

LONDON BOROUGH OF WALTHAM FOREST
BUILDING REGULATIONS CHARGING SCHEME 2023, No3

LONDON BOROUGH OF WALTHAM FOREST

The Building (Local Authority Charges) Regulations 2010

BUILDING REGULATIONS CHARGING SCHEME No. 3, 2023

1. This scheme may be cited as the London Borough of Waltham Forest Building Regulations Charging Scheme No.3, 2023 (the Charging Scheme), and comes into effect on the 1st April 2023.
2. This Charging Scheme is made under the Building (Local Authority Charges) Regulations, 2010 (the Charges Regulations). The Charging Scheme includes the following clauses and definitions and tables of standard charges and advice on assessed charges, as set out in Annexes A and B respectively, which are integral parts of it. It may be advisable to read this Charging Scheme in conjunction with the Charges Regulations.
3. The London Borough of Waltham Forest is authorised, subject to and in accordance with the Charges Regulations, to fix such charges as it may determine from time to time by means of its Charging Scheme for or in connection with the performance of its functions relating to building regulations (subject to the exception for building work solely required for disabled persons); and to recover those charges from relevant persons as provided by the Charges Regulations.
4. The London Borough of Waltham Forest is authorised, subject to and in accordance with the Charges Regulations, to amend, revoke or replace any scheme which has been made by them in accordance with clause 2 above.
5. The following definitions apply to this Charging Scheme and should be read in conjunction with the other clauses and tables which constitute the Charging Scheme:

‘building’ means any permanent or temporary building but not any other kind of structure or erection, and a reference to a building includes a reference to part of a building.

‘building notice’ means a notice given in accordance with regulations 12(2)(a) and 13 of the Building Regulations 2010 (as amended).

‘building work’ means:

- (a) the erection or extension of a building;
- (b) the provision or extension of a controlled service or fitting in or in connection with a building;
- (c) the material alteration of a building, or a controlled service or fitting;
- (d) work required by building regulation 6 (requirements relating to material change of use);
- (e) the insertion of insulating material into the cavity wall of a building;
- (f) work involving the underpinning of a building;

‘chargeable function’ means a function relating to the following –

- (a) the passing or rejection of plans of proposed building work which has been deposited with the London Borough of Waltham Forest in accordance with section 16 of the Building Act 1984 (as amended).
- (b) the inspection of building work for which plans have been deposited with the London Borough of Waltham Forest in accordance with the Building Regulations 2010 (as amended) and with section 16 of the Building Act 1984 (as amended)
- (c) the consideration of a building notice which has been given to the London Borough of Waltham Forest in accordance with the Building Regulations 2010 (as amended)
- (d) the consideration of building work reverting to the London Borough of Waltham Forest under the Building (Approved Inspectors etc.) Regulations 2010 (as amended)
- (e) the consideration of a regularisation application submitted to the London Borough of Waltham Forest under regulation 18 of the Building Regulations 2010 (as amended).

‘chargeable advice’ is a charge made by the London Borough of Waltham Forest in relation to a request for building regulation advice as regards any particular case where such a charge is made in anticipation of the future exercise of their chargeable functions in relation to that case, save that no charge is made for the first hour of time spent by an officer of the London Borough of Waltham Forest in providing such chargeable advice.

‘cost’ does not include any professional fees paid to an architect, quantity surveyor or any other person.

‘dwelling’ includes a dwelling-house and a flat.

‘dwelling-house’ does not include a flat or a building containing a flat.

‘estimated cost’ in relation to the factors to be taken into account in estimating the time required by officers of the London Borough of Waltham Forest for performing a chargeable function or chargeable advice means the amount accepted by the London Borough of Waltham Forest as that which a person engaged in the business of carrying out building work would reasonably charge for carrying out the work in question, excluding value added tax and professional fees.

‘financial year’ is the period of 12 months beginning 1st April.

‘flat’ means a separate and self-contained premises constructed or adapted for use for residential purposes and forming part of a building from some other part of which it is divided horizontally.

‘floor area of a building or extension’ is the total floor area calculated by reference to the finished internal faces of the walls enclosing the area, or, if at any point there is no enclosing wall, by reference to the outermost edge of the floor.

