

**Table 1 Table of Fees - Value of works between £0 - £100,000**

| Value of work up to £100,000<br>£ | Building Warrant Fee (no discounts applied)<br>£ | 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                         | 150  | 30   | 30                        | 15   | 15   |
| 5,001 - 5,500                     | 169  | 40   | 40                        | 15   | 15   |
| 5,501 - 6,000                     | 188  | 40   | 40                        | 15   | 15   |
| 6,001 - 6,500                     | 207  | 40   | 40                        | 15   | 15   |
| 6,501 - 7,000                     | 226  | 40   | 40                        | 15   | 15   |
| 7,001 - 7,500                     | 245  | 40   | 40                        | 15   | 15   |
| 7,501 - 8,000                     | 264  | 40   | 40                        | 15   | 15   |
| 8,001 - 8,500                     | 283  | 40   | 40                        | 15   | 15   |
| 8,501 - 9,000                     | 302  | 40   | 40                        | 15   | 15   |
| 9,001 - 9,500                     | 321  | 40   | 40                        | 15   | 15   |
| 9,501 - 10,000                    | 340  | 40   | 40                        | 15   | 15   |
| 10,001 - 11,000                   | 359  | 50   | 50                        | 20   | 20   |
| 11,001 - 12,000                   | 378  | 50   | 50                        | 20   | 20   |
| 12,001 - 13,000                   | 397  | 50   | 50                        | 20   | 20   |
| 13,001 - 14,000                   | 416  | 50   | 50                        | 20   | 20   |
| 14,001 - 15,000                   | 435  | 50   | 50                        | 20   | 20   |
| 15,001 - 16,000                   | 454  | 60   | 60                        | 25   | 25   |
| 16,001 - 17,000                   | 473  | 60   | 60                        | 25   | 25   |
| 17,001 - 18,000                   | 492  | 60   | 60                        | 25   | 25   |
| 18,001 - 19,000                   | 511  | 60   | 60                        | 25   | 25   |
| 19,001 - 20,000                   | 530  | 60   | 60                        | 25   | 25   |
| 20,001 - 30,000                   | 593  | 80   | 80                        | 30   | 30   |
| 30,001 - 40,000                   | 656  | 80   | 80                        | 30   | 30   |
| 40,001 - 50,000                   | 719  | 80   | 80                        | 30   | 30   |
| 50,001 - 60,000                   | 782  | 100  | 100                       | 35   | 35   |
| 60,001 - 70,000                   | 845  | 100  | 100                       | 35   | 35   |
| 70,001 - 80,000                   | 908  | 100  | 100                       | 35   | 35   |
| 80,001 - 90,000                   | 971  | 100  | 100                       | 35   | 35   |
| 90,001 - 100,000                  | 1034   | 100  | 100                       | 35   | 35   |

**Table 2 Table of Fees - Value of works £100,001 and above**

| Value of work<br>£100,001 and<br>above £ | Building<br>Warrant<br>Fee (no<br>discounts<br>applied)<br>£ | Discounts available for providing a Certificate from<br>an Approved Certifier - (percentage for value of work<br>£100,001 and above) |                                 |  |  |
|--|--|--|---------------------------------|--|--|
|  |  | Certificates of design (10%<br>discount/certificate)   |                                 | Certificates of Construction<br>(3% discount/certificate)    |  |
|  |  | Building<br>Structure<br>Scheme<br>(SER)   | Energy<br>Scheme<br>(BRE, RIAS) | Electrical<br>Installations<br>Scheme<br>(NICEIC,<br>SELECT) | Drainage,<br>Heating and<br>Plumbing<br>Scheme<br>(SNIPEF) |
| 100,001 -<br>120,000                     | 1,137  | 113.70   | 113.70                          | 34.11  | 34.11  |
| 120,001 -<br>140,000                     | 1,240  | 124.00   | 124.00                          | 37.20  | 37.20  |
| 140,001 -<br>160,000                     | 1,343  | 134.30   | 134.30                          | 40.29  | 40.29  |
| 160,001 -<br>180,000                     | 1,446  | 144.60   | 144.60                          | 43.38  | 43.38  |
| 180,001 -<br>200,000                     | 1,549  | 154.90   | 154.90                          | 46.47  | 46.47  |
| 200,001 -<br>220,000                     | 1,652  | 165.20   | 165.20                          | 49.56  | 49.56  |
| 220,001 -<br>240,000                     | 1,755  | 175.50   | 175.50                          | 52.65  | 52.65  |
| 240,001 -<br>260,000                     | 1,858  | 185.80   | 185.80                          | 55.74  | 55.74  |
| 260,001 -<br>280,000                     | 1,961  | 196.10   | 196.10                          | 58.83  | 58.83  |
| 280,001 -<br>300,000                     | 2,064  | 206.40   | 206.40                          | 61.92  | 61.92  |
| 300,001 -<br>320,000                     | 2,167  | 216.70   | 216.70                          | 65.01  | 65.01  |
| 320,001 -<br>340,000                     | 2,270  | 227.00   | 227.00                          | 68.10  | 68.10  |
| 340,001 -<br>360,000                     | 2,373  | 237.30   | 237.30                          | 71.19  | 71.19  |
| 360,001 -<br>380,000                     | 2,476  | 247.60   | 247.60                          | 74.28  | 74.28  |
| 380,001 -<br>400,000                     | 2,579  | 257.90   | 257.90                          | 77.37  | 77.37  |
| 400,001 -<br>420,000                     | 2,682  | 268.20   | 268.20                          | 80.46  | 80.46  |
| 420,001 -<br>440,000                     | 2,785  | 278.50   | 278.50                          | 83.55  | 83.55  |
| 440,001 -<br>460,000                     | 2,888  | 288.80   | 288.80                          | 86.64  | 86.64  |
| 460,001 -<br>480,000                     | 2,991  | 299.10   | 299.10                          | 89.73  | 89.73  |
| 480,001 -<br>500,000                     | 3,094  | 309.40   | 309.40                          | 92.82  | 92.82  |

