

2018 19 FEES AND CHARGES – BUILDING CONTROL SERVICES

1. INTRODUCTION

- 1.1 Responsibility for the Building Control team has recently been transferred from the Service Manager for Planning and Building Control to the Service Manager for Coastal and Public Facilities.
- 1.2 This transfer has provided an opportunity to review the current fees and charges that are applied to Building Regulations applications across all categories of fees.
- 1.3 The current structure of fees and charges has been in place since 1st April 2013, with no review of these being undertaken in the last five years. There is a clear need to review and update to ensure income requirements are being targeted.

2. ITEM FOR DECISION

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

3. POLICY FRAMEWORK

- 3.1 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.

4. CONSULTATION UNDERTAKEN

- 4.1 The relevant Service Manager has implemented consultation procedures as appropriate for the various fees and charges applicable and the Portfolio Holder has been involved in the process or been notified of the outcome.

The Portfolio Holder's decision has due regard to any issues which have emerged from the consultation.

5. FINANCIAL IMPLICATIONS

- 5.1 In setting the proposed increases a market comparison has been undertaken to consider those fees and charges that are currently applied by neighbouring local authority building control services.
- 5.2 The proposed increases will enable additional income to be generated in the order of £23,000 per annum.
- 5.3 Any financial implications will have been or will be reported as part of the ongoing Portfolio Plan and budgetary control.

6. CRIME & DISORDER IMPLICATIONS

6.1 There are none.

7. ENVIRONMENTAL IMPLICATIONS

7.1 There are none.

8. EQUALITY & DIVERSITY IMPLICATIONS

8.1 There are none.

9. RECOMMENDATIONS

9.1 That the fees and charges attached be agreed and adopted from the earliest possible date.

10. PORTFOLIO HOLDER ENDORSEMENT

I have agreed to the recommendation of this report.

Signed: CLLR E J HERON **Date:** 21 JUNE 2018

Date notice of decision given: 21 June 2018

Last date for call-in: 28 June 2018

For further information contact:

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Background Papers:

None

PLANNING and INFRASTRUCTURE PORTFOLIO
PROPOSED SCALE OF FEES AND CHARGES FOR 2018/19

	Full Plans - Plan Charge				Full Plans - Inspection Charge				Building Notice Charge				Regularisation Charge (no VAT)			
	Current Charge £	Proposed Charge £	Increase £	Increase %	Current Charge £	Proposed Charge £	Increase £	Increase %	Current Charge £	Proposed Charge £	Increase £	Increase %	Current Charge £	Proposed Charge £	Increase £	Increase %
With effect from 1st July 2018 (all shown are excluding VAT)																
Domestic extensions to a single building																
Single storey extension, floor area not exceeding 10m ²	110.00	125.00	15.00	13.6	185.00	210.00	25.00	13.5	395.00	415.00	20.00	5.1	475.00	500.00	25.00	5.3
Single storey extension, floor area exceeding 10m ² but not exceeding 40m ²	160.00	175.00	15.00	9.4	280.00	310.00	30.00	10.7	590.00	610.00	20.00	3.4	710.00	730.00	20.00	2.8
Single storey extension, floor area exceeding 40m ² but not exceeding 100m ²	220.00	220.00	0.00	0.0	385.00	415.00	30.00	7.8	790.00	800.00	10.00	1.3	950.00	970.00	20.00	2.1
Two storey extension, not exceeding 40m ²	160.00	175.00	15.00	9.4	280.00	310.00	30.00	10.7	590.00	610.00	20.00	3.4	710.00	750.00	40.00	5.6
Two storey extension, exceeding 40m ² but not exceeding 200m ² - new band		250.00	N/A	N/A		495.00	N/A	N/A		900.00	N/A	N/A		1,080.00	N/A	N/A
Two storey extension, exceeding 40m ² but not exceeding 100m ²	220.00	N/A	N/A	N/A	460.00	N/A	N/A	N/A	900.00	N/A	N/A	N/A	1,080.00	N/A	N/A	N/A
Loft Conversions																
Loft conversion - new band		190.00	N/A	N/A		280.00	N/A	N/A		510.00	N/A	N/A		700.00	N/A	N/A
Loft conversion that does not include the construction of a dormer	160.00	N/A	N/A	N/A	180.00	N/A	N/A	N/A	380.00	N/A	N/A	N/A	460.00	N/A	N/A	N/A
Loft conversion that includes the construction of a dormer	220.00	N/A	N/A	N/A	245.00	N/A	N/A	N/A	605.00	N/A	N/A	N/A	730.00	N/A	N/A	N/A
Garages and Carports																
Erection or extension of a non exempt attached or detached domestic garage or carport up to 100m ² - new band		150.00	N/A	N/A		200.00	N/A	N/A		395.00	N/A	N/A		500.00	N/A	N/A
Erection or extension of a non exempt attached or detached domestic garage or carport up to 60m ²	110.00	N/A	N/A	N/A	185.00	N/A	N/A	N/A	395.00	N/A	N/A	N/A	475.00	N/A	N/A	N/A
Other																
Conversion of a garage to a habitable room(s)	100.00	110.00	10.00	10.0	105.00	120.00	15.00	14.3	270.00	300.00	30.00	11.1	325.00	370.00	45.00	13.8
Underpinning with a value of work not exceeding £25,000	110.00	N/A	N/A	N/A	150.00	N/A	N/A	N/A	350.00	N/A	N/A	N/A	420.00	N/A	N/A	N/A
Renovation of a thermal element to a single dwelling with a value of work not exceeding £25,000	135.00	N/A	N/A	N/A	0.00	N/A	N/A	N/A	270.00	N/A	N/A	N/A	325.00	N/A	N/A	N/A
Other Alterations																
Internal alterations, installation of fittings (not electrical) and/or structural alterations, underpinning and renovation of a thermal element (if ancillary to the building of the extension no additional charge)		140.00	N/A	N/A		0.00	N/A	N/A		210.00	N/A	N/A		255.00	N/A	N/A
Estimated cost up to £2,000 - new band		170.00	N/A	N/A		100.00	N/A	N/A		250.00	N/A	N/A		315.00	N/A	N/A
Estimated cost between £2,001 and £5,000 - new band		220.00	N/A	N/A		250.00	N/A	N/A		550.00	N/A	N/A		720.00	N/A	N/A
Estimated cost exceeding £25,000 - new band			N/A	N/A			N/A	N/A			N/A	N/A			N/A	N/A
Estimated cost less than £1,000	120.00	N/A	N/A	N/A	0.00	N/A	N/A	N/A	200.00	N/A	N/A	N/A	240.00	N/A	N/A	N/A
Estimated cost between £1,001 and £5,000	50.00	N/A	N/A	N/A	100.00	N/A	N/A	N/A	235.00	N/A	N/A	N/A	300.00	N/A	N/A	N/A
Estimated cost between £5,001 and £25,000	100.00	110.00	10.00	10.0	120.00	130.00	10.00	8.3	310.00	340.00	30.00	9.7	380.00	400.00	20.00	5.3
Estimated cost between £25,001 and £50,000	120.00	N/A	N/A	N/A	210.00	N/A	N/A	N/A	435.00	N/A	N/A	N/A	530.00	N/A	N/A	N/A
Estimated cost between £50,001 and £75,000	190.00	N/A	N/A	N/A	250.00	N/A	N/A	N/A	590.00	N/A	N/A	N/A	710.00	N/A	N/A	N/A
Window Replacement																
Window and/or glazed door replacement																
1 to 5 installations - new band		120.00	N/A	N/A	0.00	0.00	0.00	N/A		170.00	170.00	N/A		200.00	N/A	N/A
Over 5 installations - new band		140.00	N/A	N/A	0.00	0.00	0.00	N/A		210.00	210.00	N/A		240.00	N/A	N/A
Per installation of 1 to 4	105.00	N/A	N/A	N/A	0.00	0.00	0.00	N/A	160.00	N/A	N/A	N/A	200.00	N/A	N/A	N/A
Per installation 5 to 20	125.00	N/A	N/A	N/A	0.00	0.00	0.00	N/A	200.00	N/A	N/A	N/A	240.00	N/A	N/A	N/A
Electrical Work (not competent persons scheme)																
Certified electrical work	125.00	135.00	10.00	8.0	0.00	0.00	0.00	N/A	150.00	165.00	15.00	10.0	180.00	220.00	40.00	22.2
Non - certified electrical work	175.00	190.00	15.00	8.6	0.00	0.00	0.00	N/A	255.00	285.00	30.00	11.8	310.00	360.00	50.00	16.1
Other Charges																
Structural calculations - new band		200.00	N/A	N/A												
Provision of Building Certificates - new band		20.00	N/A	N/A												

NOTE: VAT. Charges are exclusive of VAT.

Charges which are zero rated or not subject to VAT are marked * either individually or by service.

