

**The Building (Local Authority Charges) Regulations 2010 – Copeland
Borough Council Scheme of Charges 2010/11**

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**WHAT BENEFITS WILL THESE PROPOSALS BRING TO COPELAND
RESIDENTS?**

The new charging regime as required by new regulations for building control services will, ensure that Building Regulation charges are levied more accurately.

**WHY HAS THIS REPORT COME TO THE EXECUTIVE?
(e.g. Key Decision, Policy recommendation for Full Council, at request of
Council,etc.)**

The report seeks approval for a new Scheme for the recovery of Building Regulations Charges, which under the requirements of the new Building (Local Authority Charges) Regulations 2010, should be introduced by 1 October 2010.

<p>RECOMMENDATION: That a recommendation be made to Council that the charges set out in the appendix to this report be approved as the Council's charging scheme for the purposes of its functions relating to building regulations such scheme being made under the Building (Local Authority Charges) Regulations 2010.</p>
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1. INTRODUCTION

- 1.1 The Building (Local Authority Charges) Regulations 2010 revoke and replace the Building (Local Authority Charges) Regulations 1998. They authorise Local Authorities in England and Wales to fix and recover charges for the performance of their main building control functions relating to building regulations in a charging scheme governed by principles laid down in the Regulations. The Regulations make each local authority responsible for setting their own charges (within the accounting and administrative requirements laid down in the regulations).

1.2 The 2010 Regulations make a number of modifications and departures to the provisions that were in the 1998 Regulations and provide in particular for the following:

- Local Authorities to be able to charge for carrying out their current five building control chargeable functions and also to charge for providing substantive advice (consisting of more than an hour) relating to those functions but given in advance of those functions having effect, i.e. prior to receiving an application/notice;
- A new overriding accounting objective which requires Local Authorities to ensure that *“taking one financial year with another”* their charges income as nearly as possible equates to the costs incurred by the authority in carrying out their chargeable functions and providing chargeable advice, i.e. to breakeven and achieve full cost recovery. Local Authorities are also required to set out the accounting treatment of income, costs and any surplus income or deficit in an annual financial statement to be approved by the appropriate Local Authority officer with the necessary financial authority prior to publication;
- Local Authorities to calculate charges by relating the average hourly rate of building control surveyors to the time spent carrying out their building control services in relation to particular building work or building work of particular descriptions. The regulations also provide for an increased number of factors which Local Authorities can take into account in determining the estimated time to be spent on their building control services;
- Local Authorities to fix a charge in relation to building work either by reference to standardised charges that they have determined and published in their charging scheme or by making an individual determination. An individual determination can be made in all cases where there is no standard charge or, where one or more standard charges apply to the work, only with the agreement of the applicant;
- Local Authorities to make refunds of charges where they have carried out less work than they have received payment for, and to request supplementary charges where more work has been carried out than they have received payment for;
- Local Authorities to set out in their charging scheme their provision for consideration and handling of complaints;
- An increase in the minimum and maximum level of fees for questions relating to conformity of plans of proposed building work with building regulations, which are referred to the Secretary of State for his determination;
- Imposing requirements in respect of the publicity of the charging scheme; and
- Imposing a requirement on the Council's section 151 officer to prepare a statement within 6 months of the end of a financial year

setting out chargeable costs of running the function, income received and the amount of any surplus or deficit.

2. ARGUMENT

- 2.1 Having ascertained the chargeable costs and chargeable hours attributable to the Council's building control service, the Council's Building Control Manager prepared a draft scheme of charges for use by all Cumbrian authorities, which has been deliberated on and amended to ensure that it meets the needs of all stakeholders. The new scheme has been prepared using guidance prepared by CIPFA and the 2010 Model Scheme prepared by LABC. It takes into account the estimated budgetary provision of providing the service during the period 1st April 2010 to 30th September 2010 as required by regulation 6(8) of the regulations referred to above.
- 2.2 The new scheme of charges is being introduced midway through the current financial year and having previously worked to keep building control charges standard across Cumbria in order to aid customers working across district boundaries, it was suggested that an attempt be initially made to keep parity across the County. However, it is appreciated that as detailed data is gathered in line with new CIPFA financial guidance, differences will emerge as chargeable hourly rates (around which the new fee schedules are centred) will evolve within each authority, based upon differing overheads, etc. Accordingly, an initial County wide hourly rate of £48 has been agreed by the 6 Cumbrian authorities, the rates calculated separately within each authority having broadly fallen within a range between £40 per hour and £50 per hour. For information as a regional benchmark, the initial hourly rate that has been set in Northumbria is £47 per hour.
- 2.3 To enable the Council's building control section to recover its proper fee earning costs, compete more effectively with private sector organisations, and cover the risks associated with its activities, the following changes have been made to the previous charges schedules:
 - Schedule 1 (Charges for new dwellings) – The number of new properties to which standard charges could be applied has been reduced from 30 to 19 – for larger developments, this will now allow the Council's building control section to individually determine its chargeable costs by taking into account a number of variable factors, rather than adhering to published rigid charges. Additional charges have been introduced for inspecting electrical works not carried out by individuals registered with an approved body.
 - Schedule 2 (Charges for small buildings, extensions and alterations) – These charges will remain unchanged other than for the addition of a

