

The Building Regulations 2000 (as amended).**The Building (Local Authority Charges) Regulations 2010.****LB Brent Charges Scheme No 10. 2010. - Effective from 1st April 2013 (20% VAT).**

The Building (Local Authority Charges) Regulations 2010, authorise local authorities to set charges in respect of their Building Regulations service. These charges are set out in Brent Charges Scheme No 10 & Tables A to E. They replace the Building (Prescribed Fees) Regulations 1994 and 1998 and also previous charging schemes Nos. 1-6, 6A, 7, 7A, 8, 9 and 9A. Charging Scheme No 10 is applicable where applications are received on or after 1st April 2013. Before you build, extend or alter your premises, you should make application to the local authority either by submitting a Full Plans or Building Notice application. **It may also be necessary to obtain Planning Permission or other approvals.**

TYPES OF CHARGES PAYABLE:

The Council are authorised to make the following charges:

- a) A **Plan charge** for the passing or rejection of plans in accordance with section 16 of the Building Act (Full Plans).
- b) An **Inspection charge** for the inspection of building work for which plans have been deposited (Full Plans).
- c) A **Building Notice charge** for the consideration of a Building Notice (Combined charge).
- d) A **Reversion charge** for the consideration of building work reverting to LA control from Approved Inspectors (As RG charge)
- e) A **Regularisation charge** for the consideration of an application under Regulation 21 & the inspection of building work to which that application relates (Combined Charge). No refunds will be considered in respect of Regularisation applications.
- f) **Chargeable Advice** in relation to Building Regulation (pre-application) advice (first hour of advice excluded).

Plan, Building Notice, Reversion & Regularisation charges are payable when the application is submitted to Brent Building Control. Unless the required fee is paid, it cannot be accepted as a valid application. Inspection Charges are payable on demand and will be invoiced (to the applicant) immediately following the first inspection of the work on site. Where Building Regulation charges are assessed, written notification of the charge and how this has been derived will be provided.

GENERAL NOTES.

1. Charges cover reasonably anticipated inspections carried out by Building Control Surveyors. Where the amount of work required by Building Control is more than anticipated, Building Control may issue an additional charge. Where the amount of work required by Building Control is less than originally anticipated, Building Control will (where substantiated and on request) make a refund in relation to the proportion of the charge relating to excess payment. In calculating any additional charge or refund the local authority will discount one hour of an officers time from the calculation of additional charge or refund.
2. Charges are not payable where we are satisfied that proposed work is **solely** for the purpose of providing accommodation or facilities designed to provide means of access for disabled persons to or within a building, or for providing facilities designed to secure their greater health, safety, welfare or convenience including the adaptation or extension of existing accommodation to carry out medical treatment or store medical equipment or to provide sleeping accommodation for a 24 hour carer. Evidence will be required to substantiate this exemption of charges. This work must be carried out in relation to a building to which members of the public are admitted or is a dwelling occupied by a disabled person (**refer to Reg. 4**). **"Disabled Person"** means a person who is within any of the descriptions of persons to whom s.29(1) of the National Assistance Act 1948, as extended by s.8(2) of the Mental Health Act 1959, applies. **In some cases only partial exemption may apply. Please refer to Brent Building Control before assuming exemption.**
3. These Notes are for guidance only. For full details refer to The Building (Local Authority Charges) Regulations 2010 - Statutory Instrument 2010. No.404. Brent Charges Scheme No 10. 2013 is available for reference at Brent House, 349 High Road, Wembley, Middlesex. HA9 6BZ. **If you have any difficulties determining or calculating the charges please consult Building Control (Tel: 020 8937 5210 or email: padsupport@brent.gov.uk)**

THE FOLLOWING CHARGE SCALES ARE APPLICABLE:

TABLE A relates to the erection of one or more new dwelling units i.e. houses & flats (up to 20 units) where the internal floor area does not exceed 300m². (NOTE: Where the number of units exceeds 20 (or units are >300m²) Building Regulation charges are to be individually assessed – refer to TABLE E and Brent Building Control); (Code: DOM)

TABLE B relates to the erection of certain domestic buildings (i.e. detached garages & carports), domestic and commercial extensions and loft conversions not exceeding 100m². Extensions and loft conversions are to be considered separately and individual charges apply. Brent has determined standard charges for certain works taking into account allowable factors within the Charges Regulations. TABLE B also includes certain domestic alterations which are often undertaken in conjunction with (and carried out at the same time as) extensions and / or loft conversions. Where work is included within the same application reduced charges apply. Otherwise Tables C and D apply. Charges assume that electrical works (under Part P) in relation to extensions and / or loft conversions are to be undertaken by a competent person and notified via a competent person scheme (e.g. NICEIC, etc). Where this is not the case additional charges apply (Table C). If works exceed the maximum sizes given in Table B (generally 100m²) then an estimated cost of the works **must be provided** and charges paid in accordance with Table D. Minimum Charges are applicable. (Codes: DEX / DGA)

TABLE C relates to common domestic alteration work where the local authority has determined standard charges. (Code: DAW)

Table D relates to **all other works** which do not fall within TABLES A, B or C and where the local authority have not determined a standard charge. Table D is restricted to works estimated to cost up to £150,000 (excluding VAT, professional / design fees, etc). Where the estimated cost exceeds £150,000 Building Regulation charges are to be individually assessed – refer TABLE E and Brent Building Control. (Code: OTH)

TABLE E relates to works which fall outside of TABLES A, B, C and D and where the estimated cost of works exceeds £150,000. In these cases, Building Regulation Charges are to be individually assessed – refer to Brent Building Control.

Table A - Charges for the erection of one or more new dwelling units (<300m²)

- A1 Dwellings relate to the erection of houses and flats none of which has a floor area exceeding 300m² (excluding any garage or carport). There is no restriction on the number of floors.
- A2 The floor area of any dwelling is the total floor area of ALL the storeys in the dwelling. Floor area is calculated by reference to the finished internal faces of the walls enclosing the area.
- A3 The charges in this Table includes for works of drainage and associated works in connection with the erection of the building(s).
- A4 Please ensure that you submit the correct payment otherwise the application may not be considered valid.
- A5 Building Regulation Charges relating to dwellings in excess of 300m² in floor area or relating to developments in excess of 20 units are to be calculated as individually assessed charges in accordance with Table D. Information and plans must be submitted to enable accurate assessment of charges – refer to Brent Building Control.

