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

Solihull Metropolitan Borough Council

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 300m2 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 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).**

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.

	Plan fee (Inc VAT) £	Number of plots	Inspection fee (Inc VAT) £
Construction of new dwelling / Flat			
A single house type (includes left- or right-hand variants)	£481	A single plot	£800
Each additional House	£120	For each plot in excess of 1 and up to 5 add	£101
	For each plot in excess of 5 and up to 19 add		£201

Please Note - For projects involving 20 or more units or dwellings with a floor area that exceeds 300m² please contact us directly so that an individual charge can be determined.

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

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

If your building work requires an individual charge 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 charges

Where an application is submitted for two or more plots that are substantially the same house type, a single plan fee will be payable for each first dwelling of the same type (e.g., where the same house type is to be built on 5No plots, a single plan charge of £481 is payable for the first plot and for each of the other 4 a reduced charge of £120 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 have 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 300m² (8No site visits)	
Inspection	Inspection Type
1	Commencement – no visit required
2	Foundation excavations
3	F/W & S/W Drainage
4	Floor - ground bearing slab/beams/joists
5	Structural steelwork (where applicable)
6	Roof level pre-plaster
7	Additional inspection as required
8	Final inspection of work (within 5 days)

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.