

The Building (Scotland) Fees Regulations 2004, set by Scottish Ministers, lay down the fees that are charged by The Highland Council as Verifier for their Local Authority area. The fee payable for Building Warrant submissions includes those for "late" Completion Certificate and Building Warrant submissions. The fee is a registration fee only and is therefore not subject to refund once the application is registered. Discounts on the fee payable are available at the application stage if the applicant elects to submit a Certificate of Design from an approved Certifier of Design or when notice is given on the application for building warrant form of their intention to provide a certificate from an approved certifier of construction that will accompany the completion certificate submission.

The Building Standards Service, as guided by Scottish Government, refers to the established indices of building costs **The Building Cost Information Surveys of Quarterly Review of Building Prices** (BCIS guide published by the RICS) to ensure normal market costs are used rather than any discounted costs which the applicant might be able to achieve. This provides the average prices in £/m² for works of different character. Therefore, where the fee submitted is considered to be incorrect the applicant will be advised to either adjust the fee or provide a breakdown of the proposed costs, by a certified Chartered Surveyor, for checking. The application may remain invalid and therefore not be processed until the costs are agreed.

Some examples of building prices are noted below, extracted from the BCIS guide, to enable the applicant to determine a fair estimated cost of works when submitting an application for Building Warrant. By multiplying the floor area of the proposed building by the relevant cost per square metre indices an accurate construction cost can be calculated. These are as follows: -

- 'One-off' housing (ground and upper levels) – generally detached houses = £1100/m² – including extensions to housing.
- Flats – generally: - 2 to 5 storey construction = £900/ m²
- Estate Housing - generally: - 2 storey construction = £750/ m²
- Industrial – factories generally = £650/ m²
- Offices – generally = £1100/ m²
- Shops – generally = £750/ m² Supermarkets = £1000/ m²
- Rehabilitation/Conversions/Alterations to housing = £1100/ m²
- 'One off garages = £650/ m²
- Agricultural buildings = £200/ m², or *in line with the SAC – Farm Buildings Cost Guide*

Thus, to calculate the building warrant fee for a new house: -

Measure the internal floor area of the ground and upper floors of the proposed house and multiply by **£1100**

Example	Length of ground floor of house multiplied by breadth: - Area of building = 12 x 8 = 96 m ²	= 96 m ²
Total	For ground floor = 96 m ² x £1100 = £105,600	To construct a single storey house = £105,600
Notional	For each upper storey = 96 m ² x £1100 = £105,600	To construct a 2 storey house = 2 x £105,600 = £211,200
Cost		

By referring to the table of fees below the estimated cost of a single storey house at £105,600 equates to a warrant fee of **£980** and for a 2 storey house costing £211,200 to construct the fee is **£1,480**.

By referring to the table of fees below the estimated cost of a single storey house at £96,000 equates to a warrant fee of **£880** and for a 2 storey house costing £192,000 to construct the fee is **£1380**.

VALUE OF WORKS			FEE
£	-	£	£
0	-	5,000	100
5,001	-	5,500	115
5,501	-	6,000	130
6,001	-	6,500	145
6,501	-	7,000	160
7,001	-	7,500	175
7,501	-	8,000	190
8,001	-	8,500	205
8,501	-	9,000	220
9,001	-	9,500	235
9,501	-	10,000	250
10,001	-	11,000	265
11,001	-	12,000	280
12,001	-	13,000	295
13,001	-	14,000	310
14,001	-	15,000	325
15,001	-	16,000	340
16,001	-	17,000	355
17,001	-	18,000	370
18,001	-	19,000	385
19,001	-	20,000	400
20,001	-	30,000	460
30,001	-	40,000	520
40,001	-	50,000	580
50,001	-	60,000	640
60,001	-	70,000	700
70,001	-	80,000	760
80,001	-	90,000	820
90,001	-	100,000	880
100,001	-	120,000	980

VALUE OF WORKS			FEE
£	-	£	£
120,001	-	140,000	1,080
140,001	-	160,000	1,180
160,001	-	180,000	1280
180,001	-	200,000	1380
200,001	-	220,000	1,480
220,001	-	240,000	1,580
240,001	-	260,000	1,680
260,001	-	280,000	1,780
280,001	-	300,000	1,880
300,001	-	320,000	1,980
320,001	-	340,000	2,080
340,001	-	360,000	2,180
360,001	-	380,000	2,280
380,001	-	400,000	2,380
400,001	-	420,000	2,480
420,001	-	440,000	2,580
440,001	-	460,000	2,680
460,001	-	480,000	2,780
480,001	-	500,000	2,880
500,001	-	550,000	3,055
550,001	-	600,000	3,230
600,001	-	650,000	3,405
650,001	-	700,000	3,580
700,001	-	750,000	3,755
750,001	-	800,000	3,930
800,001	-	850,000	4,105
850,001	-	900,000	4,280
900,001	-	950,000	4,455
950,001	-	1,000,000	4,630
1,000,001	-	1,100,000	4,880

