Building Control

Building Control Charges
The Building (Local Authority Charges) Regulations 2010

EFFECTIVE FROM: 1 September 2018

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

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Table B - Standard charge for DOMESTIC EXTENSIONS to a single building

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
B1 (DEX-1)	Single storey n/e 10m2	500.00	0.00	500.00	625.00	Yes, See note
B2 (DEX-2)	Single storey 10m2-40m2	640.00	0.00	640.00	800.00	Yes, See note
B3 (DEX-3)	Single storey 40m2-100m2	850.00	0.00	850.00	1060.00	Yes, See note
B4 (DEX-6)	Two storey n/e 40m2	700.00	0.00	700.00	875.00	Yes, See note
B5 (DEX-7)	Two storey 40m2-100m2	960.00	0.00	960.00	1200.00	Yes, See note
B6 (DEX-8)	Two storey 100m2-200m2	1200.00	0.00	1200.00	1500.00	Yes, See note
B8 (DGA-2)	Detached garage or carport up 100m2	350.00	0.00	350.00	435.00	Yes, See note
B7 (DGA-1)	Attached garage or carport up 100m2	450.00	0.00	450.00	560.00	Yes, See note

Notes:

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.

Single storey means one storey at any floor level.
VAT is not payable on Regularisation type applications

Detached leasure buildings will be charged as an equivalent sized extension

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Table C - Standard charge for DOMESTIC ALTERATIONS to a single building

Category	Description	Plan Charge **(inc VAT)** (£)	Inspection charge **(inc VAT)** (£)	Building Notice Charge **(inc VAT)** (£)	Regularisation charge **(no VAT)** (£)	Details of reduction % (except RG Applications)	Additional charge for Part P
C1 (DAL-L)	Loft conversion without dormer (max 60m2)	560.00	0.00	560.00	700.00	25	Yes, See note
C2 (DAL-L)	Loft conversion with dormer or change to roof line (max 60m2)	700.00	0.00	700.00	875.00	25	Yes, See note
C3 (DAL-G)	Conversion of garage up to 60m2	450.00	0.00	450.00	560.00	25	Yes, See note
C5 (DAL-B)	Alterations to create or extend basement up to 100m2	1000.00	0.00	1000.00	1250.00	25	Yes, See note
C6 (DAL-T)	Renovation of thermal element	260.00	0.00	260.00	325.00	25	Yes, See note
C7 (DAL-1)	Estimated cost up to £5000	260.00	0.00	260.00	325.00	25	Yes, See note
C8 (DAL-2)	Estimated cost £5001-£25000	450.00	0.00	450.00	560.00	25	Yes, See note
C9 (DAL-3)	Estimated cost £25001-£50000	600.00	0.00	600.00	750.00	25	Yes, See note
C10 (DAL-4)	Estimated cost £50001-£75000	750.00	0.00	750.00	935.00	25	Yes, See note

C13 (DAL-W)	Window/door replacement up to 20 units	210.00	0.00	210.00	260.00	Nil	N/A
C12 (DAL-E)	Other electrical & Gas work	N/A	0.00	340.00	425.00	Nil	No
C15 (DAL-U)	Underpinning	Individual determined charge					
C17	Charge for change of use	240.00	0.00	240.00	300.00	Nil	N/A

Notes:

The reduced inspection or building notice charge will only apply when any notifiable electrical work is carried out using a Part P registered electrician or if the only electrical work carried out is non-notifiable. (your electrician should be aware of the definition of non-notifiable work).

VAT is not payable on Regularisation type applications

A renovation of a thermal element means work to a roof, wall or floor where part of the existing structure is being renovated by more than 25% of the total building envelope or 50% of the surface of the individual element.

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Table D - Standard charge for all other non domestic work - EXTENSIONS AND NEW BUILD

		Industrial and storage use		
Category	Description	Plan charge (inc VAT) (£)	Inspection charge (inc VAT) (£)	Regularisation charge (no VAT) (£)
D1 (OTH-1)	Floor area n/e 10m2	500.00	0.00	625.00
D2 (OTH-2)	Floor area 10m2-40m2	600.00	0.00	750.00
D3 (OTH-3)	Floor area 40m2-100m2	850.00	0.00	1060.00
D4 (OTH-4)	Floor area 100m2-200m2	1000.00	0.00	1250.00

		All other classes		
Category	Description	Plan charge (inc VAT) (£)	Inspection charge (inc VAT) (£)	Regularisation charge (no VAT) (£)
D13 (OTH-1)	Floor area n/e 10m2	600.00	0.00	750.00
D14 (OTH-2)	Floor area 10m2-40m2	800.00	0.00	1000.00
D15 (OTH-3)	Floor area 40m2-100m2	1000.00	0.00	1250.00
D16 (OTH-4)	Floor area 100m2-200m2	1500.00	0.00	1875.00

Notes:

The amount of time to carry out the building regulation function varies, dependent on the different use categories of buildings.

The amount of time to check and inspect a building used for industrial and storage use is less than that for other uses. The charge for an assembly use building is much higher due to the additional time in respect of this type of work.

The use of a building is different under the provisions of the Building Regulations 2010

A basement is considered to be a storey and there is an additional charge of £200 if the work is in relation to a basement.

VAT is not payable on Regularisation type applications

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Table E - Standard charge for all other non domestic work - ALTERATIONS

Category	Description of work	Plan charge **(inc VAT)** (£)	Inspection charge **(inc VAT)** (£)	Regularisation charge **(no VAT)** (£)
E1 (OAL-U)	Underpinning	Individual Determined Charge		
E19 OAL-W)	New shop front	240.00	0.00	300.00
E3 (OAL-W)	Window replacement up to 20 windows	240.00	0.00	300.00
E4 (OAL-W)	Window replacement 20-50 windows	400.00	0.00	500.00
E5 (OAL-T)	Renovation of thermal element up to £50000	300.00	0.00	375.00
E6 (OAL-T)	Renovation of thermal element £50001-£100000	360.00	0.00	450.00
E7 (OAL-T)	Renovation of thermal element £100001-£250000	480.00	0.00	600.00
E8 (OAL-1)	Estimated cost up to £5000	290.00	0.00	360.00
E9 (OAL-2)	Estimated cost £5001-£25000	450.00	0.00	560.00
E10 (OAL-3)	Estimated cost £25000-£50000	600.00	0.00	750.00
E11 (OAL-4)	Estimated cost £50001-£100000	950.00	0.00	1185.00
E12 (OAL-5)	Estimated cost £100001-£150000	1200.00	0.00	1500.00
E13 (OAL-M)	Installation of Mezzanine floor (up to 500m2)	820.00	0.00	1025.00
E20 (OAL-S)	Office/shop fit out floor area up to 500m2	510.00	0.00	560.00
E21 (OAL-S)	Office/shop fit out floor area betweeen 500m2 and 1000m2	650.00	0.00	685.00
E18	Charge for change of use	240.00	0.00	300.00

Notes:

The charge for change of use is in addition to the charge for associated building work which is subject to a separate charge.

The additional charge does not apply in relation to a building used for residential purposes that is alterered to create more or fewer dwellings.

VAT is not payable on Regularisation type applications