‘relevant person’ means:

- (a) in relation to a plan charge, inspection charge, reversion charge or building notice charge, the person who carries out the building work or on whose behalf the building work is carried out;
- (b) in relation to a regularisation charge, the owner of the building; and
- (c) in relation to chargeable advice, any person requesting advice for which a charge may be made pursuant to the definition of ‘chargeable advice’

‘total floor area of a building’ is the total of the floor area of all the storeys which comprise that building.

‘total floor area of an extension’ is the total of the floor areas of all the storeys in the extension.

6. The London Borough of Waltham Forest has not fixed by means of its scheme, nor intends to recover a charge in relation to an existing dwelling which is, or is to be, occupied by a disabled person as a permanent residence; and where the whole of the building work in question is solely-

- (a) for the purpose of providing means of access for the disabled person by way of entrance or exit to or from the dwelling or any part of it, or
- (b) for the purpose of providing accommodation or facilities designed to secure the greater health, safety, welfare or convenience of the disabled person.

7. The London Borough of Waltham Forest has not fixed by means of its scheme, nor intends to recover a charge for the purpose of providing accommodation or facilities designed to secure the greater health, safety, welfare or convenience of a disabled person in relation to an existing dwelling, which is, or is to be, occupied by that disabled person as a permanent residence and as outlined in clause 6 (b) above, where such work consists of-
- (a) the adaptation or extension of existing accommodation or an existing facility or the provision of alternative accommodation or an alternative facility where the existing accommodation or facility could not be used by the disabled person or could be used by the disabled person only with assistance; or
 - (b) the provision of extension of a room which is or will be used solely-
 - (i) for the carrying out for the benefit of the disabled person of medical treatment which cannot reasonably be carried out in any other room in the dwelling, or
 - (ii) for the storage of medical equipment for the use of the disabled person, or
 - (iii) to provide sleeping accommodation for a carer where the disabled person requires 24-hour care.
8. The London Borough of Waltham Forest has not fixed by means of its scheme, nor intends to recover a charge in relation to an existing building to which members of the public are admitted (whether on payment or otherwise); and where the whole of the building work in question is solely-
- (a) for the purpose of providing means of access for disabled persons by way of entrance or exit to or from the building or any part of it; or
 - (b) for the provision of facilities designed to secure the greater health, safety, welfare or disabled persons.

Note: 'disabled person' means a person who is within any of the descriptions of persons by definition of disability under the Equalities Act 2010

9. The London Borough of Waltham Forest is authorised within its Charging Scheme to make a charge for or in connection with each of the following functions which it carries out-
- (a) the passing or rejection of plans of proposed building work deposited with the London Borough of Waltham Forest in accordance with Section 16 of the Building Act 1984 (as amended) (referred to as a "plan charge").
 - (b) the inspection of building work for which plans have been deposited with the London Borough of Waltham Forest in accordance with the Building Regulations 2010 (as amended) and with Section 16 of the Building Act 1984 (as amended) (referred to as an "inspection charge").
 - (c) the consideration of a building notice which has been given to the London Borough of Waltham Forest in accordance with the Building Regulations 2010 (as amended) (referred to as a "building notice charge").
 - (d) the consideration of building work reverting to the London Borough of Waltham Forest under the Building (Approved Inspectors etc.) Regulations 2010 (as amended) (referred to as a "reversion charge") and.
 - (e) the consideration of an application made to the London Borough of Waltham Forest under Building Regulation 18 (unauthorised building work) of the Building Regulations 2010 (as amended) and the inspection of any building work to which the application relates (referred to as a "regularisation charge").