And for every £100,000 (or part thereof) over one million increases the Warrant fee by :- £250

VALUE OF WORKS			FEE	VALUE OF WORKS			FEE
£	-	£	£	£	-	£	£
1,100,001	-	1,200,000	5,130	4,100,001	-	4,200,000	12,630
1,200,001	-	1,300,000	5,380	4,200,001	-	4,300,000	12,880
1,300,001	-	1,400,000	5,630	4,300,001	-	4,400,000	13,130
1,400,001	-	1,500,000	5,880	4,400,001	-	4,500,000	13,380
1,500,001	-	1,600,000	6,130	4,500,001	-	4,600,000	13,630
1,600,001	-	1,700,000	6,380	4,600,001	-	4,700,000	13,880
1,700,001	-	1,800,000	6,630	4,700,001	-	4,800,000	14,130
1,800,001	-	1,900,000	6,880	4,800,001	-	4,900,000	14,380
1,900,001	-	2,000,000	7,130	4,900,001	-	5,000,000	14,630
2,000,001	-	2,100,000	7,380	5,000,001	-	5,100,000	14,880
2,100,001	-	2,200,000	7,630	5,100,001	-	5,200,000	15,130
2,200,001	-	2,300,000	7,880	5,200,001	-	5,300,000	15,380
2,300,001	-	2,400,000	8,130	5,300,001	-	5,400,000	15,630
2,400,001	-	2,500,000	8,380	5,400,001	-	5,500,000	15,880
2,500,001	-	2,600,000	8,630	5,500,001	-	5,600,000	16,130
2,600,001	-	2,700,000	8,880	5,600,001	-	5,700,000	16,380
2,700,001	-	2,800,000	9,130	5,700,001	-	5,800,000	16,630
2,800,001	-	2,900,000	9,380	5,800,001	-	5,900,000	16,880
2,900,001	-	3,000,000	9,630	5,900,001	-	6,000,000	17,130
3,000,001	-	3,100,000	9,880	6,000,001	-	6,100,000	17,380
3,100,001	-	3,200,000	10,130	6,100,001	-	6,200,000	17,630
3,200,001	-	3,300,000	10,380	6,200,001	-	6,300,000	17,880
3,300,001	-	3,400,000	10,630	6,300,001	-	6,400,000	18,130
3,400,001	-	3,500,000	10,880	6,400,001	-	6,500,000	18,380
3,500,001	-	3,600,000	11,130	6,500,001	-	6,600,000	18,630
3,600,001	-	3,700,000	11,380	6,600,001	-	6,700,000	18,880
3,700,001	-	3,800,000	11,630	6,700,001	-	6,800,000	19,130
3,800,001	-	3,900,000	11,880	6,800,001	-	6,900,000	19,380
3,900,001	-	4,000,000	12,130	6,900,001	-	7,000,000	19,630
4,000,001	-	4,100,000	12,380	7,000,001	-	7,100,000	19,880
And for every £100,000 (or part thereof) over one million increases the Warrant fee by :- £250							

Application for building warrant for conversion only, that is without any building work -	£100
Application for demolition only, that is where there are no immediate plans for rebuilding -	£100
Application for amendment to warrant – a) where the new total estimated value is less than the original, or is an increase of no more than £5,000- b) where the new total estimated value increases by more than £5000-	£50 Fee as per table
Application to extend the period of validity of a warrant	£50
<u>LATE APPLICATIONS</u>	
Where a late application for building warrant is made (Retrospective Application), or a completion certificate submitted and there was no warrant obtained (work carried out without authorisation), the fee <u>is increased by 25%</u>.	Fee is 125%
a) Late application for building warrant (where work has already started but not complete) and work is for construction, alteration, the provision of services or fittings and equipment –	Fee is 125%
b) Late application for demolition warrant –	£125
c) The Submission of a Completion Certificate where construction of a building or the provision of services, fittings or equipment has been carried out –	Fee is 125%
d) For demolition or the conversion of a building where no construction work was carried out	£125

DISCOUNTS

- A warrant fee is discounted, only at the application stage, where certificates from Approved Certifiers of Design are presented and/or when notice is given on the application for building warrant form of the intention to provide a certificate from an approved certifier of construction to accompany the completion certificate submission. Discounts are as follows: -
 - 10% discount for each design certificate that covers the whole of any section of the functional standards. All subject to a maximum discount of 60% of the warrant fee.
 - 1% discount 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 of 20%.
 - 20 % for a single certificate covering the construction of the entire building.
- Discounts also apply to an application for amendment to warrant but only where the increase in the estimated value of works exceeds £5000. The discount is on the amendment fee (which will take into account of any increased value of work) and not the original fee.
- Discounts may apply where a late application for warrant is made. The discount is applied to the whole fee. Discounts also apply to the stages in a staged warrant where the discount is on the fee for the amendment of warrant (which in staged warrants should take account of the increased value of work).

Cheques for the payment of warrant fees should be made payable to:-

The Highland Council