| Value of work<br>£100,001 and<br>above £                         | Building<br>Warrant<br>Fee (no<br>discounts<br>applied)<br>£ | Discounts available for providing a Certificate from<br>an Approved Certifier - (percentage for value of work<br>£100,001 and above) |                                 |  |  |
|--|--|--|---------------------------------|--|--|
|  |  | Certificates of design (10%<br>discount/certificate)   |                                 | Certificates of Construction<br>(3% discount/certificate)    |  |
|  |  | Building<br>Structure<br>Scheme<br>(SER)   | Energy<br>Scheme<br>(BRE, RIAS) | Electrical<br>Installations<br>Scheme<br>(NICEIC,<br>SELECT) | Drainage,<br>Heating and<br>Plumbing<br>Scheme<br>(SNIPEF) |
| 500,001 -<br>550,000   | 3,272  | 327.20   | 327.20                          | 98.16  | 98.16  |
| 550,001 -<br>600,000   | 3,450  | 345.00   | 345.00                          | 103.50   | 103.50   |
| 600,001 -<br>650,000   | 3,628  | 362.80   | 362.80                          | 108.84   | 108.84   |
| 650,001 -<br>700,000   | 3,806  | 380.60   | 380.60                          | 114.18   | 114.18   |
| 700,001 -<br>750,000   | 3,984  | 398.40   | 398.40                          | 119.52   | 119.52   |
| 750,001 -<br>800,000   | 4,162  | 416.20   | 416.20                          | 124.86   | 124.86   |
| 800,001 -<br>850,000   | 4,340  | 434.00   | 434.00                          | 130.20   | 130.20   |
| 850,001 -<br>900,000   | 4,518  | 451.80   | 451.80                          | 135.54   | 135.54   |
| 900,001 -<br>950,000   | 4,696  | 469.60   | 469.60                          | 140.88   | 140.88   |
| 950,001 -<br>1,000,000   | 4,874  | 487.40   | 487.40                          | 146.22   | 146.22   |
| And for every<br>£100,000 or<br>part thereof,<br>over £1 million | Add £253   | 10% of fee   | 10% of fee                      | 3% of fee  | 3% of fee  |

|               |  |  |
|---------------|--|--|
| <b>3.14.2</b> | Application for building warrant for conversion only, that is without any building work –  | Fee is £150  |
| <b>3.14.3</b> | Application for demolition only, that is where there are no immediate plans for rebuilding –   | Fee is £150  |
| <b>3.14.4</b> | Application for amendment of Warrant –   |  |
|               | a. where the new total estimated value is less than the original or is an increase of no more than £5,000 –  | Fee is £100  |
|               | b. where the new total estimated value increases by more than £5,000 –   | Fee is the amount for a building warrant of the same value as the increase. (That is, if the increase is £20,000, the fee will be £530).   |
| <b>3.14.5</b> | Application for an amendment to warrant for demolition or conversion only –  | Fee is £100  |
| <b>3.14.6</b> | Application to extend the period of validity of a warrant –  | Fee is £100  |
| <b>3.14.7</b> | Where a late application for building warrant is made, or a completion certificate is submitted and there was no warrant obtained when there should have been, the fee is increased to cover the increased difficulty the verifier will have in establishing whether work that is already underway or completed complies with the plans, specifications and other information provided. The resulting fees are detailed below. |  |
| <b>3.14.8</b> | Application for late building warrant, i.e. where work is already started –  |  |
|               | a. application for a 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 in tables of fees above   |
|               | b. application for warrant for demolitions only –  | Fee is £200  |
| <b>3.14.9</b> | Submission of a completion certificate where no warrant was obtained for –   |  |
|               | c. the construction of a building or the provision of services, fittings or equipment (whether or not combined with an application for conversion or for demolition) –   | Fee is the same as for a late application for building warrant of the same value of works, that is 300% of the fee in tables of fees above |
|               | d. application for warrant for demolitions only or for conversion only –   | Fee is £300  |

**3.14.10.** 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:

- 10% (or the fixed levels of discounts for values of work up to £100,000, indicated in the tables above) 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.

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When a local agreement is in place between the verifier and the applicant for phased payment of the warrant fee, the discount should be due on all the payments, provided a certificate was submitted with, or the intended use confirmed on, the warrant application form.

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.

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.

**3.14.11.** 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:

- 3% (or the fixed levels of discount for values of work up to £100,000) 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 discount of 20%.

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.

**3.14.12.** The discounts in relation to both certificates of design and certificates of construction are based on the original warrant fee (before any discounting).