10. The London Borough of Waltham Forest is also authorised within its Charging Scheme to make a charge in relation to a request for advice as regards any particular case where such a charge is made in anticipation of the future exercise of its chargeable functions in relation to that case (referred to as “chargeable advice”); save that no charge is to be made for the first hour of time spent by an officer of the Council in providing such chargeable advice.
11. The London Borough of Waltham Forest Charging Scheme has been fixed such that its objective is to ensure that, taking one financial year with another, the income to be derived by the Council from performing chargeable functions and providing chargeable advice (referred to as “chargeable income”) as nearly as possible equates to the costs incurred by the Council in performing chargeable functions and providing chargeable advice (referred to as “chargeable costs”). At the end of the financial year within which the London Borough of Waltham Forest first made this Charging Scheme and of each subsequent financial year, the Council will conduct a review of the level of charges set out under this Charging Scheme for the purpose of achieving the Charging Scheme’s objective above.
12. Immediately following the review of the level of charges, the London Borough of Waltham Forest will prepare a “building control statement” setting out as regards the financial year to which it relates, the chargeable costs, the chargeable income and the amount of any surplus or deficit. Such “building control statement” will be approved by the London Borough of Waltham Forest’s Director of Finance and will be published not more than six months after the end of the financial year to which the statement relates.
13. Each charge determined within the London Borough of Waltham Forest Charging Scheme has been related to the costs of providing building regulation services in relation to particular building work or building work of particular descriptions having regard to the objective outlined in clause 11 above. Where this Charging Scheme is first made and takes effect at any time other than the beginning of a financial year, the London Borough of Waltham Forest will have regard to any estimated surplus or deficit arising for that part of the financial year for which its existing scheme made under the Building (Local Authority Charges) regulations 2010 continues to have effect.
14. The costs of providing the London Borough of Waltham Forest building regulation services in relation to chargeable functions or chargeable advice has been calculated using the hourly rate at which the time of its officers will be charged and the factors which have been taken into account in estimating the time required by its officers for performing a chargeable function or providing chargeable advice (in relation to particular building work or building work of particular descriptions).
15. In calculating these charges, the hourly rate of London Borough of Waltham Forest building regulation officers is set at **£75.00** plus VAT where applicable.
16. Where the London Borough of Waltham Forest consider it necessary to engage and incur the costs of a consultant to provide specialist advice or services in relation to a particular aspect of building work, those costs will be included in the determination of the charges referred to in this Charging Scheme.
17. In calculating the costs and in estimating the time required by its officers for performing a chargeable function or providing chargeable advice (in relation to particular building work or building work of particular descriptions), both in relation to standard and assessed charges, the London Borough of Waltham Forest has taken some or all of the following factors into account:
 - (a) the existing use of a building, or the proposed use of the building after completion of the building work;
 - (b) the different kinds of building work described in regulation 3(1)(a) to (i) of the Building Regulations 2000 (as amended). (*see definition of ‘building work’ in clause 5 above*);

- (c) the floor area of the building or extension. (*see definitions of 'floor area of a building or extension', 'total floor area of a building' and 'total floor area of an extension' in clause 5 above*);
 - (d) the estimated duration of the building work and the anticipated number of inspections to be carried out.
18. In calculating the costs and in estimating the time required by its officers for performing a chargeable function or providing chargeable advice (in relation to particular building work or building work of particular descriptions), in relation to assessed charges for individual projects, the London Borough of Waltham Forest will take some or all of the following additional factors into account in assessing the charges:
- (e) the estimated cost of the building work;
 - (f) the nature of the design of the building work and whether innovative or high risk construction techniques are to be used; and
 - (g) whether the person who intends to carry out part of the building work is a person named in a self-certification scheme or list of exemptions under schedule 2 of the Building Regulations 2010 (as amended); or is carrying out the descriptions of work where no building notice or deposit of full plans is required under schedule 2 of the Building Regulations 2010 (as amended) both as mentioned in building regulation 12(6).
 - (h) whether in respect of the building work a notification has been made that design details approved by Robust Details Limited are to be used as outlined in regulation 20A(4) of the Building Regulations 2000 (as amended);
 - (i) whether an application or building notice is in respect of two or more buildings or building works all of which are substantially the same as each other;
 - (j) whether an application or building notice is in respect of building work which is substantially the same as building work in respect of which plans have previously been deposited or building works inspected by the London Borough of Waltham Forest;
 - (k) whether chargeable advice has been given which is likely to result in less time being taken by the London Borough of Waltham Forest to perform the chargeable function; and
 - (l) whether it is necessary to engage and to incur the costs of a consultant to provide specialist advice or services in relation to a particular aspect of the building work.
19. On receipt of an application or notice relating to particular building work or building work of particular descriptions, the London Borough of Waltham Forest in determining its building regulation charges by reference to a standard charge published in the scheme (see schedule of standard charges listed in Annex A), has taken into account the factors listed in clause 17 above.
20. On receipt of a request for advice, an application or notice relating to particular building work or building work of particular descriptions, the London Borough of Waltham Forest in determining its building regulation charges by reference to an individual assessment of the charge to be made (see guidance on assessed charges in Annex B), will take into account the factors listed in clauses 17 and 18 above and such individually determined charges will be confirmed in writing specifying the amount of the charge and the factors which have been taken into account.
21. No charge will be made for the first hour of an officer's time in respect of chargeable building regulation advice given by such officer of the London Borough of Waltham Forest.
22. Where in relation to a request from a relevant person, one or more standard charges would apply to the building work in question, the London Borough of Waltham Forest may, with the consent of the relevant person, determine the charge otherwise than by applying the standard charge or (in the case of two or more standard charges) aggregating the amounts of the standard charges; and if it does so, it will give the relevant person notice in writing specifying the amount of the charge and the factors which have been taken into account as listed in clauses 17 and 18 above.