new category for loft conversions. Additional charges have been introduced for inspecting electrical works not carried out by individuals registered with an approved body.

- Schedule 3 (Charges for all other work) – Primarily, this is the category under which the level of charges for commercial projects is determined. All charges for all project values are currently published and available to competitors and do not allow for factors such as project duration, the use of experts, or the use of pattern book approaches (i.e. approved details for resistance to the passage of sound) to be taken into account. Charges will now only be published up to a value of £250,000, with anything above this level for commercial work, and above £75,000 for domestic alterations being individually determined.
- General – In line with recommendations contained in the new Charges Regulations, charges for the regularisation of illegal works have been raised from 120% of the cost of normal charges to 150% to dissuade works without an application and cover the risks associated with regularising work that has not been inspected throughout its execution.

3. OPTIONS TO BE CONSIDERED

- 3.1 The new Scheme of Charges has been prepared and written in accordance with the requirements of the new Building (Local Authority Charges) Regulations 2010, which are to be implemented by 1 October 2010. A charging scheme must be set by that date. If a scheme is not set the Council will not be permitted to charge until such time as a scheme is created.

4. CONCLUSIONS

- 4.1 The Council is required to produce and formally adopt a Scheme of Charges and guidance provided by CIPFA and the Model Scheme prepared by LABC have demonstrated that the new charging format will result in recovery of the building control section's proper chargeable costs.
- 4.2 Adoption of the new scheme will ensure continuing cost recovery and will more fairly reflect the level of service given to applicants.

5. WHAT ARE THE LEGAL, FINANCIAL AND HUMAN RESOURCES IMPLICATIONS?

- 5.1 The scheme will ensure the recovery of the Council's proper costs involved in the provision of a building control service.

6. HOW WILL THE PROPOSALS BE PROJECT MANAGED AND HOW ARE THE RISKS GOING TO BE MANAGED?

- 6.1 In line with CIPFA guidance, data relating to the section's activities will be gathered on a weekly basis by the Building Control Manager and with the help of the Council's Finance Department, chargeable service costs will continue to be balanced with fee income.

7. WHAT MEASURABLE OUTCOMES OR OUTPUTS WILL ARISE FROM THIS REPORT?

- 7.1 These proposals may have an impact on our ability to provide an effective and cost neutral chargeable building control service but they will allow these issues to be measured in more detail.

List of Appendices

Appendix A – Scheme for the recovery of Building Regulations Charges

List of Background Documents:

The Building (Local Authority Charges) Regulations 2010

The Building (Local Authority Charges) Regulations 2010 – LABC Model Scheme

Local Authority Building Control Accounting: Guidance for England and Wales 2010

Appendix A - Scheme for the recovery of Building Regulations Charges

Building Act 1984
Pursuant to and incorporating the terms of the
Building (Local Authority Charges) Regulations 2010

Issued: 1 September 2010
For Implementation: 1 October 2010

This scheme and schedules of charges of Copeland Borough Council has been prepared in accordance with the Building (Local Authority Charges) Regulations 2010, and may be amended, revoked or replaced by Copeland Borough Council at any time.

Definitions

The following definitions apply to this Charging Scheme and should be read in conjunction with the other clauses and schedules 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)(a) and 13 of the Building Regulations 2000 (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;
- g. work required by building regulation 4A (requirements relating to thermal elements);
- h. work required by building regulation 4B (requirements relating to a change of energy status);
- i. work required by building regulation 17D (consequential improvements to energy performance);

'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 council 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

council in accordance with the Building Regulation 2000 (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 council in accordance with the Building Regulations 2000 (as amended)
- d. the consideration of building work reverting to the council under the Building (Approved Inspectors etc.) Regulations 2000 (as amended)
- e. the consideration of a regularisation application submitted to the council under regulation 21 of the Building Regulations 2000 (as amended).