20.0% VAT	FULL PLANS						BUILDING NOTICE			REGULARIS ATION
	PLAN CHARGE			INSPECTION CHARGE			COMBINED CHARGE			COMBINED CHARGE
	CHARGE (40%)	VAT (20%)	TOTAL PAYABLE	CHARGE (60%)	VAT (20%)	TOTAL PAYABLE	CHARGE	VAT (20%)	TOTAL PAYABLE	TOTAL PAYABLE
1	£320.00	£64.00	£384.00	£480.00	£96.00	£576.00	£800.00	£160.00	£960.00	£1,040.00
2	£400.00	£80.00	£480.00	£600.00	£120.00	£720.00	£1,000.00	£200.00	£1,200.00	£1,300.00
3	£480.00	£96.00	£576.00	£720.00	£144.00	£864.00	£1,200.00	£240.00	£1,440.00	£1,560.00
4	£560.00	£112.00	£672.00	£840.00	£168.00	£1,008.00	£1,400.00	£280.00	£1,680.00	£1,820.00
5	£640.00	£128.00	£768.00	£960.00	£192.00	£1,152.00	£1,600.00	£320.00	£1,920.00	£2,080.00
6	£704.00	£140.80	£844.80	£1,056.00	£211.20	£1,267.20	£1,760.00	£352.00	£2,112.00	£2,288.00
7	£768.00	£153.60	£921.60	£1,152.00	£230.40	£1,382.40	£1,920.00	£384.00	£2,304.00	£2,496.00
8	£832.00	£166.40	£998.40	£1,248.00	£249.60	£1,497.60	£2,080.00	£416.00	£2,496.00	£2,704.00
9	£896.00	£179.20	£1,075.20	£1,344.00	£268.80	£1,612.80	£2,240.00	£448.00	£2,688.00	£2,912.00
10	£960.00	£192.00	£1,152.00	£1,440.00	£288.00	£1,728.00	£2,400.00	£480.00	£2,880.00	£3,120.00
11	£1,024.00	£204.80	£1,228.80	£1,536.00	£307.20	£1,843.20	£2,560.00	£512.00	£3,072.00	£3,328.00
12	£1,088.00	£217.60	£1,305.60	£1,632.00	£326.40	£1,958.40	£2,720.00	£544.00	£3,264.00	£3,536.00
13	£1,152.00	£230.40	£1,382.40	£1,728.00	£345.60	£2,073.60	£2,880.00	£576.00	£3,456.00	£3,744.00
14	£1,216.00	£243.20	£1,459.20	£1,824.00	£364.80	£2,188.80	£3,040.00	£608.00	£3,648.00	£3,952.00
15	£1,280.00	£256.00	£1,536.00	£1,920.00	£384.00	£2,304.00	£3,200.00	£640.00	£3,840.00	£4,160.00
16	£1,344.00	£268.80	£1,612.80	£2,016.00	£403.20	£2,419.20	£3,360.00	£672.00	£4,032.00	£4,368.00
17	£1,408.00	£281.60	£1,689.60	£2,112.00	£422.40	£2,534.40	£3,520.00	£704.00	£4,224.00	£4,576.00
18	£1,472.00	£294.40	£1,766.40	£2,208.00	£441.60	£2,649.60	£3,680.00	£736.00	£4,416.00	£4,784.00
19	£1,536.00	£307.20	£1,843.20	£2,304.00	£460.80	£2,764.80	£3,840.00	£768.00	£4,608.00	£4,992.00
20	£1,600.00	£320.00	£1,920.00	£2,400.00	£480.00	£2,880.00	£4,000.00	£800.00	£4,800.00	£5,200.00

Where > 20 units or units >300m² - Charges are individually assessed. (Refer TABLE E and Building Control)

Table B – Standard Charges for Detached Garages/Carports, extensions, loft conversions, etc.

- B1 Detached Garages (for housing a car/motor vehicle) not exceeding 30m² are "exempt" buildings (under Building Regulations), providing that it is sited at least 1m away from the boundary or is constructed substantially of non combustible materials [refer to Regulation 9 and Schedule 2]. A carport extension not exceeding 30m² is exempt if fully open on 2 sides. Electrical works will require an application unless carried out under a Competent Person scheme. Heated and/or thermally insulated building will require approval under Building Regulations.
- B2 Where the floor areas for proposed garages/carports, extensions and/or loft conversions exceed those given in TABLE B provide estimated cost and use TABLE D. Minimum charges apply. If estimated cost > £150,000 Building Regulation Charges are to be individually assessed – refer to TABLE E and Brent Building Control.
- B3 Loft Conversions are treated separate to extensions and floor areas cannot be combined. A new dormer window which does not increase the useable floor area (eg in an existing loft conversion previously subject to Building Regulation control) would be considered as an alteration so use Table D and provide an estimate of cost of works.
- B4 Charges assume that any related domestic electrical works are to be undertaken and self-certified by a suitably qualified person and notified to the local authority through a competent person scheme (such as NICEIC Domestic Installer). Where such work is NOT going through a competent persons scheme provider an additional charge applies (refer Table C).
- B5 NOTE: More than one type of BR Fee may be applicable [e.g. Loft Conversion (Table B) + Domestic extension (Table B) + Alterations (Table B, C or D)]. Please ensure that you submit the correct payment or the application may not be invalid.

