

**SCHEDULE 3**  
**CHARGES FOR OTHER WORK (TABLE 3)**

TOTAL COST	FULL PLANS						BUILDING NOTICE		
	PLAN FEE			INSPECTION FEE			BUILDING NOTICE FEE		
	Fee	VAT	Total	Fee	VAT	Total	Fee	VAT	Total
£0,000-1,000	£ 75.00	£15.00	£ 90.00				£ 75.00	£ 15.00	£ 90.00
£1,001-2,000	£125.00	£25.00	£150.00				£ 125.00	£ 25.00	£ 150.00
£2,001-5,000	£200.00	£40.00	£240.00				£ 200.00	£ 40.00	£ 240.00
£5,001-10,000	£ 60.00	£12.00	£ 72.00	£ 170.00	£ 34.00	£ 204.00	£ 230.00	£ 46.00	£ 276.00
£10,001-20,000	£ 80.00	£16.00	£ 96.00	£ 220.00	£ 44.00	£ 264.00	£ 300.00	£ 60.00	£ 360.00
£20,001-30,000	£100.00	£20.00	£120.00	£ 310.00	£ 62.00	£ 372.00	£ 410.00	£ 82.00	£ 492.00
£30,001-40,000	£125.00	£25.00	£150.00	£ 375.00	£ 75.00	£ 450.00	£ 500.00	£100.00	£ 600.00
£40,001-50,000	£150.00	£30.00	£180.00	£ 450.00	£ 90.00	£ 540.00	£ 600.00	£120.00	£ 720.00
£50,001-60,000	£175.00	£35.00	£210.00	£ 525.00	£105.00	£ 630.00	£ 700.00	£140.00	£ 840.00
£60,001-70,000	£200.00	£40.00	£240.00	£ 600.00	£120.00	£ 720.00	£ 800.00	£160.00	£ 960.00
£70,001-75,000	£225.00	£45.00	£270.00	£ 675.00	£135.00	£ 810.00	£ 900.00	£180.00	£1,080.00

**For works exceeding £75,000 please contact the office for an individually assessed fee on 01228 817184**

- Estimated Cost of Work means a reasonable estimate that would be charged by a professional builder, but excluding professional fees and VAT.
- There shall be a 25% reduction in the plan charge or the plan charge element of the Building Notice charge in relation to repetitive work on more than one building where all such buildings are contained within the same application or Building Notice.
- There shall be a 25% reduction in the plan charge or the plan charge element of the Building Notice charge in respect of building work which has previously been approved under Building Regulations by Carlisle City Council.
- Please note that a Building Notice cannot be given for any premises in which persons are employed.
- Minimum Charges**
  - Extension Over 60m²:** Where an extension to a dwelling, the total floor area of which exceeds 60m², the fee payable will be based on Schedule 3 (estimated cost of work) including means of access and other works in connection to the extension. It will be subject to a minimum fee of not less than £600.00 plus £120.00 VAT, Total **£720.00**. Where the estimated cost of work exceeds £75,000 please contact the office for an individually determined charge.
  - Replacement Windows:** The minimum charge for a scheme of windows and/or door replacements in dwellings, not being part of the 'FENSA' self certification scheme, shall be £75.00 plus £15.00 VAT, Total **£90.00**. This is reduced to £50.00 plus £10.00 VAT, Total **£60.00** for the installation of a single window or door. In the use of non-domestic work, the charge shall be 20% of the normal charge based on the estimated cost of the work, subject to a minimum charge of £75.00 plus £15.00 VAT, Total **£90.00**.
  - New Dwelling Over 300m²:** The charge for an individual new dwelling over 300m² floor area or more than 3 storeys will be individually determined. Please contact the office.
  - Oil/Non-Mains Gas Fuel Storage Systems:** The charge for the installation of an oil or non-mains gas fuel storage system shall be £125.00 plus £25.00 VAT, Total **£150.00**.
  - Chimney Lining:** The charge for chimney lining installations will be £75.00 plus £15.00 VAT, Total **£90.00**.
  - Electrical Work:** Where electrical works are to be carried out to a dwelling and the work is under the control of the Council the following charges will apply: **Rewiring** £125.00 plus £25.00 VAT, Total **£150.00**; **Addition of new circuit(s)/sockets/lights** £65.00 plus £13.00 VAT, Total **£78.00**. Where controllable electrical works to a dwelling are to be carried out at the same time as the construction of the new dwelling, and the works are under the control of the Council, an additional inspection charge to those listed in schedule 1 previously of £65.00 plus £13.00 VAT, Total **£78.00** for each dwelling will be levied. Where controllable electrical works to a new extension are to be carried out at the same time as the construction of the extension, and the works are under the control of the Council, an additional inspection charge to those listed in schedule 2 previously of £65.00 plus £13.00 VAT, Total **£78.00** will be levied.
  - Unvented Hot Water System:** The charge for installation of an unvented hot water system will be subject to a charge of £75.00 plus £15.00 VAT, Total **£90.00**.
  - Replacement Roof Covering:** The charge for replacement roof coverings will be subject to a charge per dwelling of £75.00 plus £15.00 VAT, Total **£90.00**. (See fixed fee No 7 of Schedule 2 for replacement conservatory roofs).
  - Wind Turbines:** The charge for the installation of a wind turbine attached to a building will be subject to a charge of £75.00, plus £15.00 VAT, Total **£90.00**.
  - Solar Panels:** The charge for the installation of solar panels will be subject to a charge of £75.00 plus £15.00 VAT, Total **£90.00**.
  - Boilers/Heating Installations:** The charge for boilers/heating installations will be subject to a charge of £200.00 plus £40.00 VAT, Total **£240.00**.
  - New or Replacement Waste Treatment Plant:** The charge for a replacement waste treatment plant will be subject to a charge of £200.00 plus £40.00 VAT, Total **£240.00**.
  - Cavity Wall Insulation:** The charge for improving a thermal element will be subject to a minimum charge of £25.00 plus £5.00 VAT, Total **£30.00**.
  - Resubmitted Applications:** A substantially similar re-submitted application will be subject to a minimum charge of £50.00 plus £10.00 VAT, Total **£60.00**, unless prior agreement is made with the Building Control Office.
  - Additional Charges:** Additional charges may be due to cover the cost of checking any Structural Engineering package. Examples would be checking of timber frame packages or where the cost of checking the submitted calculations/package involves additional time unless a Structural Design Certificate is submitted by a suitably qualified person with adequate PI insurance cover of at least £2,000,000.
- Refunds of fees will be subject to an administration fee of £30.00 plus VAT.**