

SOUTH TYNESIDE

If the basis on which the charge has been determined changes, the Local Authority *may* refund or request a supplementary charge. The Authority will provide a written statement setting out the basis and

DOMESTIC EXTENSIONS

		Regularisation Charge								
		Excl VAT	Incl VAT	Excl VAT	Incl VAT	Excl VAT	Incl VAT	No VAT	Excl VAT	Incl VAT
1	Single storey extension floor area not exceeding 10m ²	£220.83	£265.00	£320.83	£385.00	£595.83	£715.00	£875.00	£666.67	£800.00
2	Single storey extension floor exceeding 10m ² but not exceeding 40m ²	£220.83	£265.00	£545.83	£655.00	£795.83	£955.00	£1,245.00	£666.67	£800.00
3	Single storey extension floor exceeding 40m ² but not exceeding 100m ²	£220.83	£265.00	£795.83	£955.00	£1,058.33	£1,270.00	£1,645.00	£666.67	£800.00
4	Two storey extension not exceeding 40 m ²	£220.83	£265.00	£616.67	£740.00	£862.50	£1,035.00	£1,670.00	£666.67	£800.00
5	Two storey extension to a dwelling house exceeding 40 m ² but not exceeding 200m ²	£220.83	£265.00	£862.50	£1,035.00	£1,125.00	£1,350.00	£1,800.00	£666.67	£800.00
6	Loft conversion	£220.83	£265.00	£575.00	£690.00	£929.17	£1,115.00	£1,460.00	£666.67	£800.00
7	Erection or extension of a non exempt detached or attached domestic garage or carport up to 100m ²	£220.83	£265.00	£275.00	£330.00	£525.00	£605.00	£820.00	£666.67	£800.00
8	Conversion of a garage to a dwelling to a habitable room(s)	£220.83	£265.00	£175.00	£210.00	£425.00	£510.00	£570.00	£666.67	£800.00
9	Alterations to extend or create a									

* If controllable electrical work is not carried out by a person qualified to inspect and test the installation in accordance with BS 7671, an additional charge of £708.33 + VAT will be incurred by the applicant to cover the costs of the Council or its appointed consultant carrying out the completion inspection and testing of the electrical installation.

A Part P Registered Electrician is a qualified electrician who also has the necessary Building Regulations knowledge to enable his accreditation body to certify his work.

DOMESTIC ALTERATIONS

Category of Work		Basis of Charge	Plan Charge		Inspection Charge		Building Notice Charge		Regularisation Charge No VAT
			Excl VAT	Incl VAT	Excl VAT	Incl VAT	Excl VAT	Incl VAT	
1.	Underpinning	Fixed Price	£220.83	£265.00	£291.67	£350.00	£554.17	£665.00	£900.00
2.	Renovation of a thermal element to a single dwelling	Fixed Price	£137.50	£165.00	£137.50	£165.00	£287.50	£345.00	£440.00
3.	Internal alterations. Installation of fittings (not electrical) and/or structural alterations (If ancillary to the building of the extension no additional charge)	Fixed price based on estimated cost bands:							
		Estimated cost less than £2,000	£66.67	£80.00	£133.34	£160.00	£250.00	£300.00	£320.00
		Estimated cost exceeding £2,000 up to £5,000	£145.83	£175.00	£220.83	£265.00	£375.00	£450.00	£525.00
		Estimated cost exceeding £5,000 up to £25,000	£145.83	£175.00	£475.00	£570.00	£641.67	£770.00	£960.00
		Estimated cost exceeding £25,001 and up to £50,000	£145.83	£175.00	£750.00	£900.00	£904.17	£1,085.00	£1,405.00
		Estimated cost exceeding £50,001 and up to £75,000	£145.83	£175.00	£1,150.00	£1,380.00	£1,391.67	£1,670.00	£2,015.00
4.	Window replacement (not Competent Person Scheme)	Fixed price grouped by numbers of windows							
		Per installation up to 20 windows					£158.33	£190.00	£225.00
		Per installation over 20 windows					£354.17	£425.00	£585.00
5.	Electrical work (not Competent Persons Scheme)	Fixed price based on extent of works							
		Any electrical work other than the rewiring of a dwelling					£162.50	£195.00	£1,005.00
		The re-wiring or new installation in a dwelling					£287.50	£345.00	£1,005.00
6.	Installation of Heating or Micro-generation equipment	Fixed Price	£116.67	£140.00	£116.67	£140.00	£200.50*	£300.00*	£700.00**

* If controllable electrical work is not carried out by a person qualified to inspect and test the installation in acc. with BS 7671, or in the case of heat producing appliances a person competent to provide a completed commissioning checklist, an additional charge of £708.33 + vat will be incurred by the applicant to cover the costs of the Council or its appointed consultant carrying out the relevant completion inspection and testing of the installation.