23. Any plan charge (excluding exception for disabled persons under clauses 6, 7 and 8 above) shall be payable when the plans of the building work are deposited with the London Borough of Waltham Forest but see also clause 34 below.
24. Any inspection charge shall be payable on demand made after the London Borough of Waltham Forest carry out the first inspection in respect of which the charge is payable.
25. Any building notice charge shall be payable when the building notice is given to the London Borough of Waltham Forest but see also clause 34 below.
26. Any reversion charge shall be payable for building work in relation to a building-
 - (i) which has been substantially completed before plans are first deposited with the London Borough of Waltham Forest in accordance with regulation 20(2)(a)(i) of the Building (Approved Inspectors etc.) Regulations 2000 (as amended)
 - (ii) in respect of which plans for further building work have been deposited with the London Borough of Waltham Forest in accordance with regulation 20(3) of the Building (Approved Inspectors etc.) Regulations 2000 (as amended) on the first occasion on which those plans have been deposited.
27. Any regularisation charge shall be payable at the time of the application to the London Borough of Waltham Forest in accordance with regulation 18 (unauthorised building work) of the Building Regulations 2010 (as amended).
28. Any charge for chargeable advice shall be payable on demand after the London Borough of Waltham Forest has given notice to the relevant person in writing specifying the amount to be charged and the factors which have been taken into account as listed in clauses 17 and 18 above.
29. Any plan charge, inspection charge, building notice charge, reversion charge, regularisation charge and charge for chargeable advice is to be payable by the relevant person (*see definition, clause 5 above*).
30. Any charge which is payable to the London Borough of Waltham Forest shall be paid together with an amount equal to any value added tax payable in respect of that charge.
31. The building notice charge is the same as the plan charge plus the inspection charge for the corresponding building work using the tables of standard charges (Annex A).
32. **The reversion charge is 30%** greater than the plan charge plus the inspection charge for the corresponding building work using the tables of standard charges (Annex A).
33. **The regularisation charge is 30%** greater than the plan charge plus the inspection charge for the corresponding building work using the tables of standard charges (Annex A).
34. Any charge which is payable to the London Borough of Waltham Forest, for chargeable building regulation services or chargeable advice, may in a particular case, and with the agreement of the London Borough of Waltham Forest be paid in instalments of such amounts payable on such dates as may be specified by the Council. No instalment of a plan charge, inspection charge, building notice charge, reversion charge, regularisation charge or charge for chargeable advice (other than in cases where directives are given following legal proceedings) shall be allowed for any work with a value of £250,000 or less and in no case shall the amount of any instalment be less than £500.00. All instalments must be paid to the London Borough of Waltham Forest before the completion of building work.
35. There is no entitlement to a complete refund of any regularisation charge paid, if the London Borough of Waltham Forest, after incurring costs, subsequently cannot determine what work is required to comply with the relevant requirements.