B6 NOTE: Where multiple works are being undertaken ON A SINGLE FAMILY DWELLING (e.g. extension + loft conversion + alterations, etc) the Building Control Charges will be CAPPED at £1500.00 + VAT. (Charge for Electrical work NOT dealt with under CPS Scheme is chargeable in addition (refer Table C)

TABLE B - STANDARD CHARGES FOR EXTENSIONS, LOFT CONVERSIONS, ETC

TYPE OF WORK	FULL PLANS						BUILDING NOTICE			REGULARISATION
	PLAN CHARGE			INSPECTION CHARGE			COMBINED CHARGE			COMBINED CHARGE
VAT = 20%	Charge	VAT	Total	Charge	VAT	Total	Charge	VAT	Total	No VAT
GARAGES / CARPORTS / STORE (typically half-brick and unheated - no sanitary facilities).										
Garage/ Carport / store < 40m ²	£300.00	£60.00	£360.00	Included in Plan Charge			£300.00	£60.00	£360.00	£390.00
Garage / Carport / store < 60m ²	£400.00	£80.00	£480.00	Included in Plan Charge			£400.00	£80.00	£480.00	£520.00
DOMESTIC / RESIDENTIAL EXTENSIONS (and outbuildings containing Gym, Playroom, Home Office, etc)										
Extension <40m ²	£525.00	£105.00	£630.00	Included in Plan Charge			£525.00	£105.00	£630.00	£682.50
Extension <60m ²	£272.00	£54.40	£326.40	£408.00	£81.60	£489.60	£680.00	£136.00	£816.00	£884.00
Extension <100m ²	£308.00	£61.60	£369.60	£462.00	£92.40	£554.40	£770.00	£154.00	£924.00	£1,001.00
BASEMENTS (as above) PLUS	£100.00	£20.00	£120.00	£150.00	£30.00	£180.00	£250.00	£50.00	£300.00	£325.00
Domestic Extension >100m² - Individually assessed charge - estimate required - Refer to BC- minimum charge of <100m²										
DOMESTIC / RESIDENTIAL LOFT CONVERSIONS										
Loft Conversion < 60m ²	£525.00	£105.00	£630.00	Included in Plan Charge			£525.00	£105.00	£630.00	£682.50
Loft Conversion < 100m ²	£272.00	£54.40	£326.40	£408.00	£81.60	£489.60	£680.00	£136.00	£816.00	£884.00
Domestic Loft Conversion >100m² - Individually assessed charge - estimate required - Refer to BC- minimum charge of <100m²										
DOMESTIC / RESIDENTIAL GARAGE CONVERSION										
Conversion of domestic garage to form habitable room	£300.00	£60.00	£360.00	Included in Plan Charge			£300.00	£60.00	£360.00	£390.00
DOMESTIC ALTERATIONS CARRIED OUT AT SAME TIME AS EXTENSION / LOFT CONVERSION										
Works carried out at same time and ancillary to / within an extension and/or loft conversion (e.g opening between existing dwelling and extension or form kitchen / bathroom within extension / loftroom) NO ADDITIONAL CHARGE.										
Domestic alterations undertaken at the same time as extensions, loft, etc where estimated cost < £10k	£230.00	£46.00	£276.00	Included in Plan Charge			£230.00	£46.00	£276.00	£299.00
Domestic alterations undertaken at the same time as extensions, loft, etc where estimated cost is £10k to £20k	£300.00	£60.00	£360.00	Included in Plan Charge			£300.00	£60.00	£360.00	£390.00
Conversion of garage to habitable room at the same time as work chargeable under extensions, etc.	£260.00	£52.00	£312.00	Included in Plan Charge			£260.00	£52.00	£312.00	£338.00
MULTIPLE WORKS TO SINGLE FAMILY DWELLING ON SAME APPLICATION AND UNDERTAKEN AT SAME TIME (excl. Electrical or gas installation works - refer Table C) - BC Charges CAPPED AT	£640	£128	£768	£960	£192	£1,152	£1,600	£320	£1,920	£2,080
COMMERCIAL EXTENSIONS or LOFT CONVERSIONS TO OFFICES, SHOPS, INDUSTRIAL, ETC (separately charged)										
Commercial Extension <40m ²	£240.00	£48.00	£288.00	£360.00	£72.00	£432.00	£600.00	£120.00	£720.00	£780.00
Commercial Extension <60m ²	£300.00	£60.00	£360.00	£450.00	£90.00	£540.00	£750.00	£150.00	£900.00	£975.00
Commercial Extension <100m ²	£360.00	£72.00	£432.00	£540.00	£108.00	£648.00	£900.00	£180.00	£1,080.00	£1,170.00
Commercial Extension >100m² - Individually assessed charge - estimate required - Refer to Building Control - minimum charge of <100m² extension.										
FLAT CONVERSIONS - up to 6 flats (NB: Extension / Loft Conversion Charges may also apply):										
Conversion to form two flats:	£200.00	£40.00	£240.00	£300.00	£60.00	£360.00	£500.00	£100.00	£600.00	£650.00
Plus for each additional flat	£72.00	£14.40	£86.40	£108.00	£21.60	£129.60	£180.00	£36.00	£216.00	£234.00
NOTE: This charge relates to formation of up to 6 No self-contained units. Other charges may apply if undertaking an extension or loft conversion. Where > 6 units - refer to BC for individual assessment. Minimum Charge £1400 + VAT										