‘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.

‘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 of all the storeys which comprise that building. It is 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’

Principles of this Scheme

The set charges or method of establishing the charge have been established in this scheme for the functions prescribed in the Building (Local Authority Charges) Regulations 2010 (referred to as the chargeable functions), namely:

- **A plan charge**, payable when plans of the building work are deposited with the Local Authority.
- **An inspection charge**, payable on demand after the authority carry out the first inspection in respect of which the charge is payable.
- **A building notice charge**, payable when the building notice is given to the authority.
- **A reversion charge**, payable for building work in relation to a building:

1. Which has been substantially completed before plans are first

deposited with the Authority in accordance with Regulation 20(2)(a)(i) of the Approved Inspectors Regulations, or

2. In respect of which plans for further building work have been deposited with the Authority in accordance with the Regulation 20(3) of the Approved Inspectors Regulations, on the first occasion on which those plans are or have been deposited.
- **A regularisation charge**, payable at the time of the application to the authority in accordance with Regulation 21 of the Building Regulations.
 - **Chargeable advice**, Local Authorities can make a charge for giving advice in anticipation of the future exercise of their chargeable functions (i.e. before an application or notice is received for a particular case), which is payable after the first hour of advice, on demand after the authority has given notice required by Regulation 7(7) of the Building (Local Authority) Charges Regulations 2010 (i.e. the charge has been confirmed in writing following an individual determination). This charge can be discounted from a subsequent application or notice received for the work in question.
 - The above charges are payable by the 'relevant person'.
 - Any charge which is payable to the authority may, in a particular case, and with the agreement of the authority, be paid by installments of such amounts payable on such dates as may be specified by the authority. If the applicant and an authority are agreeable, an inspection charge can be fully or partly paid up front with the plans charge.
 - The charge for providing a chargeable function or chargeable advice is based on the principle of achieving full cost recovery. The charges will be calculated by using the Council officers' average hourly rate stated in the charging scheme, multiplied by the time taken to carry out the functions/advice, taking the following factors into account, as applicable, in estimating the time required by officers to carry out the function/advice:
 1. The existing use of a building, or the proposed use of the building after completion of the building work;
 2. The different kinds of building work described in regulation 3(1)(a) to (i) of the Building Regulations;
 3. The floor area of the building or extension;
 4. The nature of the design of the building work and whether innovative or high risk construction techniques are to be used;
 5. The estimated duration of the building work and the anticipated number of inspections to be carried out;
 6. The estimated cost of the building work;
 7. Whether a person who intends to carry out part of the building work is a person mentioned in regulation 12(5) or 20B(4) of the Building Regulations (i.e. related to competent person/self certification schemes);
 8. Whether in respect of the building work a notification will be made in accordance with regulation 20A(4) of the Building Regulations (i.e.

- where design details approved by Robust Details Ltd have been used);
9. 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;
 10. 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 same local authority;
 11. Whether chargeable advice has been given which is likely to result in less time being taken by a local authority to perform that function;
 12. Whether it is necessary to engage and incur the costs of a consultant to provide specialist advice in relation to a particular aspect of the building work.

Principles of the scheme in respect of the erection of domestic buildings, garages, carports and extensions

- Where the charge relates to the erection of a dwelling the charge includes for the provision of a detached or attached domestic garage or carport providing it is constructed at the same time as the dwelling.
- Where any building work comprises or includes the erection of more than one extension to a building, the total floor areas of all such extensions shall be aggregated to determine the relevant charge payable, providing that the building work for all aggregated extensions is carried out at the same time.

Exemption from charges

The Authority has not fixed by means of its scheme, nor intends to recover a charge in relation to an existing dwelling that 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.

The council 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 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.

The council 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 to whom Section 29(1) of the National Assistance Act 1948, as extended by virtue of Section 8(2) of the Mental Health Act 1959, applied but disregarding the amendments made by paragraph 11 of Schedule 13 to the Children Act 1989. The words in section 8(2) of the Mental Health Act 1959 which extend the meaning of disabled person in section 29(1) of the National Assistance Act 1948, are prospectively repealed by the National Health Service and Community Care Act 1990, section 66(2), Schedule 10, as from a day to be appointed

Information required to determine charges

If the authority requires additional information to enable it to determine the correct charge the authority can request the information under the provisions of regulation 9 of The Building (Local Authority Charges) Regulation 2010.