36. Where plans are deposited and no plan charge has been paid or agreed charges instalments have not been made, the plans are not considered as being deposited in accordance with building regulations for the purposes of section 16 of the Building Act, 1984 (as amended).
37. Where a building notice is given and no building notice charge has been paid or agreed charges instalments have not been made, the building notice is not considered as being valid in accordance with building regulations.
38. Where an individual assessment of a plan charge or building notice charge has been made, (other than a standard charge) any individually assessed plan charge or building notice charge shall not be payable until such plan charge or building notice charge has been specified by the London Borough of Waltham Forest and confirmed in writing if such confirmation is provided later than the deposit of the plan or (as the case may be) the giving of the building notice.
39. The London Borough of Waltham Forest is authorised to require the supply of any information where such information is necessary to determine any building regulation charge listed in clause 9 above.
40. The London Borough of Waltham Forest operates, maintains and makes available on request, to any interested party, an appropriate complaints procedure regarding its building regulations services. If a person is dissatisfied with the decision made relating to the determination of charges for building work and wishes to make a complaint, such complaint will be dealt with within the agreed complaint's procedure. In the first instance, such complaints should be addressed at a local level to:

The Head of Building Control,
London Borough of Waltham Forest,
Town Hall Building,
Fellowship Square,
Forest Road,
London E17 4JF
Email: building.control@walthamforest.gov.uk
41. Where for any reason (except where the person by whom or on whose behalf plans were deposited fails to supply information necessary to meet the London Borough of Waltham Forest's duty under section 16 of the Building Act, 1984) the London Borough of Waltham Forest do not give notice of passing or rejection of plans within the period required by Section 16 of the Building Act 1984 (as amended), any plan charge paid will be refunded.
42. No refund will be given by the London Borough of Waltham Forest where the reason for not giving notice of passing or rejection of plans within the period required by section 16 of the Building Act, 1984 is due to the failure by the person by whom or on whose behalf the plans were deposited to supply information within a reasonable time, necessary to meet the London Borough of Waltham Forest's duty under that section.
43. Where the London Borough of Waltham Forest has determined a charge in relation to a chargeable function or chargeable advice, payment of the charge has been made to the London Borough of Waltham Forest and the actual amount of work required of an officer of the London Borough of Waltham Forest is less than that which was originally assessed, the London Borough of Waltham Forest (subject to clause 44 below) will make a refund in respect of the proportion of the charge relating to the excess payment.
44. Where the London Borough of Waltham Forest has determined a charge in relation to a chargeable function or chargeable advice, payment of the charge has been made to the London Borough of Waltham Forest and the actual amount of work required of an officer of the London Borough of Waltham Forest is more than that which was originally estimated in the assessment, the London Borough of Waltham Forest (subject to clause 45 below) will raise a supplementary charge in respect of any additional work carried out by its officers.

45. In relation to the assessment of a refund or supplementary charge, the London Borough of Waltham Forest will discount one hour of an officer's time from the calculation of the refund or, as the case may be, the supplementary charge.
46. Where in respect of plans deposited with the London Borough of Waltham Forest under section 16 of the Building Act, 1984, the plan charge and inspection charge are to be aggregated for the purposes of calculating any refund or supplementary charge.
47. The payment of any refund or request for a supplementary charge will be accompanied by a statement setting out the reason for the assessment and the calculation of the refund or supplementary charge.
48. Contravention of any of the Building (Local Authority Charges) Regulations 2010 and or the non-payment of any charge which becomes payable are not treated as offences under Section 35 of the Building Act 1984 (penalty for contravening building regulations) (as amended).
49. The Building (Local Authority Charges) Regulations 1998 are revoked by the Building (Local Authority Charges) Regulations 2010.
50. If before the 1st April 2023 (when this Charging Scheme has to come into effect), this Charging Scheme has not been brought into effect, the London Borough of Waltham Forest Building Regulations Charges Scheme No. 2 2020 made under the Building (Local Authority Charges) regulations 2010, will continue to apply to building work within the London Borough of Waltham Forest area for which plans were first deposited or a building notice or reversion notice or regularisation notice was given before the coming into operation of this Charging Scheme.
51. The London Borough of Waltham Forest Building Regulations Charges Scheme No.2 2020 made under the Building (Local Authority Charges) regulations 2010, will continue to apply to building work within the London Borough of Waltham Forest area for which plans were first deposited or a building notice was given or a reversion charge became payable, or a regularisation certificate was made, before the 1st April 2023.
52. Further information and advice concerning building regulation charges and the London Borough of Waltham Forest Charging Scheme, can be obtained from

The Head of Building Control,
London Borough of Waltham Forest,
Town Hall Building,
Fellowship Square,
Forest Road,
London E17 4JF
Email: building.control@walthamforest.gov.uk

Signed



Head of Building Control
(The officer appointed for this purpose).

