

**Reading Borough Council- Building Control Charges**  
**The Building (Local Authority Charges) Regulations 2010**  
**Valid from 1<sup>st</sup> December 2025- VAT 20%**

**These charges are in accordance with The Building (Local Authority Charges) Regulations 2010 and applicable from 1<sup>st</sup> Dec 2025.**

1. **Full Plans Charges** (a) Plan Charge - payable on deposit of submission  
(b) **Inspection Charge** - on booking of / or after the first inspection  
(c) **Payment in full** if works are due to commence within 2 weeks of submission

**3. Non-standard charges**

If the charge for your building work is not listed as a standard charge or you are carrying out works, then fee's will be individually determined. Please contact us so that we can give you a quotation for your project.

**4. Electrical works**

Where electrical work is 'notifiable' and is undertaken by an electrician who is not a member of a Part P 'competent persons scheme' a charge of £675 + VAT will be made to recover the Councils costs in checking this element of the project. (You are advised to discuss with your Building Control Surveyor before work commences)

**5. Supplementary charges**

These charges have been set on the basis that the building work does not consist of, or include, innovative or high risk construction techniques and/or the duration of the building work from commencement to completion does not exceed 12 months. If no inspections are carried out within a 24 month period an additional fee of £106 + VAT, will be applied. The charges have also been set on the basis that the design and building work is undertaken by a person or company that is competent to carry out the relevant design and building work. If they are not the work may incur supplementary charges.

**6.Exempt charges/ Disabled persons**

Some alterations and extensions to existing buildings to provide or improve facilities for disabled persons are exempt from charges. We will require a Doctors or OT letter confirming the need for the works. For details and advice please contact us.

<b>Table A</b>	<b>New Dwellings (up to 200m<sup>2</sup>)</b>								
	<b>FULL PLANS</b>						<b>BUILDING NOTICE CHARGE</b>		
	<b>PLAN CHARGE</b>			<b>INSPECTION CHARGE</b>					
	<b>Charge</b>	<b>VAT</b>	<b>Total</b>	<b>Charge</b>	<b>VAT</b>	<b>Total</b>	<b>Charge</b>	<b>VAT</b>	<b>Total</b>
1	443.20	110.80	554.00	664.80	166.20	831.00	1218.40	304.60	1,523.00
2	596.80	149.20	746.00	896.00	224.00	1,120.00	1642.40	410.60	2,053.00

Table A Notes: New dwellings over 200m<sup>2</sup> in floor area - please contact us for advice.

<b>Table B</b>	<b>Works to domestic buildings</b>								
	<b>FULL PLANS</b>						<b>BUILDING NOTICE CHARGE</b>		
	<b>PLAN CHARGE</b>			<b>INSPECTION CHARGE</b>					
	<b>Charge</b>	<b>VAT</b>	<b>Total</b>	<b>Charge</b>	<b>VAT</b>	<b>Total</b>	<b>Charge</b>	<b>VAT</b>	<b>Total</b>
Extensions under 10m <sup>2</sup>	250.00	62.50	312.50	374.80	93.70	468.50	687.20	171.80	859.00
Extensions 10m <sup>2</sup> - 40m <sup>2</sup>	302.40	75.60	378.00	454.40	113.60	568.00	832.00	208.00	1,040.00
Extensions 40m <sup>2</sup> - 60m <sup>2</sup>	338.40	84.60	423.00	508.00	127.00	635.00	931.20	232.80	1,164.00
Extensions 60m <sup>2</sup> - 100m <sup>2</sup>	374.40	93.60	468.00	561.60	140.40	702.00	1030.40	257.60	1,288.00

Table B	Works to domestic buildings								
Type of work	FULL PLANS						BUILDING NOTICE CHARGE		
	PLAN CHARGE			INSPECTION CHARGE					
	Charge	VAT	Total	Charge	VAT	Total	Charge	VAT	Total
Erection or extension of detached garage	196.80	49.20	246.00	295.20	73.80	369.00	540.80	135.20	676.00
Extension or alteration to a loft not exceeding 50m <sup>2</sup>	318.40	79.60	398.00	477.60	119.40	597.00	875.20	218.80	1,094.00
Loft Conversion with Dormer Extension	398.40	99.60	498.00	557.60	139.40	697.00	955.20	238.80	1,194.00
Conversion of a single garage for habitable use estimated works	196.80	49.20	246.00	295.20	73.80	369.00	540.80	135.20	676.00
Partial Garage Conversion (Fire Compartmentation)	260.80	65.20	326.00	359.20	89.80	449.00	604.80	151.20	756.00
window replacement up to 5 in a single dwelling	76.80	19.20	96.00	115.20	28.80	144.00	211.20	52.80	264.00
window replacement 10 to 20 in a single dwelling	96.80	24.20	121.00	145.60	36.40	182.00	267.20	66.80	334.00
Renovation of a single thermal element	114.40	57.60	143.00	172.00	43.00	215.00	314.40	78.60	393.00
Replacement roof covering	92.00	46.40	115.00	138.40	34.60	173.00	252.00	63.00	315.00
Structural alterations (new beams, chimney breast removal)	96.80	48.80	121.00	145.60	36.40	182.00	267.20	66.80	334.00
Partial or complete under pinning max £25k	226.00	112.40	282.00	338.40	84.60	423.00	620.80	155.20	776.00
Electrician Part P	N/A	N/A	N/A	N/A	N/A	N/A	540.00	135.00	675.00

**Table B Notes:**

- References to floor area relate to the total internal floor area of all storeys.
- Where more than one extension is proposed, the floor areas can be added together to determine the charge.
- Some alterations to existing buildings to improve facilities for disabled persons are exempt from charges. For details and advice please contact us.
- For extensions over 100m<sup>2</sup> please contact us for advice.
- For replacement roof coverings, for more than 1 dwelling please contact us.

Table E	Miscellaneous Fees		
Miscellaneous Fees	Charge	VAT	Total
Archive retrieval fee (less than 15 years)	N/A	N/A	110.00
Research fee when no BC App number provided	N/A	N/A	45.00
Replacement completion certificate (if less than 15 years)	N/A	N/A	85.00
Replacement completion certificate (if over than 15 years)	N/A	N/A	25.00
Admin charge	N/A	N/A	85.00
Additional Inspection Fee	N/A	N/A	106.00
Historical Records (Information not readily available on arcus) (more than 15 years)	N/A	N/A	195.00
Exempt Application	N/A	N/A	115.00