

TOWN HALL
THE PARADE
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GUIDANCE NOTES

NEW DWELLINGS (Table A)

The charges for Building Regulation work are intended to cover the cost of the service. There are two methods that the authority may use to establish the charge for building work.

Individually determined charges, and the establishment of a standard charge.

Individual determination of a charge

Charges are individually determined for the larger and/or more complex projects. This includes:

Work consisting of the erection or conversion of five or more dwellings, or

Work consisting of the erection or conversion of dwellings where the floor area of a dwelling exceeds 300m².

If your building work is defined as requiring an individual assessment or a charge you should e-mail Building Control at: buildingcontrol@epsom-ewell.gov.uk preferable with 'request for a building regulation quotation' in the title of the e-mail and provide copies of plans and a description of the intended work.

Standard charges

The following table gives details of the standard charges for new dwellings and conversions to form dwellings:

These standard charges have been set by the authority on the basis that the building work does not consist of, or include, innovative or high risk construction techniques and/or the duration of the building work from commencement to completion does not exceed 12 months.

The charges have been set on the basis that the design and building work is undertaken by a person or company that is competent to carry out the relevant design and building work referred to in the standard charges tables. If they are not, the work may incur supplementary charges.

Table A - Standard charges for the CREATION OR CONVERSION to NEW HOUSING

Category	Description of work	Plan charge (inc VAT) (£)	Inspection charge (inc VAT) (£)	Building Notice charge (inc VAT) (£)	Regularisation charge (no VAT) (£)	Additional charge for Part P
A1 (DOM)	1 unit	1010.00	0.00	1010.00	1260.00	Yes, See note
A2 (DOM)	2 units	1420.00	0.00	1420.00	1775.00	Yes, See note
A3 (DOM)	3 units	400.00	1250.00	1650.00	2060.00	Yes, See note
A4 (DOM)	4 units	400.00	1600.00	2000.00	2500.00	Yes, See note
A5 (DOM)	5 units	400.00	1800.00	2200.00	2750.00	Yes, See note

Notes:

The additional charge is becomes payable when the electrical installation is not being carried out by a Part P registered electrician. The charge is per dwelling.

A Part P registered electrician is a qualified electrician who also has the necessary building regulation knowledge to enable his accreditation body to certify his work. In order to recover the local authority costs if anyone other than a Part P registered electrician undertakes the electrical work the additional charge is payable..

Note: For five or more dwellings of if the floor area exceeds 300m² the charge is individually assessed.

VAT is not payable on Regularisation type applications