Dated: 1st March 2023

Signed

A handwritten signature in black ink, appearing to be 'I. W.' followed by a flourish.

Corporate Director - Regeneration, Planning and Delivery

Dated: 1st March 2023

ANNEX A - STANDARD CHARGES



Building Control Fees from April 1st 2023



Description	Full Plans Charges						Building Notice Charges			Regularisation & Reversion Charges
	Plan Fee			Inspection Fee						No vat payable
Description	Without Vat	Vat	With Vat	Without Vat	Vat	With Vat	Without Vat	Vat	With Vat	
Table 1 - Charges for Works to Residential properties ONLY!										
Domestic extensions and loft conversions (NOT exceeding 3 storeys including basement) Note: Floor areas can be aggregated.										
Extension OR Loft Conversion up to 40m2	264.00	£52.80	£316.80	396.00	£79.20	£475.20	660.00	£132.00	£792.00	£858.00
Extension OR Loft Conversion up to 60m2	330.00	£66.00	£396.00	495.00	£99.00	£594.00	825.00	£165.00	£990.00	£1,072.50
Extension or Loft Conversion over 3 storeys or over 60m2	Refer to table 2 - Charge to be calculated from estimated cost of works									
Loft conversion AND extension up to 60m2	330.00	£66.00	£396.00	495.00	£99.00	£594.00	825.00	£165.00	£990.00	£1,072.50
Loft conversion AND extension over 60m2	Refer to table 2 - Charge to be calculated from estimated cost of works									
Conversion of garage to habitable room	128.70	£25.74	£154.44	193.60	£38.72	£232.32	322.30	£64.46	£386.76	£418.99
Detached garages and outbuildings										
Detached garages and outbuildings up to 40m2	128.70	£25.74	£154.44	193.60	£38.72	£232.32	322.30	£64.46	£386.76	£418.99
Detached garages and outbuildings OVER 40m2	264.00	£52.80	£316.80	396.00	£79.20	£475.20	660.00	£132.00	£792.00	£858.00
Minor domestic alterations										
Minor internal alterations such as Through-Lounge, New Bathroom or W/C, Single Chimney Breast Removal etc NOTE: Three of these smaller type projects carried out at the same time can be for just TWO projects. (3 for the price of 2)	66.00	£13.20	£79.20	99.00	£19.80	£118.80	165.00	£33.00	£198.00	£214.50
Domestic re-roofing and other changes to thermal element such as external wall cladding.										
Re-Roofing or Wall Cladding - Per property and assuming a maximum project cost per property of £20k. If Project value is greater than £20k, REFER TO TABLE 2, where Charge is based on the estimate cost of works.	103.40	£20.68	£124.08	154.00	£30.80	£184.80	257.40	£51.48	£308.88	£334.62
Replacement windows										
Installation of up to 5 replacement windows/doors	66.00	£13.20	£79.20	99.00	£19.80	£118.80	165.00	£33.00	£198.00	£214.50
Installation of up to 10 replacement windows/door	128.70	£25.74	£154.44	193.60	£38.72	£232.32	322.30	£64.46	£386.76	£418.99
Installation of more than 10 replacement windows/doors	Refer to table 2 - Charge to be calculated from estimated cost of works									
Underpinning										
Underpinning - Up to 10m in length	231.00	£46.20	£277.20	346.50	£69.30	£415.80	577.50	£115.50	£693.00	£750.75
Underpinning - Over to 10m in length	Refer to table 2 - Charge to be calculated from estimated cost of works									
Domestic basement extensions										
Basement extension up to 60m2 - If U/pinning needed, add U/pinning fee.	225.50	£45.10	£270.60	337.70	£67.54	£405.24	563.20	£112.64	£675.84	£732.16
Basement extension over 60m2	Refer to table 2 - Charge to be calculated from estimated cost of works									
Domestic house and flat conversions										
Conversion of building into up to 4 flats	330.00	£66.00	£396.00	495.00	£99.00	£594.00	825.00	£165.00	£990.00	£1,072.50
Conversion of building into MORE THAN 4 flats.	Refer to table 2 - Charge to be calculated from estimated cost of works									
Domestic electrical installation works or domestic Solid Fuel burner installations.										
Domestic Electrical works by registered electrical engineer (but not registered with a Competent Persons Scheme - i.e last installs before formal registration by CPS)	66.00	£13.20	£79.20	99.00	£19.80	£118.80	165.00	£33.00	£198.00	£214.50
Domestic Electrical works or Solid Fuel Stove by non-qualified person i.e DIY or un-registered Builder.	132.00	£26.40	£158.40	198.00	£39.60	£237.60	330.00	£66.00	£396.00	£429.00
NOTE: It is our strong recommendation that all Domestic Electrical Installations and Solid Fuel Stove installations be carried out and self-certified by a member of an appropriate Competent Person Scheme, thus negating our involvement.										
New Houses and flats not exceeding 300m2 and no more than 3 storeys including basement										
One new dwelling	330.00	£66.00	£396.00	495.00	£99.00	£594.00	825.00	£165.00	£990.00	£1,072.50
Two new dwellings	429.00	£85.80	£514.80	643.50	£128.70	£772.20	1,072.50	£214.50	£1,287.00	£1,394.25
Three new dwellings	528.00	£105.60	£633.60	792.00	£158.40	£950.40	1,320.00	£264.00	£1,584.00	£1,716.00
Four new dwellings	627.00	£125.40	£752.40	940.50	£188.10	£1,128.60	1,369.50	£273.90	£1,643.40	£1,780.35
Five new dwellings	693.00	£138.60	£831.60	1,039.50	£207.90	£1,247.40	1,732.50	£346.50	£2,079.00	£2,252.25
MORE than five new houses or any property greater than 3 storeys, a unique quote is required. Please email building.control@walthamforest.gov.uk with plans and details for a unique project quote. Additional charges may be required where additional consultations are deemed appropriate.										
Requires unique quote: Refer to Senior Surveyor										

