DOMESTIC EXTENSIONS AND ALTERATIONS

Solihull Metropolitan Borough Council

Standard Charges

The 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 domestic extensions and alterations to dwelling houses only. Alterations to domestic apartments may follow the schedule of fees in the below table, but this will be individually determined based on the complexity of the work and the height of the apartment block within which the apartment resides.

These fees are set on the basis that the design and construction of the building work do not consist of/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 notes).

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, additional fees will be incurred:

All proposed fees are rounded; to the nearest 50p for fees under £100, to the nearest £1 for fees between £100 and £500 and to the nearest £5 for fees over £500

	Category of Work	Plan Fee	Inspection Fee	Building Notice Fee	Regularisation and Reversion Fee (ex-VAT)
A	Detached structure or carport >30m^2 and ≤ 100m^2	£185	£475	£660	£710
B	Small extension ≤ 10m^2	£185	£475	£660	£710
C	Medium extension ≤ 40m^2	£250*	£580	£830	£915
D	Large extension ≤ 100m^2	£305*	£800	£1105	£1215
E	Loft conversion	£230*	£525	£755	£835
F	Garage conversion (Single)	£185	£390	£570	£620
F1	Garage conversion (Double garage and above)	£270	£565	£835	£920
G	Minor building work including either re-roofing, drainage alterations, formation of an en-suite or non-structural alterations valued at less than £10,000	£255	Included in Plan Fee	£255	£310
H	Structural alterations less than £10,000	£195*	£235	£435	£480
I	Structural alterations less than £7,500	£255	Included in Plan Fee	£255	£310
J	Minor works where the installer is not a member of a recognised competent person's scheme (electrical, replacement windows or solar panels)	£190	Included in Plan Fee	£190	£210

K	Major electrical installation work (not competent person scheme)	£395	Included in Plan Fee	£395	£440
L	Inspection of a domestic Unvented Hot Water Cylinder	Cannot be submitted	-	Cannot be submitted	£310
M	Inspection of a domestic boiler installation	Cannot be submitted	-	Cannot be submitted	£310
N	Inspection of the installation of both a domestic Unvented Hot Water Cylinder and an associated domestic boiler	Cannot be submitted	-	Cannot be submitted	£340

Charges include VAT at the current rate with exception of Regularisation/Reversion fees (Non-Business VAT)
*** Charge includes 1 hour's structural check (NB: additional structural checking input will be charged at £50 including VAT or part thereof for any submission that goes over the allotted 1 hour).**

Any proposed work not listed as a standard charge will be individually determined by way of a fee quote. Requests for fee quotes should be sent to buildingcontrol@solihull.gov.uk
Where multiple extensions and/or multiple alterations are undertaken at the same time the Council may individually determine the fee with the agreement of the 'Principal Client/Designer/Contractor'.

If your building work requires an individual fee assessment, please email Building Control at 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 try to respond within 24 hours. Alternatively, you can request a quote via our Contact Centre on telephone No 0121 704 8008.

Reduction in standard charges

Where building work comprises or includes the erection of more than one extension to a building, the total floor areas of all such extensions may at the discretion of Solihull MBC be added together to determine the relevant fee payable, providing that the building work for all the extensions are carried out at the same time. If the work is not carried out at the same time, additional charges will be incurred:

When it is intended to carry out internal alterations, and/or structural alterations, install controlled fittings or services (excluding electrical work), ancillary *to* (e.g. located within or immediately adjacent to) the building of an extension/loft conversion then no charge will be made for that work, provided it is carried out at the same time. If the works are not carried out at the same time, additional charges will be incurred:

The use of Part P registered electricians

In setting the standard charges, it is assumed that a Part P registered electrician carries out any notifiable electrical work. A Part P registered electrician is a qualified electrician who is also a member of an accreditation body (Competent Person Scheme) to certify his work. If anyone other than a Part P registered electrician undertakes the electrical work, then an additional fee is payable to the Council to cover the cost of checking the electrical installation work.

Other self-certification schemes (Competent Person Scheme)

There are a number of other self-certification schemes, for example Gas Safe for gas boiler installations, FENSA/CERTASS for replacement windows and doors, HETAS for solid fuel fires. A full list of self-certification schemes is available at http://www.communities.gov.uk/planningandbuilding

Additional charges

An additional fee is payable where categories of building work subject to self-certification have not been carried out by a person who is a member of an accreditation body (Competent Person Scheme). This is in addition to the inspection fee, building notice fee or regularisation/reversion fee.

Payment

Credit/Debit card payments can be made over the telephone on 0121 704 8008. Please quote the reference number.

Payments can be made online at: https://www.solihull.gov.uk/planning-and-building-control/building-regulations/building-regulations-approval-homeowners/fees

Invoicing fees against a purchase order can be arranged by agreement. Solihull Council may, on request, agree to payment by instalment in respect of all building work where the total charge exceeds £500. In cases where payment of a building regulation charge may cause hardship, please contact us to discuss payment options.

Help and assistance in completing building regulation application forms are available to all our customers free of charge at any one of the Solihull Connect Walk-in Centre's.