

NB THIS FEE SHEET REFLECTS 17.5% VAT RATE

Guidance Note

The object of this guidance note is to provide information to Building Regulation applicants, full details are to be found in the Council's Scheme of Charges which can be inspected at the: Civic Offices, High Street, Epping, Essex CM16 4BZ.

VAT ON BUILDING REGULATION CHARGES

Value Added Tax is payable on Building Regulation Charges, with the exception of Regularisation Charges

FULL PLANS APPLICATIONS

The Plan Charge for work described in sections 1 to 7 below is payable when the full plans application is given to the Council. The Inspection Charge is payable after the first inspection of the work, an invoice will be sent to the applicant.

REGULARISATION CHARGE

The Regularisation Charge for work described in sections 1 to 7 below, shall be equal to the Building Notice Charge (excluding VAT) plus 20%. This charge is payable when the Regularisation Application is given to the Council.

PAYMENT BY CHEQUE

If payment is made by cheque, it must be made payable to Epping Forest District Council.

Type of Work	FULL PLANS APPLICATIONS				BUILDING NOTICE			
	Plan Charge		Inspection Charge		Charge			
	Ex Vat	Inc Vat	Ex Vat	Inc Vat	Ex Vat	Inc Vat		
	£	£	£	£	£	£		
1. Detached Garages and Carports under 40m ² floor area	39.13	45.98	104.35	122.61	143.48	168.59		
2. Domestic Extension not exceeding 10m ² floor area, not including Loft Conversions	69.57	81.74	209.57	246.24	279.13	327.98		
3. Domestic Extension exceeding 10m ² floor area but not more than 40m ² floor area, not including Loft Conversions	109.57	128.74	329.57	387.24	439.13	515.98		
4. Domestic Extension exceeding 40m ² floor area but not more than 60m ² floor area, not including Loft Conversions	146.96	172.67	440.00	517.00	586.96	689.67		
5. The replacement of windows, roof lights, roof windows and external doors to an existing dwelling where the estimated cost of the work does not exceed £5,000	63.48	74.59			63.48	74.59		
6. Erection of houses or flats, not exceeding 3 storeys, including basements or each not exceeding 300m ² in floor area	Number of houses or flats		Plan Charge		Inspection Charge		Building Notice	
			Ex Vat	Inc Vat	Ex Vat	Inc Vat	Ex Vat	Inc Vat
			£	£	£	£	£	£
	1		205.22	241.13	233.91	274.85	439.13	515.98
	2		300.00	352.50	439.13	515.98	739.13	868.48
	3		396.52	465.91	636.52	747.91	1033.04	1213.83
	4		490.43	576.26	841.74	989.04	1332.17	1565.30
	5		592.17	695.80	1039.13	1220.98	1631.30	1916.78
	6		695.65	817.39	1147.83	1348.70	1843.48	2166.09
	7		724.35	851.11	1382.61	1624.57	2106.96	2475.67
	8		753.91	885.85	1616.52	1899.41	2370.43	2785.26
	9		783.48	920.59	1850.43	2174.26	2633.91	3094.85
	10		790.43	928.76	2106.96	2475.67	2897.39	3404.43
	11		797.39	936.93	2311.30	2715.78	3108.70	3652.72
	12		805.22	946.13	2515.65	2955.89	3320.87	3902.02
	13		812.17	954.30	2720.87	3197.02	3533.04	4151.33
	14		819.13	962.48	2925.22	3437.13	3744.35	4399.61
	15		826.09	970.65	3130.43	3678.26	3956.52	4648.91
	16		833.91	979.85	3334.78	3918.37	4168.70	4898.22
	17		841.74	989.04	3540.00	4159.50	4381.74	5148.54
	18		848.70	997.22	3744.35	4399.61	4593.04	5396.83
	19		855.65	1005.39	3949.57	4640.74	4805.22	5646.13
	20		864.35	1015.61	4153.91	4880.85	5018.26	5896.46
21 to 30		878.26	1031.96	4300.87	5053.52	5179.13	6085.48	
+ For each dwelling above the minimum		15.65	18.39	146.96	172.67	162.61	191.07	
31 and over		1034.78	1215.87	5770.43	6780.26	6805.22	7996.13	
+ For each dwelling above the minimum		6.96	8.17	110.43	129.76	117.39	137.93	

