

Building Standards Table of Fees From 01 April 2025

Value of work up to £100,000	Building Warrant Fee (no discounts applied)	Discounts available for providing a Certificate from an Approved Certifier - (fixed rates based on value of work up to £100,000)			
		Certificates of design (discount provided/certificate)		Certificates of Construction (discount provided/certificate)	
		Building Structure Scheme (SER)	Energy Scheme (BRE, RIAS)	Electrical Installations Scheme (NICEIC, SELECT)	Drainage, Heating and Plumbing Scheme (SNIPEF)
£	£				
0–5,000	£210	£45	£45	£25	£25
5,001–5,500	£231	£55	£55	£25	£25
5,501–6,000	£252	£55	£55	£25	£25
6,001–6,500	£273	£55	£55	£25	£25
6,501–7,000	£294	£55	£55	£25	£25
7,001–7,500	£315	£55	£55	£25	£25
7,501–8,000	£336	£55	£55	£25	£25
8,001–8,500	£357	£55	£55	£25	£25
8,501–9,000	£378	£55	£55	£25	£25
9,001–9,500	£399	£55	£55	£25	£25
9,501–10,000	£420	£55	£55	£25	£25
10,001–11,000	£443	£65	£65	£30	£30
11,001–12,000	£466	£65	£65	£30	£30
12,001–13,000	£489	£65	£65	£30	£30
13,001–14,000	£512	£65	£65	£30	£30
14,001–15,000	£535	£65	£65	£30	£30
15,001–16,000	£558	£75	£75	£35	£35
16,001–17,000	£581	£75	£75	£35	£35
17,001–18,000	£604	£75	£75	£35	£35
18,001–19,000	£627	£75	£75	£35	£35
19,001–20,000	£650	£75	£75	£35	£35
20,001–30,000	£728	£100	£100	£40	£40
30,001–40,000	£806	£100	£100	£40	£40
40,001–50,000	£884	£100	£100	£40	£40
50,001–60,000	£962	£120	£120	£42	£42
60,001–70,000	£1,040	£120	£120	£42	£42
70,001–80,000	£1,118	£120	£120	£42	£42
80,001–90,000	£1,196	£120	£120	£42	£42
90,001–100,000	£1,274	£120	£120	£42	£42

Value of work £100,001 and above £	Building Warrant Fee (no discounts applied) £	Discounts available for providing a Certificate from an Approved Certifier - (percentage for value of work £100,001 and above)			
		Certificates of design (10% discount/certificate)		Certificates of Construction (3% discount/certificate)	
		Building Structure Scheme (SER)	Energy Scheme (BRE, RIAS)	Electrical Installations Scheme (NICEIC, SELECT)	Drainage, Heating and Plumbing Scheme (SNIPEF)
100,001-120,000	£1,402	£140.20	£140.20	£42.06	£42.06
120,001-140,000	£1,530	£153.00	£153.00	£45.90	£45.90
140,001-160,000	£1,658	£165.80	£165.80	£49.74	£49.74
160,001-180,000	£1,786	£178.60	£178.60	£53.58	£53.58
180,001-200,000	£1,914	£191.40	£191.40	£57.42	£57.42
200,001-220,000	£2,042	£204.20	£204.20	£61.26	£61.26
220,001-240,000	£2,170	£217.00	£217.00	£65.10	£65.10
240,001-260,000	£2,298	£229.80	£229.80	£68.94	£68.94
260,001-280,000	£2,426	£242.60	£242.60	£72.78	£72.78
280,001-300,000	£2,554	£255.40	£255.40	£76.62	£76.62
300,001-320,000	£2,682	£268.20	£268.20	£80.46	£80.46
320,001-340,000	£2,810	£281.00	£281.00	£84.30	£84.30
340,001-360,000	£2,938	£293.80	£293.80	£88.14	£88.14
360,001-380,000	£3,066	£306.60	£306.60	£91.98	£91.98
380,001-400,000	£3,194	£319.40	£319.40	£95.82	£95.82
400,001-420,000	£3,322	£332.20	£332.20	£99.66	£99.66
420,001-440,000	£3,450	£345.00	£345.00	£103.50	£103.50
440,001-460,000	£3,578	£357.80	£357.80	£107.34	£107.34
460,001-480,000	£3,706	£370.60	£370.60	£111.18	£111.18
480,001-500,000	£3,834	£383.40	£383.40	£115.02	£115.02
500,001-550,000	£4,055	£405.50	£405.50	£121.65	£121.65
550,001-600,000	£4,276	£427.60	£427.60	£128.28	£128.28
600,001-650,000	£4,497	£449.70	£449.70	£134.91	£134.91
650,001-700,000	£4,718	£471.80	£471.80	£141.54	£141.54
700,001-750,000	£4,939	£493.90	£493.90	£148.17	£148.17
750,001-800,000	£5,160	£516.00	£516.00	£154.80	£154.80
800,001-850,000	£5,381	£538.10	£538.10	£161.43	£161.43
850,001-900,000	£5,602	£560.20	£560.20	£168.06	£168.06
900,001-950,000	£5,823	£582.30	£582.30	£174.69	£174.69
950,001- 1,000,000	£6,044	£604.40	£604.40	£181.32	£181.32
And for every £100,000, or part thereof, over £1 million	Add £315	10% of fee	10% of fee	3% of fee	3% of fee

