

2020-2021 FEES AND CHARGES - BUILDING CONTROL

1. INTRODUCTION

- 1.1 As part of the annual review of budgets, decisions are required to agree any non-statutory fees and charges for the forthcoming financial year.

2. BACKGROUND

- 2.1 The decisions over fees and charges have to be within the constraints of the overall financial framework and the medium-term financial plan. At the same time, decision making regarding the fees and charges must reflect a 'commercial' environment where there is a need to react swiftly and proactively to changing conditions. As a result, power to agree fees and charges, or to make formal arrangements for the setting of fees and charges within a Portfolio, is delegated to the Portfolio Holder.
- 2.2 In line with "The chartered Institute of Public Finance & Accountancy" (CIPFA) guidance, the attached documents represent the cost recovery building control charges for the year ending April 2021.

3. CONSULTATION UNDERTAKEN

- 3.1 A consultation has been undertaken with the finance department where the income target for the service has been increased by 5% due to salary payments and corporate costs. To offset this Building Control, propose to use the forecasted excess for the 2019-2020 income and increase the hourly rate charge by 3% giving a charge of £62 + vat per hour.
- 3.2 The relevant service manager has implemented a consultation procedure as appropriate and the portfolio holder has been involved in the process.
- 3.3 The Portfolio Holders' decision has due regards to any issues which have emerged.

4. CONCLUSIONS

- 4.1 The charges are based on an hourly rate for the chargeable function of the service of £62 per hour plus vat.
- 4.2 The principle of the scheme is that all applications are quoted on a job by job basis to ensure the cost of delivering the service is met by the applicant.
- 4.3 Building Control will continue to determine charges on an individual basis for each application. The determined charges will be calculated by the following, but this list is not exhaustive
- Type of works?
 - Size of works or floor area?
 - Construction material?
 - Full plans or building notice?
 - Is there an agent?

- Building time scale?
 - Are multiple works being undertaken together?
 - Is there an architect?
 - is it a self-build or a contractor?
 - Anticipated number of site visits + administration?
 - Are elements under a self-certification scheme?
- 4.4 It is a requirement that Local Authorities fix a charge in relation to the individual building project, and this scheme is designed to ensure this.
- 4.5 This scheme will continue to provide greater transparency in relation to total income from the charges for the building control service and the cost of the service.
- 4.6 This is a more accurate method of calculating the charges to achieve full cost by relating the hourly charge for the building control service to the time spent carrying out the building control function. Building Control has been calculating fees in this manner for the past 12 Months without any issues or negative feedback.

5. FINANCIAL IMPLICATIONS

- 5.1 Any financial implications will have been or will be reported as part of the ongoing Portfolio Plan and budgetary control.

6. CRIME & DISORDER, ENVIRONMENTAL AND EQUALITY & DIVERSITY IMPLICATIONS

- 6.1 There are none

7. RECOMMENDATIONS

- 7.1 That the fees and charges attached be agreed and adopted from the dates shown

8. PORTFOLIO HOLDER ENDORSEMENT

I have agreed to the recommendation of this report.

Sign: Cllr E J Heron

Date: 19 February 2020

For further information contact:

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Background Papers:

The Building (Local Authority Charges)
Regulations 2010

Date on which notice given of this Decision - 19 February 2020
Last date for call-in - 26 February 2020