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 STATUTORY INSTRUMENTS
 

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1986 No. 2287

**BUILDING AND BUILDINGS****The Building (Amendment of Prescribed Fees) Regulations 1986**

|                               |                    |
|-------------------------------|--------------------|
| <i>Made - - - -</i>           | 17th December 1986 |
| <i>Laid before Parliament</i> | 9th January 1987   |
| <i>Coming into Operation</i>  | 1st February 1987  |

The Secretary of State for the Environment, in exercise of the powers conferred on him by sections 1, 3, 16(10), 34, 35 and 50(3) of, and paragraphs 2, 5 and 10(c) of Schedule 1 to, the Building Act 1984 (a), and of all other powers enabling him in that behalf, hereby makes the following regulations:—

*Citation and commencement*

1. These regulations may be cited as the Building (Amendment of Prescribed Fees) Regulations 1986 and shall come into operation on 1st February 1987.

*Amendment of the Building (Prescribed Fees etc.) Regulations 1985*

2. The Building (Prescribed Fees etc.) Regulations 1985 (b) are amended as follows:—

(1) in regulation 2 —

- (a) omit the definition of “material alteration”,
- (b) in the definition of “multiple work”—
  - (i) for “12(2)” substitute “12”, and
  - (ii) after “13(3)” insert “of the principal regulations”,
- (c) in the definition of “small domestic building”, after “to be used” insert “wholly”, and
- (d) in the definition of “work”—
  - (i) in paragraph (b), omit “material”, and
  - (ii) omit paragraph (c).

(2) in regulation 13 —

- (a) in paragraph (2)(a), for “or/each” substitute “or each”,
- (b) in paragraph (2)(b)—
  - (i) for “paragraph (4)” substitute “paragraph (5)”, and
  - (ii) for “the other estimates calculated under” substitute “all the estimates required by”,
- (c) in paragraph (6), for “(5)” substitute “(3)”,

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(a) 1984 c.55.

(b) S.I. 1985/1576, amended by S.I. 1985/1936.

(3) in Schedule 1—

- (a) in paragraphs 2 and 5, for “£65” substitute “£75”, and  
 (b) in paragraph 6, after “building notice fee” insert “for each small domestic building”, and  
 (c) for Table 1 and Table 2 substitute the following Tables—

“ TABLE 1

Plan fee for erection of small domestic building

| 1<br>Number of dwellings | 2<br>Amount of or for<br>determining plan fee |
|--------------------------|---|
|                          | £   |
| 1                        | 45  |
| 2                        | 90  |
| 3                        | 135   |
| 4                        | 180   |
| 5                        | 225   |
| 6                        | 255   |
| 7                        | 285   |
| 8                        | 315   |
| 9                        | 345   |
| 10                       | 375   |
| 11                       | 390   |
| 12                       | 405   |
| 13                       | 420   |
| 14                       | 435   |
| 15                       | 450   |
| 16                       | 465   |
| 17                       | 480   |
| 18                       | 495   |
| 19                       | 510   |
| 20 or more               | 525   |

TABLE 2

Inspection fee for erection of small domestic building

| 1<br>Number of dwellings each<br>having a total floor<br>area exceeding 64 m <sup>2</sup> | 2<br>Amount for determining<br>inspection fee |
|---|---|
|   | £   |
| 1   | 45  |
| 2   | 90  |
| 3   | 135   |
| 4   | 180   |
| 5   | 225   |
| 6   | 240   |
| 7   | 255   |
| 8   | 270   |
| 9   | 285   |
| 10 or more  | 300 ”   |

(4) in Schedule 2 —

- (a) in paragraph 1, for “£8” substitute “£10”, for “£24” substitute “£30”, and for “£32” substitute “£40”, and  
 (b) for the Table, substitute the following Table—

“ TABLE

Fees for certain domestic extensions and alterations

| 1<br>Type of work  | 2<br>Amount of plan fee | 3<br>Amount of inspection fee |
|--|-------------------------|-------------------------------|
| 1. An extension or alteration consisting of the provision of one or more rooms in roof space, including means of access.   | £<br>20                 | £<br>60                       |
| 2. Any extension (not falling within paragraph 1 above) the total floor area of which does not exceed 20 m <sup>2</sup> , including means of access.                               | 10                      | 30                            |
| 3. Any extension (not falling within paragraph 1 above) the total floor area of which exceeds 20 m <sup>2</sup> but does not exceed 40 m <sup>2</sup> , including means of access. | 20                      | 60 ”                          |

(5) in Schedule 3 —

- (a) in paragraph 2, for “paragraph 2” substitute “paragraph 3”,  
 (b) for paragraph 5, substitute the following paragraph—