TABLE C – Standard Charges for Domestic Alteration work.

TYPE OF WORK	FULL PLANS						BUILDING NOTICE			REGULARISATION
	PLAN CHARGE			INSPECTION CHARGE			COMBINED CHARGE			COMBINED CHARGE
(NB: VAT = 20%)	Charge	VAT	Total	Charge	VAT	Total	Charge	VAT	Total	No VAT
UNDERPINNING:										
Underpinning < 10m length	£300.00	£60.00	£360.00	Included in Plan Charge			£300.00	£60.00	£360.00	£390.00
Underpinning (each additional 10m)	£175.00	£35.00	£210.00	Included in Plan Charge			£175.00	£35.00	£210.00	£227.50
RECOVERING OF ROOF STRUCTURE (INCLUDING UPGRADING OF INSULATION, VENTILATION, ETC)										
Recovering existing roof (terraced / semi)	£265.00	£53.00	£318.00	Included in Plan Charge			£265.00	£53.00	£318.00	£344.50
Recovering existing roof (detached)	£345.00	£69.00	£414.00	Included in Plan Charge			£345.00	£69.00	£414.00	£448.50
REPLACEMENT WINDOWS / DOORS (NOT UNDERTAKEN THROUGH COMPETENT PERSONS SCHEME E.G. FENSA / CERTASS)										
Up to 5 windows / doors (Not CPS)	£130.00	£26.00	£156.00	Included in Plan Charge			£130.00	£26.00	£156.00	£169.00
Up to 20 windows / doors (Not CPS)	£225.00	£45.00	£270.00	Included in Plan Charge			£225.00	£45.00	£270.00	£292.50
Where number of windows / doors in excess of 20 - please refer to Building Control for individual assessment										
DOMESTIC ELECTRICAL WORKS / Gas Installations NOT under CPS Scheme.										
Domestic Electrical works. Not carried out under Competent Person Scheme.	£260.00	£52.00	£312.00	Included in Plan Charge			£260.00	£52.00	£312.00	£325.00
Gas Boiler Installation, UVHW systems or similar NOT under CPS.	£160.00	£32.00	£192.00	Included in Plan Charge			£160.00	£32.00	£192.00	£200.00

TABLE D - Charges for Building Work other than work to which Tables A, B and C apply.

