



Effective date: 1st April 2024 VAT rate: 20 %

Charges to be read in conjunction with the services Terms & Conditions available on the website at:
www.eppingforestdc.gov.uk

Please make cheques payable to Epping Forest District Council

All figures include VAT at 20% (except Regularisation charge where VAT is not payable)

Where Standard Charges are not applicable please contact Building Control on 01992 564141 or
contactbc@eppingforestdc.gov.uk

TABLE A - NEW DWELLINGS
Dwelling-houses and Flats not exceeding 300m²

Code	Houses or Bungalows less than 4 storeys	Full Plans		Building Notice Charge *	Regularisation Charge *
		Plan Charge*	Inspection Charge *		
A01	1 Plot	£290.00	£655.00	£945.00	£985.00
A02	2 Plots	£425.00	£985.00	£1,410.00	£1,470.00
A03	3 Plots	£640.00	£1,310.00	£1,950.00	£2,030.00
A04	4 Plots	£830.00	£1,635.00	£2,465.00	£2,570.00
A05	5 Plots	£1,000.00	£1,965.00	£2,965.00	£3,090.00
Flats					
A06	1	£290.00	£655.00	£945.00	£985.00
A07	2	£425.00	£985.00	£1,410.00	£1,470.00
A08	3	£640.00	£1,310.00	£1,950.00	£2,030.00
A09	4	£830.00	£1,635.00	£2,465.00	£2,570.00
A10	5	£1,000.00	£1,965.00	£2,965.00	£3,090.00
Conversion to					
A11	Single Dwelling-House	£375.00	£545.00	£920.00	£960.00
A12	Single Flat	£375.00	£380.00	£755.00	£785.00
Notifiable electrical work (where applicable, in addition to the above, per dwelling)					
A13	(Where a satisfactory certificate will not be issued by a Part P registered electrician)			£400.00	

* Charges reduced to reflect where controlled electrical installations are being carried out, tested and certified by a registered Part P electrician.

TABLE B - WORK TO A SINGLE DWELLING
Limited to work not more than 3 storeys above ground level

Code	Extension & New Build	Full Plans		Building Notice Charge *	Regularisation Charge *
		Plan Charge*	Inspection Charge *		
B01	Separate single storey extension with floor area not exceeding 40m ²	£290.00	£510.00	£800.00	£835.00
B02	Separate single storey extension with floor area exceeding 40m ² but not exceeding 100m ²	£415.00	£845.00	£1,260.00	£1,315.00
B03	Separate extension with some part 2 or 3 storeys in height and a total floor area not exceeding 40m ²	£290.00	£510.00	£800.00	£835.00
B04	Separate extension with some part 2 or 3 storeys in height and a total floor area exceeding 40m ² but not ex 100m ²	£415.00	£845.00	£1,260.00	£1,315.00
B05	A building or extension comprising SOLELY of a garage, carport or store total floor area not exceeding 100m ²	£190.00	£435.00	£625.00	£650.00
B06	Detached non-habitable domestic building with total floor area not exceeding 50m ²	£275.00	£495.00	£770.00	£800.00
Conversions					
B07	First floor & second floor loft conversions under 40m ² floor area	£340.00	£510.00	£850.00	£885.00
B08	Other work (e.g. garage conversions)	£190.00	£275.00	£465.00	£485.00
Alterations (including underpinning)					
B09	Renovation of a thermal element	£190.00	£170.00	£360.00	£375.00
B10	Replacement of windows, roof lights, roof windows or external glazed doors	£190.00	£170.00	£360.00	£375.00
B11	Cost of work not exceeding £5,000 (Including Renewable Energy systems of whatever cost)	£190.00	£170.00	£360.00	£375.00
B12	Cost of work exceeding £5,000 & not exceeding £25,000	£275.00	£335.00	£610.00	£635.00
B13	Cost of work exceeding £25,000 & not exceeding £100,000	£415.00	£495.00	£910.00	£950.00
Notifiable Electrical work (in addition to the above, where applicable)					
B14	(Where a satisfactory certificate will not be issued by a Part P registered electrician)			£400.00	

Multiple work reductions. Where the proposed works consist of more than one of the above elements then the appropriate charge is calculated by paying the full amount for the most expensive element and only 75% for the other applicable elements. (Electrical work not included.)

* Charges reduced to reflect where controlled electrical installations are being carried out, tested and certified by a registered Part P electrician.

TABLE C - ALL OTHER NON-DOMESTIC WORK
Limited to work not more than 3 storeys above ground level

Code	Extensions and New Build	Full Plans		Regularisation Charge
		Plan Charge	Inspection Charge	
C01	Separate single storey with floor area not exceeding 40m ²	305.00	495.00	£835.00
C02	Single storey with floor area exceeding 40m ² but not exceeding 100m ²	440.00	810.00	£1,300.00
C03	With some part 2 or 3 storey in height and a total floor area not exceeding 40m ²	305.00	495.00	£835.00
C04	With some part 2 or 3 storey in height and a total floor area exceeding 40m ² but not exceeding 100m ²	440.00	810.00	£1,300.00
Alterations				
C05	Cost of work not exceeding £5,000	£200.00	£165.00	£380.00
C06	Replacement of windows, rooflights, roof windows or external glazed doors (not exceeding 20 units)	£200.00	£165.00	£380.00
C07	Renewable Energy systems (not covered by an appropriate competent persons scheme)	£200.00	£165.00	£380.00
C08	Installation of new shop front	£200.00	£165.00	£380.00
C09	Cost of work exceeding £5,000 & not exceeding £25,000	£300.00	£335.00	£660.00
C10	Replacement of windows, rooflights, roof windows or external glazed doors (exceeding 20 units)	£200.00	£220.00	£440.00
C11	Renovation of thermal elements	£200.00	£165.00	£380.00
C12	Installation of a Raised Storage Platform within an existing building	£200.00	£220.00	£440.00
C13	Cost of works exceeding £25,000 & not exceeding £100,000	£430.00	£495.00	£965.00
C14	Fit out of building up to 100m ²	£200.00	£220.00	£440.00

OR

Multiple work reductions. Where the proposed works consist of more than one of the above elements then the appropriate charge is calculated by paying the full amount for the most expensive element and only 75% for the other applicable elements.

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VAT rate: 20%

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TABLE D - Miscellaneous Charges

Code	Description	Charge	Notes
D01	Retrieve an archive file, undertake research, further inspection(s) and issue a completion certificate in respect of a project following a period of three years since the last inspection of the work	£250.00	Includes for a maximum of 3 inspections
D02	Research, retrieval and issue charge per property for Building Regulation Decision Notice(s), Completion Certificates or PRC repair documentation where available	£60.00	email PDF copy
D02A	Research, retrieval and issue charge per property for Building Regulation Decision Notice(s), Completion Certificates or PRC repair documentation where available	£65.00	Hard copy posted
D03	Letter confirming exemption from Building Regulations (subject to provision of information to outline proposals/work)	£60.00	email PDF copy
D03A	Letter confirming exemption from Building Regulations (subject to provision of information to outline proposals/work)	£65.00	Hard copy posted

TABLE E - Other Professional Services

Code	Description	Charge	Notes
E01	Hourly rate of reimbursement to support the Building Safety Regulator in performing its relevant functions under the Building Safety Act 2022	£85.06	+ VAT