

Royal Borough of Kensington and Chelsea

Building Regulations Charges Scheme No. 15 2026



THE ROYAL BOROUGH OF
**KENSINGTON
AND CHELSEA**

Building Regulations Charges Scheme 2026

8

The Building (Local Authority Charges and Amendments Relating to Charging) (England) Regulations 2026

Citation and commencement

1. This scheme made by the Mayor and Burgesses of the Royal Borough of Kensington and Chelsea ("the Council") may be cited as the Royal Borough of Kensington and Chelsea Building Regulations Charges Scheme No. 15, 2026 ("Charges Scheme"). The proposed commencement date is 6 November 2026.
2. This Charges Scheme is made under the Building (Local Authority Charges and Amendments Relating to Charging) (England) Regulations 2026 (SI 2026/1094) ("Charges Regulations").
3. This Charges Scheme replaces the Council's preceding main building regulations charging scheme on commencement, subject to the transitional provisions below. Annex A (standard charges for specific building work) and Annex B (individually assessed charges) form an integral part of this Scheme. The separately published supplementary charging scheme for additional statutory functions applies alongside this Scheme and is incorporated by reference, subject to the Charges Regulations.

Interpretation

4. In this Charges Scheme: "the Act" means the Building Act 1984 (as amended); "the Principal Regulations" means the Building Regulations 2010 (as amended); "RBCA" means a registered building control approver; "client", "owner", "application charge", "RBCA charge", "reversion charge" and "regularisation charge" have the meanings or application prescribed by the Charges Regulations; "financial year" means the twelve months commencing 1 April; and "hourly rate" means the rate set out in Annex B.

Authorisation to fix and recover charges

5. Subject to the Charges Regulations, the Council may recover charges for or in connection with the statutory functions specified in regulation 4, and may provide chargeable advice in anticipation of the performance of those functions.
6. The Council will make charges only where authorised by the Charges Regulations. The amounts, payer, timing, exemptions, adjustments and rights to refunds are subject to those Regulations, which prevail in the event of inconsistency.

Chargeable functions and advice

7. The Council may make charges for the building control functions authorised by regulation 4 of the Charges Regulations, including consideration of applications, inspection of building work, building notices, regularisation and reversion work, as applicable. Additional statutory regulatory functions are covered in the separately published supplementary charging scheme.
8. Standard charges for single-category, specific building work are set out in Annex A. Where an application involves more than one category of work, or work outside Annex A, the charge will be individually assessed under Annex B. The additional statutory charges relating to RBCA submissions and other prescribed functions are detailed only in the separately published supplementary charging scheme.
9. Chargeable advice about a particular proposal may be charged where it relates to anticipated performance of a chargeable function. No free first hour of chargeable advice applies from 6 November 2026, in accordance with regulation 13.

Overriding objective and accounting

10. The Council will set charges so that, taking one financial year with another, income from chargeable functions and chargeable advice equates as nearly as possible to the cost incurred, in accordance with regulation 5. Reasonable attributable overheads, depreciation and cost of capital may be included.
11. The Council will review its charges regularly and, no later than six months after each financial year-end, publish the required annual statement of charges, costs and surplus or deficit, approved by its section 151 officer.

Calculating standard and assessed charges

12. The officer hourly rate for the 2026/27 scheme is £131.30. Standard charges in Annex A have been calculated using estimated officer time. Other charges are calculated by reference to reasonably estimated officer time, having regard to the relevant factors in Annex B and recoverable specialist costs.
13. Individually assessed charges will be confirmed in writing, identifying the proposed charge and the basis of assessment.

Payment, VAT and adjustments

14. The person liable for payment and the time payment becomes due will be determined by regulation 6. In particular, a charge for an RBCA notice or certificate is due when that notice or certificate is given to the Council. Other prescribed functions will be charged at the times stated in regulation 6.
15. Refunds and supplementary charges shall be determined in accordance with regulation 7 of the Charges Regulations.
16. VAT will be added only if legally chargeable. The Council considers that statutory monopoly regulatory functions may be non-business and outside the scope of VAT, but the VAT status of each category is subject to confirmation by the Council's tax advisers. Annex A amounts are stated exclusive of VAT, if any.

