

Building Control Standard Charges

VAT rate: 20 %

Effective date: 1st April 2025

Charges to be read in conjuction 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	Full Plans			Building		Regularisation		
	Bungalows less than 4 storeys	Plan Charge*	Inspection Charge *		Notice Charge *		Charge *		
A01	1 Plot	£300.00	£700.00		£1,000.00		£1,040.00		
A02	2 Plots	£450.00	£1,050.00		£1,500.00		£1,565.00		
A03	3 Plots	£650.00	£1,350.00		£2,000.00		£2,085.00		
A04	4 Plots	£850.00	£1,650.00		£2,500.00		£2,605.00		
A05	5 Plots	£1,000.00	£2,000.00		£3,000.00		£3,125.00		
	Flats								
A06	1	£300.00	£700.00	OR	£1,000.00	OR	£1,040.00		
A07	2	£450.00	£1,050.00		£1,500.00		£1,565.00		
A08	3	£650.00	£1,350.00		£2,000.00		£2,085.00		
A09	4	£850.00	£1,650.00		£2,500.00 £3,000.00		£2,605.00		
A10	5	£1,000.00	£2,000.00				£3,125.00		
	Conversion to								
A11	Single Dwelling-House	£380.00	£570.00		£950.00		£990.00		
A12	Single Flat	£380.00	£405.00		£785.00		£820.00		
	Notifiable electrical w			ion	to the above, pe	r dv	welling)		
A13	(Where a satisfactory certificate will not be issued by a Part P registered electrican)				£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		Regularisation		
		Plan Charge*	Inspection Charge *		Notice Charge *		Charge *	
B01	Separate single storey extension with floor area not exceeding 40m ²	£300.00	£550.00		£850.00		£885.00	
B02	Separate single storey extension with floor area exceeding 40m² but not exceeding 100m²	£425.00	£875.00		£1,300.00		£1,355.00	
B03	Separate extension with some part 2 or 3 storeys in height and a total floor area not exceeding 40m ²	£300.00	£550.00		£850.00		£885.00	
	Separate extension with some part 2 or 3 storeys in height and a total floor area exceeding 40m² but not ex 100m²	£425.00	£875.00		£1,300.00		£1,355.00	
	A building or extension comprising SOLELY of a garage, carport or store total floor area not exceeding 100m ²	£200.00	£450.00		£650.00		£675.00	
B06	Detached non-habitable domestic building with total floor area not exceeding 50m ²	£285.00	£515.00	8	£800.00	~	£835.00	
	Conversions			OR		OR		
B07	First floor & second floor loft conversions under 40m ² floor area	£350.00	£530.00		£880.00		£915.00	
B08	Other work (e.g. garage conversions)	£200.00	£280.00		£480.00		£500.00	
	Iterations (including underpinning)							
B09	Renovation of a thermal element	£200.00	£175.00		£375.00		£390.00	
B10	Replacement of windows, roof lights, roof windows or external glazed doors	£200.00	£175.00		£375.00		£390.00	
B11	Cost of work not exceeding £5,000 (Including Renewable Energy systems of whatever cost)	£200.00	£175.00		£375.00		£390.00	
B12	Cost of work exceeding £5,000 & not exceeding £25,000	£285.00	£345.00		£630.00		£655.00	
B13	Cost of work exceeding £25,000 & not exceeding £100,000	£425.00	£515.00		£940.00		£980.00	
	Notifiable Electrical w	•			here applicab	le)		
B14	Where a satisfactory certificate will not be issued by a Part P registered electrican)				£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
		Plan Charge Inspection Charge			Charge
C01	Separate single storey with floor area not exceeding 40m ²	320.00	530.00		£885.00
C02	Single storey with floor area exceeding 40m2 but not exceeding 100m2	450.00	850.00		£1,355.00
C03	With some part 2 or 3 storey in height and a total floor area not exceeding 40m2	320.00	530.00		£885.00
C04	With some part 2 or 3 storey in height and a total floor area exceeding 40m2 but not exceeding 100m2				£1,355.00
	Alterations				
C05	Cost of work not exceeding £5,000	£200.00	£180.00		£395.00
C06	Replacement of windows, rooflights, roof windows or external glazed doors (not exceeding 20 units)	£200.00	£180.00	2	£395.00
C07	Renewable Energy systems (not covered by an appropriate comptent persons scheme)	£200.00	£180.00	OR	£395.00
C08	Installation of new shop front	£200.00	£180.00		£395.00
C09	Cost of work exceeding £5,000 & not exceeding £25,000	£300.00	£355.00		£680.00
C10	Replacement of windows, rooflights, roof windows or external glazed doors (exceeding 20 units)	£200.00	£235.00		£455.00
C11	Renovation of thermal elements	£200.00	£180.00		£395.00
C12	Installation of a Raised Storage Platform within an existing building	£225.00	£210.00		£455.00
C13	Cost of works exceeding £25,000 & not exceeding £100,000	£450.00	£500.00		£990.00
C14	Fit out of building up to 100m2	£225.00	£210.00		£455.00

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.



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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	£260.00	Includes for a maximum of 3 inspections
D01A	Initial registration and first 3 inspections in respect of a cancelled Initial Notice (Reversion). Additional time spent on aopplication charged by the hour.	£350.00	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
	Hourly rate of reimbursement to support the Building Safety Regulator in performing its relevant functions under the Building Safety Act 2022	£88.00	+ VAT