Building Warrant - Conversion Only	
Application for building warrant for conversion only, that is without any building work.	£210
Building Warrant - Demolition Only	
Application for demolition only, that is where there is no immediate plans for rebuilding.	£210

Application for Amendment to Building Warrant	
Where the new total estimated value is less than the original or is an increase of no more than £5000.	£150
Where the new total estimated value increases by more than £5000.	fee is the amount for a building warrant of the same value as the increase.
Application for Amendment to Warrant for demolition or conversion only.	£150
Application for Extension to Warrant	
Application to extend the period of validity of a warrant.	£150
Application for Late Building Warrant	
For the construction of a building or the provision of services, fittings and equipment in connection with a building (whether or not combined with an application for demolition).	fee is 200% of the fee for the value of works in the table
For demolitions only.	£300
Application for Late Completion	
For the construction of a building or the provision of services, fittings and equipment (whether or not combined with an application for conversion or for demolition).	fee is 300% of the fee for the value of works in the table
For demolitions only or for conversion only.	£500
Certificate of Design - Discounts	
<p>A warrant fee is discounted where certificates from approved certifiers of design are presented with a warrant application, or before the building warrant is granted as below:</p> <ul style="list-style-type: none"> • 10% (or the fixed levels of discount) for each certificate that covers the whole of any section of the functional standards, and/or • 1% for each certificate covering a single item in any such section, up to a maximum of 5% for any one section all subject to a maximum discount of 60% of the warrant fee. <p>Note that the above discounts apply where a late application for warrant is made or a late completion certificate submitted, with the discount applied to the whole fee.</p> <p>Discounts also apply to an application for amendment to warrant but only where the increase in the estimated value of works exceeds £5,000. This may be for a different design scheme or, in the case of staged warrants, may involve a new certificate. The discount is on the amendment fee (which will take into account any increased value or work) and not the original fee.</p>	
Certificates of Construction - Discounts	
<p>A warrant fee is also discounted where it is stated at warrant application stage that one or more certificates from an approved certifier of construction will be presented with a completion certificate, as below –</p> <ul style="list-style-type: none"> • 3% (or the fixed level) for each certificate covering an approved scheme, or • 20% for a single certificate covering the construction of the entire building all subject to a maximum refund of 20%. <p>Except when accompanying a late completion certificate, a discount is only applicable where a verifier has been informed of the intention to use the approved certifier of construction at warrant application stage, including late warrant applications.</p>	