PLANNING and INFRASTRUCTURE PORTFOLIO
PROPOSED SCALE OF FEES AND CHARGES FOR 2018/19

	Plan Charge				Inspection Charge				Regularisation Charge (no VAT)			
	Current Charge	Proposed Charge	Increase	Increase	Current Charge	Proposed Charge	Increase	Increase	Current Charge	Proposed Charge	Increase	Increase
	£	£	£	%	£	£	£	%	£	£	£	%
With effect from 1st July 2018 (all shown are excluding VAT)												
All other non domestic work - extensions and new build												
Floor area not exceeding 10m²												
Other residential (institutional and other)	165.00	180.00	15.00	9.1	270.00	300.00	30.00	11.1	525.00	550.00	25.00	4.8
Assembly and recreation use	160.00	175.00	15.00	9.4	200.00	220.00	20.00	10.0	435.00	480.00	45.00	10.3
Industrial and storage usage	110.00	120.00	10.00	9.1	160.00	175.00	15.00	9.4	325.00	360.00	35.00	10.8
All other classes	160.00	170.00	10.00	6.3	200.00	220.00	20.00	10.0	435.00	480.00	45.00	10.3
									710.00	750.00	40.00	5.6
Floor area exceeding 10m² but not exceeding 40m²												
Other residential (institutional and other)	220.00	240.00	20.00	9.1	380.00	420.00	40.00	10.5	720.00	750.00	30.00	4.2
Assembly and recreation use	215.00	215.00	0.00	0.0	310.00	340.00	30.00	9.7	630.00	700.00	70.00	11.1
Industrial and storage usage	165.00	175.00	10.00	6.1	275.00	300.00	25.00	9.1	530.00	590.00	60.00	11.3
All other classes	215.00	215.00	0.00	0.0	310.00	330.00	20.00	6.5	630.00	700.00	70.00	11.1
Floor area exceeding 40m² but not exceeding 100m²												
Other residential (institutional and other)	275.00	300.00	25.00	9.1	640.00	700.00	60.00	9.4	1,100.00	1,200.00	100.00	9.1
Assembly and recreation use	275.00	285.00	10.00	3.6	550.00	600.00	50.00	9.1	990.00	1,100.00	110.00	11.1
Industrial and storage usage	220.00	240.00	20.00	9.1	475.00	520.00	45.00	9.5	835.00	930.00	95.00	11.4
All other classes	275.00	295.00	20.00	7.3	550.00	570.00	20.00	3.6	990.00	1,090.00	100.00	10.1
Floor area exceeding 100m² - new band												
Other residential (institutional and other)		425.00	N/A	N/A		1,275.00	1,275.00	N/A		2,000.00	N/A	N/A
Assembly and recreation use		365.00	N/A	N/A		1,100.00	1,100.00	N/A		1,800.00	N/A	N/A
Industrial and storage usage		295.00	N/A	N/A		880.00	880.00	N/A		1,400.00	N/A	N/A
All other classes		340.00	N/A	N/A		640.00	640.00	N/A		1,200.00	N/A	N/A
All other non domestic work - alterations												
Underpinning works with an estimated cost of work less than £50,000	110.00	120.00	N/A	9.1	215.00	240.00	25.00	11.6	420.00	460.00	40.00	9.5
Window replacement 1 to 5 installations - new band		120.00	N/A	N/A	0.00	0.00	0.00	0.0		170.00	N/A	N/A
Window replacement over 5 installations - new band		140.00	N/A	N/A	0.00	0.00	0.00	0.0		220.00	N/A	N/A
Renovation of a thermal element with an estimated cost of works up to £50,000	110.00	125.00	15.00	13.6	145.00	160.00	15.00	10.3	370.00	410.00	40.00	10.8
Alterations not described elsewhere												
Estimated cost up to £10,000 - new band		200.00	200.00	N/A		220.00	220.00	N/A		350.00	N/A	N/A
Estimated cost between £10,001 and £50,000 - new band		220.00	220.00	N/A		240.00	240.00	N/A		600.00	N/A	N/A
Estimated cost between £50,001 and £100,000	220.00	240.00	20.00	9.1	300.00	330.00	30.00	10.0	795.00	850.00	55.00	6.9
Estimated cost less than £5,000	100.00	N/A	N/A	N/A	120.00	N/A	N/A	N/A	325.00	N/A	N/A	N/A
Estimated cost between £5,000 and £25,000	110.00	N/A	N/A	N/A	200.00	N/A	N/A	N/A	445.00	N/A	N/A	N/A
Estimated cost between £25,001 and £50,000	160.00	N/A	N/A	N/A	220.00	N/A	N/A	N/A	555.00	N/A	N/A	N/A
Installation of storage mezzanine floor less than	110.00	150.00	40.00	36.4	200.00	250.00	50.00	25.0	375.00	450.00	75.00	20.0
Office or shop fit out less than 500m ²	145.00	160.00	15.00	10.3	200.00	220.00	20.00	10.0	415.00	470.00	55.00	13.3
Other Charges												
Structural calculations - new band		200.00	N/A	N/A								
Provision of Building Certificates - new band		20.00	N/A	N/A								

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PLANNING and INFRASTRUCTURE PORTFOLIO

