of work.

Important Note

The charges have been set on the basis that the building work does not consist of, or include, innovative or high risk construction techniques and is carried out by a person or company who is competent to carry out the design work and building work that they are undertaking. **If this is not the case and additional plan checking or site inspections are required the work may incur supplementary charges.**

The charges also assume that any electrical works undertaken are carried out by a suitably qualified person or organisation accredited with a relevant 'Competent Persons Scheme'. If this is not the case an additional fee will be payable.

Payment of Charges

For a Full Plans application the plan charge is payable upon submission and is required in full before your application can be validated. The inspection charge becomes payable upon commencement of work on site following Building Controls first visit. The inspection charge will be invoiced to the applicant.

When making a Building Notice application or an application for a Regularisation Certificate the full amount is payable upon submission. Your application cannot be validated until the correct payment has been made.

Payment can be made by BACS, cheque/credit/debit card either by telephone or by post using the contact details below. All Cheques should be made payable to City of Wolverhampton Council.

Building Consultancy
City of Wolverhampton Council
Civic Centre, St Peter's Square,
Wolverhampton, WV1 1RP

Telephone: 01902 555595
Email: building.control@wolverhampton.gov.uk

Table 1
Erection of, or Conversion to, New Dwellings or 'Flats' - Floor Area up to 300m²

See guidance note below relating to electrical work

Number of Dwellings	Full Plans				Building Notice		Regularisation Certificate
	Plan Charge		Inspection Charge				
	Exc VAT £	Inc VAT £	Exc VAT £	Inc VAT £	Exc VAT £	Inc VAT £	Exempt from VAT £
1	210.00	252.00	415.00	498.00	750.00	900.00	940.00
2	270.00	324.00	715.00	858.00	1180.00	1416.00	1475.00
3	340.00	408.00	950.00	1140.00	1550.00	1860.00	1940.00
4	400.00	480.00	1070.00	1284.00	1765.00	2118.00	2205.00
5	475.00	570.00	1205.00	1446.00	2015.00	2418.00	2520.00

Note:-
An additional inspection charge of £450 + vat will be payable if the notifiable electrical work is not carried out by a Part P registered electrician or by a person who is qualified to complete BS 7671 installation certificates.

Table 2A
Domestic Extensions Up To 100m²

See guidance note below relating to electrical work.

Category and Description		Full Plans				Building Notice		Regularisation Certificate
		Plan Charge		Inspection Charge				
		Exc VAT £	Inc VAT £	Exc VAT £	Inc VAT £	Exc VAT £	Inc VAT £	Exempt from VAT £
1.	**Extension up to 10m2**	120.00	144.00	270.00	324.00	470.00	564.00	590.00
2.	**Extension 10 to 40m2**	180.00	216.00	415.00	498.00	715.00	858.00	895.00
3.	**Extension 40 to 100m2**	240.00	288.00	535.00	642.00	930.00	1116.00	1165.00
4.	**Loft Conversion up to 50m2**	240.00	288.00	300.00	360.00	650.00	780.00	815.00
5	**Erection or extension of a non-exempt single storey domestic garage or carport up to 100m²**	150.00	180.00	195.00	234.00	415.00	498.00	520.00
Note: **Category 6 below only applies if the additional work is included in an application for categories 1-5 otherwise see table 2B for the applicable charge. (Where category 6 is applicable this charge should be added to the relevant charge above).**								
6	**Additional work consisting of a garage conversion, alteration to create a WC, shower, bathroom or structural alterations with an estimated cost of work less than £5,000**	60.00	72.00	90.00	108.00	180.00	216.00	225.00

Note:-
An additional inspection charge of £450 + vat will be payable if the notifiable electrical work is not carried out by a Part P registered electrician or by a person who is qualified to complete BS 7671 installation certificates.

Table 2B
Domestic Alterations to a Single Building

See guidance note below relating to electrical work

Category and Description	Full Plans				Building Notice		Regularisation Certificate
	Plan Charge		Inspection Charge				
	Exc VAT £	Inc VAT £	Exc VAT £	Inc VAT £	Exc VAT £	Inc VAT £	Exempt from VAT £
1. Conversion of a garage serving a dwelling into residential use.	120.00	144.00	195.00	234.00	380.00	456.00	475.00
2. Alterations to create a WC, bathroom or shower room	200.00	240.00	Included in plan charge		200.00	240.00	250.00
3. Internal Alterations							
Est cost less than £5,000	240.00	288.00	Included in plan charge		240.00	288.00	300.00
Est cost between £5,000 and £25,000	210.00	252.00	270.00	324.00	480.00	576.00	600.00
Est cost between £25,001 and £50,000	270.00	324.00	310.00	372.00	580.00	696.00	725.00
Est cost between £50,001 and £75,000	325.00	390.00	445.00	534.00	770.00	924.00	965.00
Est cost between £75,001 and £100,000	385.00	462.00	490.00	588.00	875.00	1050.00	1095.00
4. Renovation of a Thermal Element and Window Replacement (non competent persons scheme)							
Up to 20 windows or a thermal renovation with an estimated cost less than £5,000	120.00	144.00	Included in plan charge		120.00	144.00	150.00
Over 20 windows or a thermal renovation with an estimated cost of between £5,000 and £20,000	180.00	216.00	Included in plan charge		180.00	216.00	225.00
5 Electrical work (Non competent persons scheme)							
Work other than the rewiring of a dwelling.	450	540	Included in plan charge		450	540	540
Rewiring or new installation in a dwelling.	450	540	Included in plan charge		450	540	540

Note:-
An additional inspection charge as identified in category 5 of Table 2b (above) will be payable if the notifiable electrical work is not carried out by a Part P registered electrician or by a person who is qualified to complete BS 7671 installation certificates.

Table 3A
Non-domestic Extensions and New Build

Category and Description		Full Plans				Regularisation Certificate
		Plan Charge		Inspection Charge		
		Exc VAT £	Inc VAT £	Exc VAT £	Inc VAT £	Exempt from VAT £
1.	Floor area not exceeding 10m2	240.00	288.00	270.00	324.00	640.00
2.	Floor area exceeding 10m2 but not exceeding 40m2	300.00	360.00	445.00	534.00	930.00
3.	Floor Area exceeding 40m2 but not exceeding 100m2	475.00	570.00	535.00	642.00	1265.00
4.	Floor area exceeding 100m2 but not exceeding 200m2	655.00	786.00	775.00	930.00	1790.00

Table 3B
Non-domestic Alterations

Category and Description		Full Plans				Regularisation Certificate
		Plan Charge		Inspection Charge		
		Exc VAT £	Inc VAT £	Exc VAT £	Inc VAT £	Exempt from VAT £
1.	**Window replacement (non competent persons scheme)**					
	Up to 20 windows	150.00	180.00	Included in plan charge		190.00
	Over 20 windows	270.00	324.00	Included in plan charge		340.00
2.	**Renovation of a thermal element where the cost of work does not exceed £50,000**	120.00	144.00	180.00	216.00	375.00
3.	**Alterations not described elsewhere**					
	Estimated cost of work less than £5,000	180.00	216.00	180.00	216.00	450.00
	Estimated cost between £5,001 and £25,000	270.00	324.00	300.00	360.00	715.00
	Estimated cost between £25,001 and £50,000	355.00	426.00	475.00	570.00	1040.00
	Estimated cost between £50,001 and 100,000	535.00	642.00	715.00	858.00	1565.00