

## ERECTION OF NEW DWELLINGS OR CONVERSION OF AN EXISTING BUILDING TO NEW DWELLINGS



### Standard Fees

These fees relate to the actual costs of providing the service and are intended to achieve full cost recovery, so that service users pay the full cost of service they receive.

The following table sets out the standard fees for new dwellings up to 300m<sup>2</sup> in floor area, that are constructed as part of a housing development undertaken by a registered housing developer.

These fees are set on the basis that the design and construction of the building work does not consist/include innovative or high risk construction techniques, is undertaken by a person or company that is competent and the duration of the work from start to finish does not exceed 12 months. If that is not the case then supplementary charges may be made (refer to supplementary charges guidance note).

These fees do not apply to one-off dwellings and conversions to form dwellings or to housing development, which is not being undertaken by a registered volume house Builder.

**IMPORTANT:** Please note that if a request is made to inspect work that is not ready, the work is of a poor standard or it is necessary to carry out additional visits over and above those included for within the standard charge, then you may have to pay an additional fee.

Number of House Types/Plots	Plan Fee per House Type £	Plot Inspection Fee £	Building Notice Fee £	Regularisation Fee £
1	312	520	833	833
2	390	585	976	976
3	468	650	1119	1119
4	546	715	1262	1262
5	624	780	1405	1405
6	702	911	1613	1613
7	780	1041	1821	1821
8	859	1171	2029	2029
9	937	1301	2238	2238
10	1015	1431	2446	2446
11	1093	1561	2654	2654
12	1171	1691	2862	2862
13	1249	1821	3070	3070
14	1327	1951	3278	3278
15	1405	2081	3486	3486
16	1483	2211	3694	3694
17	1561	2341	3902	3902
18	1639	2472	4111	4111
19	1717	2602	4319	4319

Charges include VAT at the current rate with the exception of regularisation fees, which are VAT exempt.

Note that for 20 or more dwellings or if the floor area of a dwelling exceeds 300m<sup>2</sup> the fee is individually determined. For developments of less than 20 units, Solihull MBC may individually determine the charge with the agreement of the 'relevant person'.

Charges for any development not being undertaken by a registered volume house builder will be individually determined.

If your building work requires an individual charge assessment please email Building Control at [buildingcontrol@solihull.gov.uk](mailto:buildingcontrol@solihull.gov.uk) with "Request for Building Regulation Fee Quote" in the title and provide a description and drawings of the proposed work. We will contact you within 24 hours. Alternatively, you can request a quote via our Contact Centre on telephone No 0121 704 8008.

### Reduction in charges

Where an application is submitted for two or more plot that are substantially the same house type, a single plan fee will be payable for each dwelling of the same type (e.g. where the same house type is to be built on 5No plots, a single plan charge of £312 is payable).

### Supplementary Charges

Where a plan fee is reduced for house types which are substantially the same as each other, an additional 1 hour plan checking time will be charged at the published hourly rate to cover the cost of checking the site on which the houses are to be built.

### Self-certification schemes

An additional fee is payable when categories of building work subject to self-certification has not been carried out by a person who is a member of an accreditation body (Competent Person Scheme) to certify his work. This is in addition to the inspection fee, building notice fee or regularisation fee. A full list of self-certification schemes is available at <http://www.communities.gov.uk/planningandbuilding>

### Sound testing and Robust Details Ltd

Where notification is given at commencement of the work that sound insulation design details approved by Robust Details Limited are to be used, a refund may be made in relation to a set fee or individually assessed fee to reflect this.

### Typical Plot Inspection Plan

Dwelling up to 300m <sup>2</sup> (8No site visits)	
Inspection Code	Inspection Type
1/3	Commencement/Foundation excavations
7	F/W & S/W Drainage
14	Floor - ground bearing slab/beams/joists
11	Structural steelwork (where applicable)
10	Roof level pre-plaster
18	Additional inspection as required
9	Final inspection of work (within 5 days)

## Payment

Credit/Debit card payments can be made over the telephone (0121 704 8008). Cheques should be made payable to SMBC and crossed A/C payee. You can make payment (including cash) at any of the following Solihull Connect Walk-in Centres:

- Solihull Connect, Ground Floor, Library Square, Solihull, West Midlands, B91 3RG
- Solihull Connect at Shirley Police Station, 285 Stratford Road, Shirley, Solihull, West Midlands, B90 3AR
- Solihull Connect at The Bluebell Centre, Ground Floor West Mall, Chelmsley Wood, Solihull, B37 5TN
- Solihull Connect at Balsall Common Library, 283 Kenilworth Road, Balsall Common, West Midlands, CV7 7EL. (Thursdays 10am - 2pm only)

Invoicing of fees against a purchase order can be arranged by agreement. Solihull MBC may agree to payment by instalment for building work where the total charge exceeds £500.