



St Helens Council

BUILDING CONTROL NEW CHARGES SCHEME

Schedule 3 - (Building work to non – Domestic / Commercial Buildings) Guidance Notes

*This new scheme comes into effect as of the **8th January 2024***
Before You Build

You or your agent must advise the Council of your intentions either by submitting a Full Plans Application or a Building Notice. The Charge payable depends on the type of commercial works, and / or the total floor area. The following table may be used in conjunction with the St Helens Council Scheme of Charges to calculate the appropriate fee(s) for Building Control Applications.

Charges are Payable as Follows –

Full Plans Applications:

Plan Charge – Payable at time of submission to cover the plan assessment and decision on the application.
Inspection Charge (If Applicable) – Payable following first the site inspection and covering all site inspections.

Building Notice:

If you submit a Building Notice, the appropriate Building Notice charge is payable at the time of submission and covers all necessary checks and site inspections. In most circumstances a Building Notice will not be applicable for works carried out under Schedule 3. However, if a Building Notice can be used the Building Notice Charge is equal to the sum of the plan charge + inspection charge.

Regularisation

If you apply for a Regularisation Certificate, in respect of unauthorised building work, commenced on or after 11th November 1985, you will pay a regularisation charge cost of assessing your application and all inspections. The charge is equivalent to the Combined Plan and inspection Charge (exc. VAT) + 25%.

For larger schemes the Council may agree to charges being paid in instalments. Please consult the Building Control Section on 01744 676240 / 676353 for further details



**** Please note that in the following Schedules VAT has been calculated at 20% unless otherwise stated ****

BUILDING WORK TO NON-DOMESTIC BUILDINGS

Schedule 3 Category	Full Plans				Regularisation
	Plan Charge – paid on submission		Inspection Charge – paid when work commences		Total charge
	Net	Inc VAT	Net	Inc VAT	NO VAT
1. Replacement windows up to 10 openings	143.00	171.60	N/A	N/A	178.75
2. Replacement windows 11 to 50 openings	153.00	183.60	N/A	N/A	191.25
3. Replacement windows 51 to 100 openings	332.00	398.40	N/A	N/A	415.00
4. New / replacement shop front	104.00	124.80	194.00	232.80	372.50
5. Structural, renovation and internal alterations with a commercial value up to £2000	143.00	171.60	N/A	N/A	178.75
6. Structural, renovation and internal alterations with a commercial value between £2001-£5000	220.00	264.00	N/A	N/A	275.00
7. Structural, renovation and internal alterations with a commercial value between £5001- £10000	104.00	124.80	162.00	194.40	332.50
8. Structural, renovation and internal alterations with a commercial value between £10001- £15000	143.00	171.60	194.00	232.80	421.25
9. Structural, renovation and internal alterations with a commercial value between £15001- £20000	175.00	210.00	226.00	271.20	501.25
10. Any work not described in Items 1 to 9	Charge subject to project specific negotiation upon a reasonable builders estimate - Please consult the Building Control Team				

All reference to cost in categories 5 to 9 above is a reasonable builders estimate for the proposed work that should be provided on submission

For any building work not found within Schedules 1, 2 or 3 – please consult the Building Control Team

Regularisation Charge- The Regularisation Charge will be 125% of the total of the Full Plans charge (plan charge + inspection charge.) net of VAT.

Where part B of Schedule 1 to the Building Regulations 2010 (as amended) or The Regulatory Reform (Fire Safety) Order 2005 applies to the work then a Building Notice may NOT be used.