PROPOSED SCALE OF FEES AND CHARGES FOR 2018/19

	Full Plans - Plan Charge				Full Plans - Inspection Charge				Building Notice Charge				Regularisation Charge (no VAT)			
	Current Charge	Proposed Charge	Increase	Increase	Current Charge	Proposed Charge	Increase	Increase	Current Charge	Proposed Charge	Increase	Increase	Current Charge	Proposed Charge	Increase	Increase
	£	£	£	%	£	£	£	%	£	£	£	%	£	£	£	%
With effect from 1st July 2018 (all shown are excluding VAT)																
New Dwellings																
1 dwelling	155.00	170.00	15.00	9.7	360.00	400.00	40.00	11.1	690.00	800.00	110.00	15.9	930.00	930.00	0.00	0.0
2 dwellings	235.00	245.00	10.00	4.3	650.00	650.00	0.00	0.0	1,205.00	1,350.00	145.00	12.0	1,690.00	1,690.00	0.00	0.0
3 dwellings	315.00	325.00	10.00	3.2	850.00	850.00	0.00	0.0	1,595.00	1,800.00	205.00	12.9	2,275.00	2,275.00	0.00	0.0
4 dwellings	390.00	400.00	10.00	2.6	1,055.00	1,055.00	0.00	0.0	1,985.00	2,200.00	215.00	10.8	2,865.00	2,865.00	0.00	0.0
5 dwellings	470.00	480.00	10.00	2.1	1,260.00	1,260.00	0.00	0.0	2,375.00	2,600.00	225.00	9.5	3,450.00	3,450.00	0.00	0.0
6 dwellings	500.00	510.00	10.00	2.0	1,345.00	1,400.00	55.00	4.1	2,515.00	2,900.00	385.00	15.3	3,640.00	3,640.00	0.00	0.0
7 dwellings	526.00	540.00	14.00	2.7	1,417.00	1,450.00	33.00	2.3	2,639.00	3,100.00	461.00	17.5	3,660.00	3,660.00	0.00	0.0
8 dwellings	552.00	560.00	8.00	1.4	1,489.00	1,560.00	71.00	4.8	2,763.00	3,200.00	437.00	15.8	3,660.00	3,660.00	0.00	0.0
9 dwellings	578.00	600.00	22.00	3.8	1,561.00	1,640.00	79.00	5.1	2,887.00	3,400.00	513.00	17.8	3,660.00	3,660.00	0.00	0.0
10 dwellings	604.00	615.00	11.00	1.8	1,633.00	1,750.00	117.00	7.2	3,011.00	3,600.00	589.00	19.6	3,660.00	3,700.00	40.00	1.1
Over 10 dwellings - new band	Charge to be individually assessed				Charge to be individually assessed				Charge to be individually assessed					5,000.00	N/A	N/A
11 dwellings	630.00	N/A	N/A	N/A	1,705.00	N/A	N/A	N/A	3,135.00	N/A	N/A	N/A	3,660.00	N/A	N/A	N/A
12 dwellings	656.00	N/A	N/A	N/A	1,777.00	N/A	N/A	N/A	3,259.00	N/A	N/A	N/A	3,661.00	N/A	N/A	N/A
13 dwellings	682.00	N/A	N/A	N/A	1,849.00	N/A	N/A	N/A	3,383.00	N/A	N/A	N/A	3,662.00	N/A	N/A	N/A
14 dwellings	708.00	N/A	N/A	N/A	1,921.00	N/A	N/A	N/A	3,507.00	N/A	N/A	N/A	3,663.00	N/A	N/A	N/A
15 dwellings	734.00	N/A	N/A	N/A	1,993.00	N/A	N/A	N/A	3,631.00	N/A	N/A	N/A	3,664.00	N/A	N/A	N/A
16 dwellings	760.00	N/A	N/A	N/A	2,065.00	N/A	N/A	N/A	3,755.00	N/A	N/A	N/A	3,665.00	N/A	N/A	N/A
17 dwellings	786.00	N/A	N/A	N/A	2,137.00	N/A	N/A	N/A	3,879.00	N/A	N/A	N/A	3,666.00	N/A	N/A	N/A
18 dwellings	812.00	N/A	N/A	N/A	2,209.00	N/A	N/A	N/A	4,003.00	N/A	N/A	N/A	3,667.00	N/A	N/A	N/A
19 dwellings	838.00	N/A	N/A	N/A	2,281.00	N/A	N/A	N/A	4,127.00	N/A	N/A	N/A	3,668.00	N/A	N/A	N/A
Other Charges																
Structural calculations up to 6 dwellings- new band		200.00	N/A	N/A												
Structural calculations over 6 dwellings, charge per additional dwelling - new band		175.00	N/A	N/A												
Provision of Building Certificates - new band		20.00	N/A	N/A												

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