

SOUTH TYNESIDE BUILDING CONTROL
BUILDING REGULATION CHARGES – GUIDANCE NOTE 3
NON-DOMESTIC NEW BUILD, EXTENSIONS AND ALTERATIONS

With effect from November 2023

PRINCIPLES OF THE CHARGING SCHEME

Charges are payable for the following functions:

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All fees are subject to VAT at the appropriate rate (except Regularisation charge).

OTHER, NON DOMESTIC WORK - EXTENSIONS AND NEW BUILD

Building Usage													
Category of Work		Other Residential (Institution and Other)			Assembly and Recreational Use			Industrial and Storage usage			All Other Use Classes		
		Plan Charge	Inspection Charge	Regularisation Charge No VAT	Plan Charge	Inspection Charge	Regularisation Charge No VAT	Plan Charge	Inspection Charge	Regularisation Charge No VAT	Plan Charge	Inspection Charge	Regularisation Charge No VAT
1) Floor area not exceeding 10m ²	Excl VAT	£333.33	£458.33	£1,150.00	£333.33	£500.00	£1,250.00	£333.33	£458.33	£1,200.00	£333.33	£520.83	£1,250.00
	Incl VAT	£400.00	£550.00		£400.00	£600.00		£400.00	£550.00		£400.00	£625.00	
2) Floor area exceeding 10m ² but not exceeding 40m ²	Excl VAT	£333.33	£666.67	£1,500.00	£333.33	£791.67	£1,650.00	£333.33	£666.67	£1,450.00	£333.33	£1,020.83	£1,975.00
	Incl VAT	£400.00	£800.00		£400.00	£950.00		£400.00	£800.00		£400.00	£1,225.00	
3) Floor area exceeding 40m ² but not exceeding 100m ²	Excl VAT	£333.33	£1,000.00	£2,100.00	£333.33	£1,250.00	£2,400.00	£333.33	£916.67	£1,800.00	£333.33	£1,166.67	£2,100.00
	Incl VAT	£400.00	£1,200.00		£400.00	£1,500.00		£400.00	£1,100.00		£400.00	£1,400.00	

ALL OTHER NON DOMESTIC WORK – ALTERATIONS

	Excl VAT	Incl VAT	Excl VAT	Incl VAT	Excl VAT	Incl VAT	Regularisation Charge £ No VAT
0,000-5,000	£250.00	£300.00	£250.00	£300.00	£508.33	£610.00	£670.00
5,001-6,000	£250.00	£300.00	£262.50	£315.00	£516.67	£620.00	£680.00
6,001-7,000	£250.00	£300.00	£270.83	£325.00	£525.00	£630.00	£690.00
7,001-8,000	£250.00	£300.00	£287.50	£345.00	£541.67	£650.00	£705.00
8,001-9,000	£250.00	£300.00	£312.50	£375.00	£558.33	£670.00	£720.00
9,001-10,000	£250.00	£300.00	£325.00	£390.00	£575.00	£690.00	£730.00
10,001-11,000	£250.00	£300.00	£333.33	£400.00	£587.50	£705.00	£745.00
11,001-12,000	£250.00	£300.00	£341.67	£410.00	£604.17	£725.00	£755.00
12,001-13,000	£250.00	£300.00	£350.00	£420.00	£612.50	£735.00	£770.00
13,001-14,000	£250.00	£300.00	£358.33	£430.00	£620.83	£745.00	£785.00
14,001-15,000	£250.00	£300.00	£370.83	£445.00	£7,000.00	£7,000.00	£7,000.00

For projects with an Estimated Cost in excess of £100,000 - please contact the Building Control team to discuss the relevant charge.