The standard information required for all applications is detailed on the authority's Building Regulation application forms. This includes the existing and proposed use of the building and a description of the building work.

Additional information may be required in relation to:

- The floor area of the building or extension
- The estimated duration of the building work and the anticipated number of inspections to be carried out.
- The use of competent persons or Robust Details Ltd.
- Any accreditations held by the builder or other member of the design team.
- The nature of the design of the building work and whether innovative or high-risk construction is to be used.
- The estimated cost of the building work. If this is used as one of the factors in establishing a charge the 'estimate' is required to be such reasonable amount

as would be charged by a person in business to carry out such building work (excluding the amount of any value added tax chargeable).

Establishing the Charge

The authority has established standard charges using the principles contained within The Building (Local Authority Charges) Regulation 2010. Standard charges are detailed in the following schedules. In the schedules below, any reference to number of storeys includes each basement level as one-storey and floor areas are cumulative.

If the building work that you are undertaking is not listed as a standard charge, it will be individually determined in accordance with the principles and relevant factors contained within The Building (Local Authority Charges) Regulation 2010. If the authority considers 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 shall also be included in setting the charge.

When the charge is individually determined the authority shall calculate the charge in the same way a standard charge was set by using the average hourly rate of officers' time, multiplied by the estimated time taken to carry out their building regulation functions in relation to that particular piece of building work and taking into account the applicable factors listed in regulation 7(5) of the charges regulations.

Individually determined charges will be confirmed in writing specifying the amount of the charge and the factors that have been taken into account in determining the charge.

The building regulation charges for the following types of building work will be individually determined and the authority will state which factors in regulation 7(5) of the charges regulations it has taken into account in establishing a standard or individually determined charge.

Charges for the following work types will be determined on an individual basis:

- A reversion charge
- The building work is in relation to more than one building
- Domestic building work consisting of alterations where the estimated cost exceeds £75,000 under schedule 3
- Non domestic building work where the estimated cost exceeds £250,000
- The work consists of a domestic garage or extension with a floor area over 60m²
- The work consists of the erection or conversion of 20 or more dwellings or the floor area of a dwelling exceeds 300m²
- The work consists of the conversion of a building to a dwelling, dwelling house or flat(s), where the works are all carried out at the same time and the estimated cost of the works exceeds £75,000 (see Notes under schedule 3 – Charges for other work).
- Any other work when the estimated cost of work exceeds £75,000 (where the works are carried out at the same time).

- Where work does not fall within any of the standard charge categories of Schedules 1 to 3 (inclusive) the charge will be individually determined.

Other matters relating to calculation of charges

- In calculating these charges, refunds or supplementary charges, an officer hourly rate of £48.00 has been used.
- Any charge payable to the authority shall be paid with an amount equal to any value added tax payable in respect of that charge.
- Charges are not payable for the first hour when calculating an advice charge
- The authority accepts payment by installments in respect of all building work where the total charge exceeds £1,500. The authority, on request, will specify the amounts payable and dates on which installments are to be paid

Reductions

The authority shall make a reduction in a standard or individually determined charge when chargeable advice has been given before receipt of an application or notice for proposed building work, which is likely to result in less time being taken by the local authority to perform the chargeable function for that work.

When it is intended to carry out building work on a dwelling to which Schedule 2 applies and at the same time undertake work to which Schedule 3 applies, the Schedule 3 charge may be reduced by 50%. Alternatively, the charge may be individually determined, with the agreement of the applicant.

Refunds and supplementary charges

If the basis on which the charge has been set or determined changes, the authority will refund or request a supplementary charge and provide a written statement setting out the basis of the refund/supplementary charge and also state how this has been calculated. In the calculation of refunds/supplementary charges, no account shall be taken of the first hour of an officer's time.

Non-Payment of a Charge

Your attention is drawn to Regulation 8(2) of the Building (Local Authority Charges) Regulations 2010, which explains that plans are not treated as being deposited for the purposes of Section 16 of the Building Act or building notices given unless the Council has received the correct charge. In other words, relevant timescales do not start until the agreed payment has been made. The debt recovery team of the authority will also pursue any non-payment of a charge.

Complaints about Charges

If you have a complaint about the level of charges you should initially raise your concern with the relevant officer. The Council has a comprehensive complaint handling process. If your complaint is not satisfactorily responded to by the officer concerned, details of how to resolve your complaint is available on request and can

be viewed on the Council's web site.

