

GUIDANCE NOTE ON FEES
(LOCAL AUTHORITY CHARGES)
THE BUILDING REGULATIONS 2010

NOTES (REGULARISATION)

Interpretation: "Regularisation Fee" is the fee payable upon application to a Local Authority for a certificate to regularise "unauthorised" building works undertaken since 11th November 1985, without the benefit of the necessary Building Regulations consent.

Regularisation Function:

Regulation 21 of The Building Regulations 2000 enables home owners and others to submit applications for regularisation certificates to the Local Authority for any building work which is unauthorised.

A typical example may be where a builder or previous owner had not sought the relevant Building Regulations approval, or where through an oversight the current owner has failed to do so. This facility may be particularly attractive when a property is to be sold, for otherwise a prospective purchaser may be dissuaded from proceeding because of the "buyer beware" principle.

It is not envisaged that this new facility will replace or detract from the authority's normal enforcement powers, where for example the offence is perhaps more consciously created, and the owner's co-operation is not guaranteed.

The application can be made by the owner, with or without the services of a professional agent.

There is no obligation on the owner to submit such an application, nor on the local authority to accept it; indeed the successful conclusion of the matter and the issuing of a certificate is dependent upon the co-operation of all parties concerned.

The procedures involved include the submission of an application; possibly the opening up of certain works for inspection e.g. drains and/or beams etc. You may be required to provide detailed drawings and specifications of existing and proposed work – the need for remedial work is always a possibility.

It should be pointed out that a Regularisation Certificate is evidence but not conclusive evidence that relevant requirements of the regulations have been satisfied.



Salford City Council



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Location Plans:

Location Plans are often an essential component of both Planning & Building Regulation applications. Copies are available for purchase from the administration team, for further details ring: 0161 909 6545

The Regularisation Fee:

Most types of domestic work are covered by an appropriate standard regularisation fee – please contact the building control office to discuss the fee appropriate for the work undertaken

The fee is non-returnable in the event that either party do not wish to proceed beyond the submission stage.

Regularisation Fees are **NOT** subject to Value Added Tax.

Please contact one of our team – we are here to help you.

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