- D1 This Table relates to all work not described in Tables A, B, C. Typically, other work include alterations to all buildings, domestic extensions / loft conversions exceeding 100m², new-build residential buildings over 300m², commercial / industrial buildings, etc.
- D2 The "estimate" in relation to the cost of carrying out building work is an estimate, accepted by the local authority, of such reasonable amount as would be charged for the carrying out of that building work by a person in business to carry out such building work (excluding the amount of VAT chargeable) and references to "estimated cost" shall be construed accordingly.
- D3 VAT is payable on ALL Building Regulation (Plan, Inspection and Building Notice) charges with the exception of Regularisation Charges.
- D4 More than one type of charge may be applicable [e.g Loft Conversion (Table B) + Domestic extension (Table B) + Alterations (Table B/D)]
- D5 MINIMUM CHARGES apply for Domestic Garages/Carports, loft conversions and extensions where these exceed 100m² and Table B does not apply. Acceptable estimates must be supplied which result in a combined Plan Charge and Inspection Charge or Building Notice Charge greater than the standard charge under Table B for extension > 100m².
- D6 Please ensure that you submit the correct payment otherwise the application may not be considered valid.
- D7 Where works exceed £150k the Building Regulation charges will be individually assessed – refer table E and Brent Building Control.

ESTIMATED COST OF WORKS		FULL PLANS						BUILDING NOTICE			REGULARISATION
		PLAN CHARGE			INSPECTION CHARGE			COMBINED CHARGE			Combined Charge. No VAT.
From	To	Charge	20% VAT	Total	Charge	20% VAT	Total	Charge	20% VAT	Total	
£0.01	£5,000.00	£230.00	£46.00	£276.00	Included in Plan Charge			£230.00	£46.00	£276.00	£299.00
£5,000.01	£10,000.00	£265.00	£53.00	£318.00	Included in Plan Charge			£265.00	£53.00	£318.00	£344.50
£10,000.01	£20,000.00	£345.00	£69.00	£414.00	Included in Plan Charge			£345.00	£69.00	£414.00	£448.50
£20,000.01	£30,000.00	£440.00	£88.00	£528.00	Included in Plan Charge			£440.00	£88.00	£528.00	£572.00
£30,000.01	£40,000.00	£212.00	£42.40	£254.40	£318.00	£63.60	£381.60	£530.00	£106.00	£636.00	£689.00
£40,000.01	£50,000.00	£250.00	£50.00	£300.00	£375.00	£75.00	£450.00	£625.00	£125.00	£750.00	£812.50
£50,000.01	£60,000.00	£288.00	£57.60	£345.60	£432.00	£86.40	£518.40	£720.00	£144.00	£864.00	£936.00
£60,000.01	£70,000.00	£326.00	£65.20	£391.20	£489.00	£97.80	£586.80	£815.00	£163.00	£978.00	£1,059.50
£70,000.01	£80,000.00	£364.00	£72.80	£436.80	£546.00	£109.20	£655.20	£910.00	£182.00	£1,092.00	£1,183.00
£80,000.01	£90,000.00	£402.00	£80.40	£482.40	£603.00	£120.60	£723.60	£1,005.00	£201.00	£1,206.00	£1,306.50
£90,000.01	£100,000.00	£440.00	£88.00	£528.00	£660.00	£132.00	£792.00	£1,100.00	£220.00	£1,320.00	£1,430.00
£100,000.01	£110,000.00	£458.00	£91.60	£549.60	£687.00	£137.40	£824.40	£1,145.00	£229.00	£1,374.00	£1,488.50
£110,000.01	£120,000.00	£476.00	£95.20	£571.20	£714.00	£142.80	£856.80	£1,190.00	£238.00	£1,428.00	£1,547.00
£120,000.01	£130,000.00	£494.00	£98.80	£592.80	£741.00	£148.20	£889.20	£1,235.00	£247.00	£1,482.00	£1,605.50
£130,000.01	£140,000.00	£512.00	£102.40	£614.40	£768.00	£153.60	£921.60	£1,280.00	£256.00	£1,536.00	£1,664.00
£140,000.01	£150,000.00	£530.00	£106.00	£636.00	£795.00	£159.00	£954.00	£1,325.00	£265.00	£1,590.00	£1,722.50

