COVENTRY CITY COUNCIL

BUILDING REGULATION CHARGES

1st April 2026

Please note VAT at the standard rate of 20% is included in all charges except Regularisations which are VAT exempt.

THESE FEES BELOW APPLY TO STANDARD CONSTRUCITON METHODS.
If you chose to use a non-standard method then please contact us for a fee quote.

Table 1a – Domestic extensions and alterations

		FULL PLANS APPLICATION		BUILDING NOTICE	Maximum No of insp	Regularisation Fee (Non-VATABLE)
		Application Charge	Inspection Charge			
1	**An extension that is less than 40m2 (internal floor area).***	**£325**	**£425**	**£750**	**6**	**£1125**
2	**An extension that is less than 60m2 (internal floor area).***	**£325**	**£525**	**£850**	**7**	**£1275**
3	**An extension that is less than 100m2 (internal floor area) Where an extension exceeds this please contact us for a quotation.***	**£325**	**£725**	**£1050**	**8**	**£1575**
4	**A loft conversion comprising of a floor area less than 50m2 or two rooms.***	**£325**	**£425**	**£750**	**5**	**£1125**
5	**Conversion of an existing garage (or similar) to form a habitable room.**	**£325**	**£350**	**£675**	**5**	**£1012.50**
6	**A detached structure exceeding 30m2 but not exceeding 100m2 (internal floor area).** **Please Note – *a detached garage less than 30m2 may be exempt from Building Regulations.***	**£325**	**£350**	**£675**	**4**	**£1012.50**
7	A detached habitable structure exceeding 30m2 but not exceeding 100m2 (internal floor area).	**£325**	**£475**	**£800**	**6**	**£1200**
8	**Change of Use to HMO** Internal alteration to form HMO	**£325**	**£865**	**N/A**	**8**	**£1785**

Table 1b – Minor domestic alterations

		FULL PLANS APPLICATION		BUILDING NOTICE	Max No of Insp	Regularisation Fee (Non-VATABLE)
		Application Charge	Inspection Charge			
1	**Replacement Windows by an unregistered installer e.g. not a member of a recognised competent persons scheme such as FENSA**	**£185+ £20.00 Per Window**	***plan charge***	**£185 + £20.00 Per Window**		**£277.50 + £30.00 Per window**
2	Domestic Electrical work by a non-certified installer Please Note where this option is taken we will need to employ a suitably qualified electrician to oversee the work as it progresses.	**£770**	***Included in plan charge***	**£770**		**£1155.00**
3	**Re-roofing (replacement roof covering and loft level insulation only)**	**£315**	***Included in plan charge***	**£315**	**2**	**£472.50**
4	Minor building work falling into one of the following categories or valued at less than £7,500 a) **Drainage alterations** b) Formation of an under stair W.C. or en-suite. c) **Removal of a load bearing wall** d) Removal of chimney breast. e) **Formation of a new structural opening.** f) Installation of cavity wall insulation by an unregistered installer. g) **Installation of an unvented hot water system or boiler by an unregistered installer (single residence only).** h) Installation of a wood burner by a non registered installer e.g. HETAS or NACE i) **External Render** **Please Note** (options g and h only) you may need to arrange for additional specialist testing at your expense.	**£400**	***Included in plan charge***	**£400**	**2**	**£600**

Table 2 - other building work domestic

	Relevant Building Work with a market rate estimated valued at	FULL PLANS APPLICATION		BUILDING NOTICE	Maximum No of Inspections	Regularisation Fee (Non-VATABLE)
		Application Charge	Inspection Charge			
1	Less than £15k *	£325	£160	£485	3	£727.50
2	Less than £30k *	£325	£270	£595	4	£892.50
3	Less than £75k *	£325	£405	£730	5	£1095.00

Table 3 - other building work commercial

	Relevant Building Work with a market rate estimated valued at	FULL PLANS APPLICATION		BUILDING NOTICE	Maximum No of Inspections	Regularisation Fee (Non-VATABLE)
		Application Charge	Inspection Charge			
1	Less than £15k *	£325	£740	N/A	3	£1597.50
2	Less than £30k *	£325	£850	N/A	4	£1762.50
3	Less than £75k *	£325	£955	N/A	5	£1920.00

If your project exceeds £75,000 in on-site value please contact us and we will be happy to provide a competitive quotation for our services.

Table 4 - New Dwellings

Number of dwellings	Plan Assessment charge	Site inspection charge	Building Notice Fee
1	£325	£690	£1015
2	£325	£1350	£1675
3	£325	£1990	£2315
4	£325	£2685	£3010
5	£325	£3365	£3690

Please Note – If your scheme involves more than five dwellings or the floor area of a proposed dwelling exceeds 300m2 please contact us for an individual quotation. These fees are based on the dwellings being built simultaneously.

Charges include VAT at the current rate except for Regularisations Fees.

***Charge includes 1 hours structural check (additional checking input will be charged at £65.00 including VAT per hour or part thereof)**

Work not falling into a category listed above will require a bespoke fee quote, please email buildingcontrol@coventry.gov.uk with a description of works being carried out, all existing and proposed plans and associated information.

Reduced fees

Where an extension and internal alterations in relation to table 1b item 4 are carried out concurrently, a 50% discount will be applied to the lower fee. This is done at the discretion of Coventry CC. If works are not carried out at the same time, then additional charges may be incurred.

Additional charges

Inspection charges in all tables above are derived from an anticipated number of visits for a typical project within the category. It is important that requests for visits are appropriate and that officers are not requested to attend site where work is either not ready or where the contractor is unavailable. Should the number of visits exceed the allocated amount we may request an additional charge based upon our standard hourly rate**.** Where the maximum number of inspections is reached, each additional inspection required will be charged at £105.00. It is assumed that all **electrical work** will be carried out under a self-certification scheme by a competent person and notification will be made through the relevant accreditation body. Where this is not the case an additional fee will be payable.

Please note, that if a request is made to inspect work that is not ready, the work is of poor standard, it is necessary to carry out additional visits or access was not available then additional charges may be incurred.

Supplementary Charges.

Please refer to our supplementary charges' guidance note for any other fees.