

**SUNDERLAND CITY COUNCIL BUILDING CONTROL SERVICE  
BUILDING REGULATION CHARGES – GUIDANCE NOTE 1  
NEW BUILD HOUSING**

With effect from 3rd February 2025

**PRINCIPLES OF THE CHARGING SCHEME**

Charges are payable for the following functions

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- (a) the passing or rejection of plans of proposed building work which has been deposited with the council in accordance with section 16 of the Building Act 1984 (as amended);
  - (b) the inspection of building work for which plans have been deposited with the council in accordance with the Building Regulation 2010 (as amended) and with section 16 of the Building Act 1984 (as amended);
  - (c) the consideration of a building notice, which has been given to the council in accordance with the Building Regulations 2010 (as amended);
  - (d) the consideration of building work reverting to the council under the Building (Approved Inspectors etc.) Regulations 2010 (as amended);
  - (e) the consideration of a regularisation application submitted to the council under regulation 18 of the Building Regulations 2010 (as amended).
  - (f) Chargeable advice – payable on demand after the Authority have given notice in writing.

**PAYMENT OF CHARGES**

Charges in respect of 1(a) to (d) above are required to be paid by the person by whom or on whose behalf the work is to be carried out; a charge in respect of (1)(e) is required to be paid by the owner of the work or building. In relation to 1(f) the charge is payable by any person requesting advice for which a charge may be made.

The charges for the prescribed function are divided into Plan and Inspection Charges in relation to a Full Plans Application; Building Notice Charges and Regularisation Charges.

Please make payment by debit card, credit card or by cheque (made payable to **Sunderland City Council**).

- **Full Plans** – Full Plans – The full plan charge is deposited upon submission of a Full Plans application to the Authority unless a plan fee charge schedule is requested by the applicant.
- **Building Notice** - The charge must be paid when the notice is submitted to the Authority.
- **Regularisation Charge** - This is 150% of the Excl VAT Building Notice charge and must be paid when the application is submitted to the Authority.
- **Inspection Charge** – An inspection charge may be required if an agreed plan charge fee has been paid upon submission of a full plans application as requested by the applicant. The balance payment for the cost of the service is required to be paid on demand after the first inspection has been carried out, following commencement of the works. The invoice for this charge will be sent to the owner (applicant on application form), unless requested otherwise.

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 method of calculation for the refund/ supplementary charge.

*As of 2<sup>nd</sup> October 2023 we request that all fees are payable in full upon submission of a Building Regulations application unless a separate plan charge and inspection charge is requested by the applicant.*

## **SCALE OF CHARGES**

This information sheet is for guidance only. All charges specified are derived from the current Scheme of Charges prepared by the Authority to which reference may be made if clarification is required, as it contains full details of the scheme and the provisions of The Building (Local Authority Charges) Regulations 2010.

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

There are two methods used by the Authority to establish the Building Regulation Charge:

- **Standard charge** – see Table 1 New Dwellings below
- **Individually Determined Charge** – including dwellings with floor areas greater than 300m<sup>2</sup>; and reversions.

**If your Building Regulation application requires an individually determined charge – please contact the relevant Building Control team: with the location and a full description of the proposed building work.**

The standard charges have been set by the Authority on the basis that the building work does not consist of, or include, innovative or high-risk construction techniques and/or the duration of the building work from commencement to completion does not exceed 12 months.

The charges have also been set on the basis that the design and building work is undertaken by a person or company that is competent to carry out the design and building work referred to in the standard charges tables, that they are undertaking. If not, the work may incur supplementary charges.

Where a plan charge is payable in respect of new build housing the charge can be assessed as per the table overleaf and may include reference to the number of individual house types.

Contact Details: **Sunderland City Council**  
**Building Control**  
**City Hall**  
**Plater Way**  
**SR1 3AA**

**Tel: 0191 561 1550**  
**Email: [buildingcontrol@sunderland.gov.uk](mailto:buildingcontrol@sunderland.gov.uk)**  
**Website: [www.sunderland.gov.uk](http://www.sunderland.gov.uk)**



**Table 1 NEW DWELLINGS**

No. of Dwellings	Full Plans Charge		Building Notice Charge		Regularisation Charge
	Excluding VAT	Including VAT	Excluding VAT	Including VAT	No VAT
1	£1000.00	<b>£1,200.00</b>	£1000.00	<b>£1,200.00</b>	£1,500.00
2	£1,200.00	<b>£1,440.00</b>	£1,200.00	<b>£1,440.00</b>	£1,800.00
3	£1,500.00	<b>£1,800.00</b>	£1,500.00	<b>£1,800.00</b>	£2,250.00
4	£1,800.00	<b>£2,160.00</b>	£1,800.00	<b>£2,160.00</b>	£2,700.00
5	£2,100.00	<b>£2,520.00</b>	£2,100.00	<b>£2,520.00</b>	£3,150.00
6	£2,400.00	<b>£2,880.00</b>	£2,400.00	<b>£2,880.00</b>	£3,600.00
7	£2,600.00	<b>£3,120.00</b>	£2,600.00	<b>£3,120.00</b>	£3,900.00
8	£2,800.00	<b>£3,360.00</b>	£2,800.00	<b>£3,360.00</b>	£4,200.00
9	£3,100.00	<b>£3,720.00</b>	£3,100.00	<b>£3,720.00</b>	£4,650.00
10	£3,400.00	<b>£4,080.00</b>	£3,400.00	<b>£4,080.00</b>	£5,100.00

**For applications with number of dwellings in excess of 10 or LABC Partnership applications – please contact the Building Control team to discuss the relevant charge.**

An additional charge becomes payable when electrical work is **not** carried out by a Part P Registered Electrician and is set to recover additional Local Authority costs – currently set at £800.12 + VAT per unit.

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.