Statutory exemption

17. No charge will be made in circumstances to which the exemption for qualifying building work solely required for disabled persons under regulation 9 applies. The Council will determine entitlement having regard to that regulation.

Complaints and further information

18. Complaints concerning calculation or assessment of charges will be dealt with in accordance with the Council's complaints procedure, without prejudice to statutory rights and remedies.
19. Further information may be obtained from Building Control, Royal Borough of Kensington and Chelsea, Town Hall, Hornton Street, London W8 7NX. Telephone: 020 7361 3838. Email: building.control@rbkc.gov.uk.

Publication and transitional provisions

20. The Council will publish this Scheme and the separately published supplementary charging scheme in accordance with the requirements governing publication and commencement. Both documents should be read together.
21. Charges already payable and cases subject to applicable transitional or saving provisions will be dealt with under the law and charging arrangements applicable to those cases. This Scheme shall not retrospectively reprice charges that became payable before its commencement.

Approval: Jago Williams, Head of Building Control

Signed: 

Dated: 23/10/2026.

ANNEX A

Standard charges for specific building work

The charges below apply only where an application relates to one category of straightforward building work described in this Annex. Where an application includes more than one category of building work, the entire application will be individually assessed under Annex B; the standard charges will not be added together. Work not listed below will also be individually assessed.

The standard charges are based on an hourly officer rate of £131.30. Charges exclude VAT where applicable. A listed charge applies only where a chargeable building control application is required and RBKC is the relevant building control authority.

A. Fire safety works

Description of specific work	Officer hours	Standard charge
Replacement of one flat entrance fire door	2	£262.60
Replacement of one communal fire door	2	£262.60
Replacement or installation of one internal fire door in an existing opening	1.5	£196.95
Formation of an opening in a non-load-bearing wall and installation of a fire door	1.75	£229.78
Replacement of existing fire-resisting construction to a wall or ceiling	2	£262.60

B. Structural alterations

Description of specific work	Officer hours	Standard charge
Removal of an internal load-bearing wall or formation of an opening, including supporting beam or lintel	4	£525.20
Formation or enlargement of an opening in an external load-bearing wall	4.5	£590.85
Removal of one chimney breast or chimney stack, including necessary structural support	4	£525.20
Replacement or strengthening of an existing structural element without forming new openings	3.5	£459.55
Installation or replacement of an internal staircase	3	£393.90

C. Roof works

Description of specific work	Officer hours	Standard charge
Replacement of an existing roof covering, pitched or flat	2.5	£328.25
Installation or replacement of roof insulation	2	£262.60

D. Windows, doors and external walls

Description of specific work	Officer hours	Standard charge
Replacement of windows to a house or flat	2.5	£328.25
Replacement of one external door, excluding a fire door	1.5	£196.95
Blocking up an existing external window or door opening	2	£262.60
Installation of cavity wall insulation	2	£262.60

E. Drainage and sanitary works

Description of specific work	Officer hours	Standard charge
Installation of a new bathroom or WC, including associated drainage	2.5	£328.25
Alterations to below-ground drainage	3	£393.90
Alterations to above-ground drainage	2.5	£328.25

F. Heating and flue installations

Description of specific work	Officer hours	Standard charge
Installation or replacement of a solid-fuel appliance, including associated flue	2.5	£328.25

ANNEX B

Individually assessed charges

The Council's charge-out rate for individually assessed work is £131.30 per officer hour, excluding VAT where applicable. General refurbishment and alterations, extensions, conversions, new buildings, complex works and applications containing more than one category in Annex A will be individually assessed.

The assessment will have regard to the type, scale and complexity of the work; the estimated plan-checking and inspection time; necessary consultations; technical and structural matters; anticipated visits; and any reasonable specialist costs recoverable under the Charges Regulations. The Council will confirm assessed charges in writing.

Separate supplementary charging scheme

The Council's supplementary charging scheme for additional statutory functions under the Building (Local Authority Charges and Amendments Relating to Charging) (England) Regulations 2026 is published separately and is to be read with this Scheme. Its charge schedule is not repeated in Annex A. The applicable legislation prevails in the event of any inconsistency.