

## Be First Building Control

## Building Control Application Fees 2025/2026

Standard fees are listed below. Please contact [BuildingControl@befirst.london](mailto:BuildingControl@befirst.london) for any work outside the fees listed below.

### SCHEDULE 1

Number of dwellings/units	Plan Check	Inspection	VAT	Total
1	£ 387.00	£1,088.00	£ 295.00	£ 1,770.00
2	£ 451.50	£1,269.50	£ 344.20	£ 2,065.20
3	£ 516.00	£1,450.00	£ 393.20	£ 2,359.20
4	£ 516.00	£1,696.00	£ 442.40	£ 2,654.40
More than 4 dwelling/units - contact <a href="mailto:buildingcontrol@befirst.london">buildingcontrol@befirst.london</a> for an individually determined charge (IDC)				

### SCHEDULE 2

Small domestic buildings, Extensions and Alterations				
Building Notices and Full Plans	Plan Check	Inspection	VAT	Total
Detached building - (Garage, Home Office, Storage area) and Garage Conversion - Floor area not exceeding 40m <sup>2</sup>	£ 184.00	£ 518.00	£ 140.40	£ 842.40
Extension with a floor area not exceeding 40m <sup>2</sup>	£ 258.00	£ 725.00	£ 196.60	£ 1,179.60
Extension with a floor area between of 40m <sup>2</sup> and 60m <sup>2</sup>	£ 258.00	£ 909.00	£ 233.40	£ 1,400.40
Loft Conversion with a floor area not exceeding 40m <sup>2</sup>	£ 258.00	£ 505.00	£ 152.60	£ 915.60
Loft Conversion with a floor area between 40m <sup>2</sup> and 60m <sup>2</sup>	£ 307.00	£ 725.00	£ 206.40	£ 1,238.40
Chimney Breast Removal	£ 184.00	£ 307.00	£ 98.20	£ 589.20
Combination of loft conversion and single storey extension	£ 387.00	£ 871.00	£ 251.60	£ 1,509.60
For other work including work on commercial properties or combination of other work - contact <a href="mailto:buildingcontrol@befirst.london">buildingcontrol@befirst.london</a> for an individually determined charge (IDC)				

### SCHEDULE 3

Work other than which Schedules 1 and 2 apply				
Estimated cost means cost of work carried out by a builder (excluding VAT and other professional services)				
Building Notices and Full Plans	Plan Check	Inspection	VAT	Total
Estimated cost of work				
Up to £2,000	£ 160.00	£ 270.00	£ 86.00	£ 516.00
£2,001 - £5,000	£ 160.00	£ 332.00	£ 98.40	£ 590.40
£5,001 - £20,000	£ 240.00	£ 621.00	£ 172.20	£ 1,033.20
£20,000 - £40,000	£ 332.00	£ 774.00	£ 221.20	£ 1,327.20
£40,001 - £65,000	£ 332.00	£ 1,020.00	£ 270.40	£ 1,622.40

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More than £65,000	Contact <a href="mailto:buildingcontrol@befirst.london">buildingcontrol@befirst.london</a> for IDC			
		Fee	VAT	Total
Hourly Rate		£ 129.00	£ 25.80	£ 154.80
Building Safety Regulator Hourly Rate		£ 208.00	£ 41.60	£ 249.60
Section 80 Demolition Notification		£ 500.00	£ -	£ 500.00

## SCHEDULE 4

Other Building Control Charges		Fee	VAT	Total
Copy of Certificate/Notice - 10 working day response time (per address or unit)		£ 61.00	£ 12.20	£ 73.20
Copy of Certificate/Notice - 2 working day response time (per address or unit)		£ 117.00	£ 23.40	£ 140.40
Reassessment of change of design (change of design after initial assessment)		£ 129.00	£ 25.80	£ 154.80
Additional inspections (Addition to inspection framework)		£ 97.00	£ 19.40	£ 116.40
Reactivation of application not inspected after 12month period		£ 195.00	£ 39.00	£ 234.00
Regularisation Certificate Application	As per fees in Schedules 1, 2 & 3 plus 130% uplift - No VAT			
Reversion Application	As per fees in Schedules 1, 2 & 3 - No VAT			

## These charges have been set out on the basis that:

- The work does not consist of innovative or high-risk construction. Anything out of this scope will be individually priced.
- The duration for small domestic works from commencement to completion does not exceed 12 months. Charges for extending this period is set out in schedule 4.

Please contact [BuildingControl@befirst.london](mailto:BuildingControl@befirst.london) for a fee quote on work not covered in the above schedules and to arrange a call back to discuss service provisions which include -

- Prompt assessment of plans by one of our Registered Building Inspectors on submission of a valid application.
- Statutory consultations, such as the fire service and water authorities, as required by legislation, and communicate the outcome of these to you in a timely manner.
- Reactive site inspections from one of our Registered Building Inspectors in accordance with the inspection framework.
- Issuing of Completion Certification on satisfactory completion of works.
- Communication with our LABC warranty colleagues to ensure a consistency in all decision making as newbuild work proceeds.