Transitional Provisions

The Council's scheme for the recovery of charges dated 1 April 2010 continues to apply in relation to building work for which plans were first deposited, a building notice given, a reversion charge becoming payable, or a regularisation application is made, between 1 April 2010 and 1 October 2010

STANDARD CHARGES

Standard charges includes works of drainage in connection with the erection or extension of a building or buildings, even where those works are commenced in advance of the plans for the building(s) being deposited.

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 (details available from the authority) and/or the duration of the building work from commencement to completion does not exceed 12 months.

The charges have also 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 design and building work referred to in the standard charges schedules, which they are undertaking. If not, the work may incur supplementary charges.

If chargeable advice has been given in respect of any of the work detailed in these tables and this is likely to result in less time being taken by the authority then a reduction to the standard charge will be made.

Plan and Inspection Charges

The plan charge and inspection charge are listed in the following tables.

Building Notice Charge

Where building work is of a relatively minor nature the Building Notice charge is the same as the total plan and inspection charge. In relation to more complex work the time to carry out the building regulation function is higher and the resultant additional costs of using the Building Notice procedure results in the higher charge as detailed in the following schedules.

Reversion Charge

These charges will be individually determined.

Regularisation Charge

The charge is listed in the following schedules.

Schedule 1 Charges for new dwellings

Figures in red are VAT at 17.5% (VAT is not payable on a Regularisation Charge)

Figures in bold are the charges including VAT

Number of dwelling types	Plan Charge £	Inspection Charge £	Building Notice Charge £	Regularisation Charge £
(1)	(2)	(3)	(4)	(5)
1	195.56 (34.22) 229.78	414.52 (72.54) 487.06	610.08 (106.76) 716.84	915.12
2	266.75 (46.68) 313.43	528.12 (92.42) 620.54	794.87 (133.10) 927.97	1,192.31
3	350.99 (61.42) 412.41	738.18 (129.18) 867.36	1,089.17 (197.60) 1,279.77	1,633.76
4	435.23 (76.17) 511.40	854.60 (149.56) 1,004.16	1,289.83 (225.72) 1,515.55	1,934.75
5	526.49 (92.14) 618.63	1,050.29 (183.80) 1,234.09	1,576.78 (275.94) 1,852.72	2,365.17
6	617.75 (108.11) 725.86	1,180.34 (206.56) 1,386.90	1,798.09 (314.67) 2,112.76	2,697.14
7	633.42 (110.85) 744.27	1,260.84 (220.65) 1,481.49	1,894.26 (331.50) 2,225.76	2,841.39
8	668.90 (117.06) 785.96	1,470.15 (257.28) 1,727.43	2,139.05 (374.34) 2,513.38	3,208.58
9	694.96 (121.62) 816.58	1,679.48 (293.91) 1,973.39	2,374.44 (415.53) 2,789.97	3,561.66
10	701.99 (122.85) 824.84	1,908.60 (334.01) 2,242.61	2,610.59 (456.85) 3,067.44	3,915.89
11	708.00 (123.90) 831.90	2,090.67 (365.87) 2,456.54	2,798.67 (489.77) 3,288.44	4,198.01
12	715.01 (125.13) 840.14	2,271.50 (397.51) 2,669.01	2,986.51 (522.64) 3,509.15	4,479.77
13	721.03 (126.18) 847.21	2,454.81 (429.59) 2,884.40	3,175.84 (555.77) 3,731.61	4,763.76
14	728.06 (127.41) 855.47	2,604.66 (455.82) 3,060.48	3,332.72 (583.23) 3,915.95	4,999.08
15	734.07 (128.46) 862.53	2,785.49 (487.46) 3,272.95	3,519.56 (615.92) 4,135.48	5,279.34
16	741.09 (129.69) 870.78	2,966.32 (519.11) 3,485.43	3,707.41 (648.80) 4,356.21	5,561.12
17	747.13 (130.75) 877.88	3,147.14 (550.75) 3,697.89	3,894.27 (681.50) 4,575.77	5,841.41
18	754.12 (131.97) 886.09	3,327.97 (582.39) 3,910.36	4,082.09 (714.37) 4,796.46	6,123.14

19	760.14 (133.02) 893.16	3,467.93 (606.89) 4,074.82	4,228.07 (739.91) 4,967.98	6,342.11
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Note: For 20 or more dwellings or if the floor area of the dwellings exceeds 300m², the charge is individually determined.