Description	Full Plans Charges						Building Notice Charges			Regularisation and Reversion Charges
	Plan Fee		With Vat	Inspection Fee		With Vat	Without Vat		With Vat	No vat payable
	Without Vat	Vat		Without Vat	Vat		Without Vat	Vat		
Table 2 - Charges for works to NON-RESIDENTIAL properties and those referred by above! Charges calculated from estimated cost of project/s										
Up to £5000 (Estimated cost of project)	132.00	£26.40	£158.40	198.00	£39.60	£237.60	330.00	£66.00	£396.00	£429.00
£5,001 to £10,000 (Estimated cost of project)	163.90	£32.78	£196.68	246.40	£49.28	£295.68	410.30	£82.06	£492.36	£533.39
£10,001 to £25,000 (Estimated cost of project)	279.40	£55.88	£335.28	420.20	£84.04	£504.24	699.60	£139.92	£839.52	£909.48
£25,001 to £40,000 (Estimated cost of project)	365.20	£73.04	£438.24	546.70	£109.34	£656.04	911.90	£182.38	£1,094.28	£1,185.47
£40,001 to £55,000 (Estimated cost of project)	378.40	£75.68	£454.08	568.70	£113.74	£682.44	947.10	£189.42	£1,136.52	£1,231.23
£55,001 to £70,000 (Estimated cost of project)	426.80	£85.36	£512.16	641.30	£128.26	£769.56	1,068.10	£213.62	£1,281.72	£1,388.53
£70,001 to £85,000 (Estimated cost of project)	525.80	£105.16	£630.96	788.70	£157.74	£946.44	1,314.50	£262.90	£1,577.40	£1,708.85
£85,001 to £100,000 (Estimated cost of project)	657.80	£131.56	£789.36	986.70	£197.34	£1,184.04	1,644.50	£328.90	£1,973.40	£2,137.85
£100,001 to £120,000 (Estimated cost of project)	723.80	£144.76	£868.56	1,085.70	£217.14	£1,302.84	1,809.50	£361.90	£2,171.40	£2,352.35
£120,001 to £140,000 (Estimated cost of project)	789.80	£157.96	£947.76	1,183.60	£236.72	£1,420.32	1,973.40	£394.68	£2,368.08	£2,565.42
£140,001 to £160,000 (Estimated cost of project)	854.70	£170.94	£1,025.64	1,282.60	£256.52	£1,539.12	2,137.30	£427.46	£2,564.76	£2,778.49
£160,001 to £180,000 (Estimated cost of project)	920.70	£184.14	£1,104.84	1,381.60	£276.32	£1,657.92	2,302.30	£460.46	£2,762.76	£2,992.99
£180,001 to £200,000 (Estimated cost of project)	986.70	£197.34	£1,184.04	1,479.50	£295.90	£1,775.40	2,466.20	£493.24	£2,959.44	£3,206.06
£200,001 to £250,000 (Estimated cost of project)	1,019.00	£203.80	£1,222.80	1,529.00	£305.80	£1,834.80	2,548.00	£509.60	£3,057.60	£3,312.40
Over £250,000 a unique quote is required. Please email building.control@walthamforest.gov.uk with plans and details for a unique project quote. Additional charges may be required where additional consultations are deemed appropriate.										
Requires Unique quote: Refer to Senior Surveyor										