7. All Other Work, including Loft total Conversions - Related to the estimated cost (excluding VAT)	Plan Charge		Inspection Charge		Building Notice	
	Ex Vat	Inc Vat	Ex Vat	Inc Vat	Ex Vat	Inc Vat
	£	£	£	£	£	£
0.00-2000	133.04	156.33	0.00	0.00	133.04	156.33
2001-5000	235.65	276.89	0.00	0.00	235.65	276.89
5001-6000	57.39	67.43	191.30	224.78	248.70	292.22
6001-7000	60.87	71.52	200.87	236.02	261.74	307.54
7001-8000	64.35	75.61	210.43	247.26	274.78	322.87
8001-9000	67.83	79.70	220.00	258.50	287.83	338.20
9001-10,000	71.30	83.78	229.57	269.74	300.87	353.52
10,001-11,000	74.78	87.87	239.13	280.98	313.91	368.85
11,001-12,000	78.26	91.96	248.70	292.22	326.96	384.17
12,001-13,000	81.74	96.04	258.26	303.46	340.00	399.50
13,001-14,000	85.22	100.13	267.83	314.70	353.04	414.83
14,001-15,000	88.70	104.22	277.39	325.93	366.09	430.15
15,001-16,000	92.17	108.30	286.96	337.17	379.13	445.48
16,001-17,000	95.65	112.39	296.52	348.41	392.17	460.80
17,001-18,000	99.13	116.48	306.09	359.65	405.22	476.13
18,001-19,000	102.61	120.57	315.65	370.89	418.26	491.46
19,001-20,000	106.09	124.65	325.22	382.13	431.30	506.78
20,001-21,000	108.70	127.72	333.91	392.35	442.61	520.07
21,001-22,000	111.30	130.78	342.61	402.57	453.91	533.35
22,001-23,000	113.91	133.85	351.30	412.78	465.22	546.63
23,001-24,000	116.52	136.91	360.00	423.00	476.52	559.91
24,001-25,000	119.13	139.98	368.70	433.22	487.83	573.20
25,001-26,000	121.74	143.04	377.39	443.43	499.13	586.48
26,001-27,000	124.35	146.11	386.09	453.65	510.43	599.76
27,001-28,000	126.96	149.17	394.78	463.87	521.74	613.04
28,001-29,000	129.57	152.24	403.48	474.09	533.04	626.33
29,001-30,000	132.17	155.30	412.17	484.30	544.35	639.61
30,001-31,000	134.78	158.37	420.87	494.52	555.65	652.89
31,001-32,000	137.39	161.43	429.57	504.74	566.96	666.17
32,001-33,000	140.00	164.50	438.26	514.96	578.26	679.46
33,001-34,000	142.61	167.57	446.96	525.17	589.57	692.74
34,001-35,000	145.22	170.63	455.65	535.39	600.87	706.02
35,001-36,000	147.83	173.70	464.35	545.61	612.17	719.30
36,001-37,000	150.43	176.76	473.04	555.83	623.48	732.59
37,001-38,000	153.04	179.83	481.74	566.04	634.78	745.87
38,001-39,000	155.65	182.89	490.43	576.26	646.09	759.15
39,001-40,000	158.26	185.96	499.13	586.48	657.39	772.43
40,001-41,000	160.87	189.02	507.83	596.70	668.70	785.72
41,001-42,000	163.48	192.09	516.52	606.91	680.00	799.00
42,001-43,000	166.09	195.15	525.22	617.13	691.30	812.28
43,001-44,000	168.70	198.22	533.91	627.35	702.61	825.57
44,001-45,000	171.30	201.28	542.61	637.57	713.91	838.85
45,001-46,000	173.91	204.35	551.30	647.78	725.22	852.13
46,001-47,000	176.52	207.41	560.00	658.00	736.52	865.41
47,001-48,000	179.13	210.48	568.70	668.22	747.83	878.70
48,001-49,000	181.74	213.54	577.39	678.43	759.13	891.98
49,001-50,000	184.35	216.61	586.09	688.65	770.43	905.26
50,001-100,000	184.35		586.09	688.65	770.43	
+ for every additional 1000 or part above 50,000, plus VAT where applicable	2.61	3.07	8.70	10.22	11.30	13.28
100,001-1,000,000	314.78	369.87	1020.87	1199.52	1335.65	1569.39
+ for every additional 1000 or part above 100,000 plus VAT where applicable	1.30	1.53	3.91	4.60	5.22	6.13
1,000,001-10,000,000	1488.70	1749.22	4542.61	5337.57	6031.30	7086.78
+ for every additional 1000 or part above 1,000,000 plus VAT where applicable	0.87	1.02	3.04	3.58	3.91	4.60