TABLE E - ASSESSED CHARGES for estimated cost of work in excess of £150,000

Individual assessment of Building Regulation charges, on a project by project basis, will be made when projects fall outside of “standard” charge limits, where multiple standard charges apply and / or where the estimated cost of controllable building work exceeds £150,000. Assessed charges are to be determined following submission of full plans, inspections, building notices, reversion applications, and regularisation applications as applicable or, alternatively, on submission of sufficient detail to assess the charge. In general, you should supply sufficient detail and plans for Building Control to assess the charge. The charges determined will be specified and confirmed in writing taking into account the factors listed below. The charges may be increased or decreased depending on the assessment, which will be specified and confirmed in writing.

1. the existing use of a building, or the proposed use of the building after completion of the building work;
2. the different kinds of building work described in regulation 3(1)(a) to (i) of the Building Regulations 2010 (as amended).
3. the floor area of the building or extension;
4. the estimated duration of the building work and the anticipated number of inspections to be carried out;
5. the estimated cost of the controllable building work;
6. the nature of the design of the building work and whether innovative or less conventional construction techniques are to be used; and
7. whether the person who intends to carry out part of the building work is a person named in a self-certification scheme or list of exemptions under schedule 3 of the Building Regulations 2010 (as amended); or is carrying out the descriptions of work where no building notice or deposit of full plans is required under schedule 4 of the Building Regulations 2010 (as amended) both as mentioned in building regulation 12(6), or is a person who is registered by the British Institute of Non-destructive Testing under regulation 43 of the Building Regulations 2010 (as amended);
8. whether in respect of the building work a notification has been made that design details approved by Robust Details Limited are to be used as outlined in regulation 41 of the Building Regulations 2010 (as amended);

9. whether an application or building notice is in respect of two or more buildings, building works are substantially the same as each other and in close proximity;
10. whether an application or building notice is in respect of building work which is virtually identical to building work in respect of which plans have previously been deposited or building works inspected by the London Borough of Brent
11. whether chargeable advice has been given which is likely to result in less time being taken by the London Borough of Brent to perform the chargeable function; and
12. whether it is necessary to engage and to incur the costs of a consultant to provide specialist advice or services in relation to a particular aspect of the building work.

The charges may be increased or decreased depending on the assessment, which will be specified and confirmed in writing. Costs will be assessed taking account of the published hourly rate within the Charges Scheme.

Notes: Where the London Borough of Brent has determined a Building Regulation charge and the actual amount of work required of the Council is more than that which was originally anticipated and for which payment has been made, the London Borough of Brent may raise a supplementary charge in respect of any additional work carried out. The request for any supplementary charge will be accompanied by a statement setting out the reason for the assessment and the calculation of the supplementary charge necessary. Where the amount of work required of the Council is significantly less than that which was estimated, payment of Building Regulation charges has been made in full and a completion or regularisation certificate issued, the Council will refund in legitimate cases, upon request, an amount equal to the charge attributable to the work that they agree was not required. In either case, one hour of an officer's time will be disregarded.

VAT values in Annex A are for guidance only. The total charge is calculated initially and then VAT applied at the appropriate rate to determine the total charge payable.

IF YOU REQUIRE A LARGE PRINT COPY OF BUILDING REGULATION CHARGES GUIDE – PLEASE CONTACT Brent Building Control on 020 8937 5210.