Description	Charges
Table 3 - Other Charges	
	No VAT payable
Demolition of a single building (total floor area less than 100m ²) Please ensure Demolition Notice completed	£225.00
Demolition of building(s) (total floorarea(s) More than 100m ²) Please ensure Demolition Notice Completed.	£450.00
Cancellation/Withdrawal of application after validation.	£75.00
Cancellation/Withdrawal of application after plan assessment NB - No refund of Plan Checking charge available.	£75.00
Reactivation of application (per application) NB - Plus any outstanding charges	£75.00
Dangerous Structure Surveys/Action/ Copies/Duplicates of Completion Certificates or Decision Notices originally produced by the Council (Note we cannot give copies of plans or other technical	£75.00
	Cost Recovery

ANNEX A - STANDARD CHARGES

Note: The standard charges in Annex A, Tables 1 and 2 take into account the factors listed in clause 17 above and relate to standard productive hourly rates based on an assessment of standard productive time for providing chargeable services.

Where the London Borough of Waltham Forest has determined a building regulation charge, and the actual amount of work required by an officer of the Council is more than that which was originally determined and for which payment has been made, the London Borough of Waltham Forest will raise a supplementary charge in respect of any additional work carried out by its officers. The request for any supplementary charge will be accompanied by a statement setting out the reason for the assessment and the calculation of the supplementary charge necessary. Similarly, where the amount of work required of an officer is less than that which was estimated, and where payment has been made, the Council may refund an amount equal to the charge attributable to the work that was not required. In either case, one hour of an officer's time may be disregarded.

Where the Council determines charges, other than by standard charges, on an individual project-by-project basis, the charges will be individually assessed taking into account the specific factors listed in clauses 17 and 18 above as advised in Annex B. The charges may be increased or decreased depending on the assessment which will be specified and confirmed in writing.

VAT is payable as indicated.

ANNEX B – ASSESSED CHARGES

Individual assessment of building regulation charges, on a project by project basis when projects arise, are to be determined after full plans, inspections, building notices, reversion applications, and regularisation applications have been submitted to the Council. The charges determined will be specified and confirmed in writing taking into account the factors listed in clauses 17 and 18 above. The charges may be increased or decreased depending on the assessment which will be specified and confirmed in writing.

Individual assessment of chargeable building regulation advice, on a project-by-project basis when projects arise, will be determined before such advice is given. The first hour of officer time is free of charge. The charge determined will be confirmed in writing taking into account the factors listed in clauses 17 and 18 above. The charge may be increased or decreased depending on the assessment which will be specified and confirmed in writing.

Note: Where the London Borough of Waltham Forest has determined a building regulation charge, and the actual amount of work required of an officer of the Council is more than that which was originally determined and for which payment has been made, the London Borough of Waltham Forest will raise a supplementary charge in respect of any additional work carried out by its officers. The request for any supplementary charge will be accompanied by a statement setting out the reason for the assessment and the calculation of the supplementary charge necessary. Similarly, where the amount of work required of an officer is less than that which was estimated, and where payment has been made, the Council will refund an amount equal to the charge attributable to the work that was not required. In either case, one hour of an officer's time may be disregarded