“5. In relation to work described in regulation 5(3) the building notice fee is the aggregate of the plan fee and the inspection fee which would have been payable had plans been deposited for the purposes of section 16 of the Act”,

and

- (c) for the Table, substitute the following Table—

" TABLE

## Fees for other work

| 1<br>70% of estimated cost                                    |   | 2<br>Amount of plan fee<br>or for determining<br>plan fee | 3<br>Amount of<br>inspection fee |
|---|---|---|----------------------------------|
|   | £ | £   | £                                |
| Under 1,000   |   | 6   | 18                               |
| 1,000 and under 2,000   |   | 10  | 30                               |
| 2,000 and under 3,000   |   | 12  | 36                               |
| 3,000 and under 4,000   |   | 16  | 48                               |
| 4,000 and under 5,000   |   | 20  | 60                               |
| 5,000 and under 6,000   |   | 24  | 72                               |
| 6,000 and under 7,000   |   | 28  | 84                               |
| 7,000 and under 8,000   |   | 32  | 96                               |
| 8,000 and under 9,000   |   | 34  | 102                              |
| 9,000 and under 10,000  |   | 36  | 108                              |
| 10,000 and under 12,000                                       |   | 40  | 120                              |
| 12,000 and under 14,000                                       |   | 46  | 138                              |
| 14,000 and under 16,000                                       |   | 52  | 156                              |
| 16,000 and under 18,000                                       |   | 58  | 174                              |
| 18,000 and under 20,000                                       |   | 64  | 192                              |
| 20,000 and under 25,000                                       |   | 75  | 225                              |
| 25,000 and under 30,000                                       |   | 85  | 255                              |
| 30,000 and under 35,000                                       |   | 95  | 285                              |
| 35,000 and under 40,000                                       |   | 110   | 330                              |
| 40,000 and under 45,000                                       |   | 120   | 360                              |
| 45,000 and under 50,000                                       |   | 130   | 390                              |
| 50,000 and under 60,000                                       |   | 145   | 435                              |
| 60,000 and under 70,000                                       |   | 170   | 510                              |
| 70,000 and under 80,000                                       |   | 195   | 585                              |
| 80,000 and under 90,000                                       |   | 210   | 630                              |
| 90,000 and under 100,000                                      |   | 230   | 690                              |
| 100,000 and under 140,000                                     |   | 255   | 765                              |
| 140,000 and under 180,000                                     |   | 330   | 990                              |
| 180,000 and under 240,000                                     |   | 410   | 1,230                            |
| 240,000 and under 300,000                                     |   | 510   | 1,530                            |
| 300,000 and under 400,000                                     |   | 610   | 1,830                            |
| 400,000 and under 500,000                                     |   | 775   | 2,325                            |
| 500,000 and under 700,000                                     |   | 910   | 2,730                            |
| 700,000 up to and<br>including 1,000,000                      |   | 1,185   | 3,555                            |
| Thereafter for each<br>additional 100,000 and<br>part thereof |   | 200   | 600 "                            |

(6) in Schedule 4, in paragraph 1, for "would be payable" substitute "is payable".

*Transitional provisions*

3. These regulations shall not affect the application of the Building (Prescribed Fees etc.) Regulations 1985 in relation to work in respect of which—

(1) a building notice was given or full plans were deposited (under regulation 11 of the Building Regulations 1985<sup>(a)</sup>), or

(2) an initial notice or a public body's notice was given (under section 47(1) or 54(1) of the Building Act 1984)

before 1st February 1987, notwithstanding that on a subsequent occasion a notice is or has been given, or plans are or have been deposited, in respect of substantially the same work.

*Nicholas Ridley,*  
One of Her Majesty's Principal  
Secretaries of State.

17th December 1986.

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**EXPLANATORY NOTE**

*(This Note is not part of the Regulations.)*

These regulations increase the fees payable to a local authority following—

- (a) the giving of building notices to or the deposit of full plans with the authority under regulation 11 of the Building Regulations 1985, or
- (b) work previously being supervised by an approved inspector (under Part II of the Building Act 1984 and the Building (Approved Inspectors etc.) Regulations 1985 (S.I. 1985/1066)) reverting to local authority control.

Regulation 2(3) and (4) amends the Building (Prescribed Fees etc.) Regulations 1985 so as to increase the flat rate fees in Schedule 1 to those Regulations by approximately 16% and those in Schedule 2 by 25%. The amendments effected by regulation 2(5)(c) increase the fees linked to the cost of works in Schedule 3 to the 1985 Regulations by approximately 12%.

Certain other minor amendments are made by the remainder of regulation 2 to correct minor drafting and printing errors in the 1985 regulations.

Transitional provisions are contained in regulation 3.

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<sup>(a)</sup> S.I. 1985/1065, amended by S.I. 1985/1576 and 1936.