For electrical work not covered under a Competent Persons Scheme, the basic inspection charge per dwelling will be £191.00 plus VAT (account will be given to repetitive work and a discount may be applied).

Unless otherwise agreed, schemes exceeding one year in duration may be subject to an additional charge.

Schedule 2
Charges small buildings, extensions and alterations
 Figures in red are VAT at 17.5% (VAT is not payable on a Regularisation Charge)
 Figures in bold are the charges including VAT

Type of Work	Plan Charge £	Inspection Charge £	Building Notice Charge £	Regularisation Charge £
(1)	(2)	(5)	(8)	(9)
1 Erection or extension of a detached or attached garage or carport or both, having a floor area not exceeding 40m ² in total and intended to be used in common with an existing building, and which is not an exempt building.	137.05 (23.98) 161.03	-	137.05 (23.98) 161.03	205.58
2 Erection or extension of a detached or attached garage or carport or both, having a floor area exceeding 40m ² but does not exceed 60m ² in total and intended to be used in common with an existing building, and which is not an exempt building.	137.05 (23.98) 161.03	140.19 (24.53) 164.72	277.24 (48.52) 325.76	415.86
3 Any extension of a dwelling the total floor area of which does not exceed 4m ² .	137.05 (23.98) 161.03	-	137.05 (23.98) 161.03	205.58
4 Any extension of a dwelling the total floor area of which exceeds 4m ² , but does not exceed 10m ² .	137.05 (23.98) 161.03	140.19 (24.53) 164.72	277.24 (48.52) 325.76	415.86
5 Any extension of a dwelling the total floor area of which exceeds 10m ² , but does not exceed 40m ² .	137.05 (23.98) 161.03	268.79 (47.04) 315.83	405.84 (71.02) 476.86	608.76
6 Any extension of a dwelling the total floor area of which exceeds 40m ² , but does not exceed 60m ² .	137.05 (23.98) 161.03	405.83 (71.02) 476.85	542.88 (95.00) 637.88	814.32
7 A loft conversion - alteration of a dwelling to provide one or more rooms in a roof space.	137.05 (23.98) 161.03	268.79 (47.04) 315.83	405.84 (71.02) 476.86	608.76

Notes:

Extensions/alterations not falling within the above categories will be individually determined where the estimated cost of the works exceeds £75,000.

For electrical work not covered under a Competent Persons Scheme, please refer to 'Electrical Work' within the Minimum Charges section within Schedule 3.

Unless otherwise agreed, schemes exceeding one year in duration may be subject to an additional charge.

Schedule 3

Charges for all other work

Figures in red are VAT at 17.5% (VAT is not payable on a Regularisation Charge)

Figures in bold are the charges including VAT

Fixed price based on estimated cost bands	Plan Charge £	Inspection Charge £	Building Notice Charge £	Regularisation Charge £
£0 – £1,000	63.67 (11.14) 74.81	-	63.67 (11.14) 74.81	95.51
£1,001 – £5,000	191.00 (33.43) 224.43	-	191.00 (33.43) 224.43	286.50
£5,001 – £10,000	55.57 (9.72) 65.29	166.70 (29.17) 195.87	222.26 (38.90) 261.16	333.39
£10,001 – £20,000	73.80 (12.92) 86.72	221.40 (38.75) 260.15	295.20 (51.66) 346.86	442.80
£20,001 – £30,000	98.40 (17.22) 115.62	295.20 (51.66) 346.86	393.60 (68.88) 462.48	590.40
£30,001 – £40,000	121.55 (21.27) 142.82	364.65 (63.81) 428.46	486.20 (85.09) 571.29	729.30
£40,001 – £50,000	144.70 (25.32) 170.02	434.10 (75.97) 510.07	578.80 (101.29) 680.09	868.20
£50,001 – £60,000	167.85 (29.37) 197.22	503.55 (88.12) 591.67	671.40 (117.50) 788.90	1,007.10
£60,001 – £70,000	191.00 (33.43) 224.43	573.00 (100.28) 673.28	764.00 (133.70) 897.70	1,146.00
£70,001 – £80,000	214.15 (37.48) 251.63	642.45 (112.43) 754.88	856.60 (149.91) 1,006.51	1,284.90
£80,001 – £90,000	237.30 (41.53) 278.83	711.90 (124.58) 836.48	949.20 (166.11) 1,115.31	1,423.80
£90,001 – £100,000	260.45 (45.58) 306.03	781.35 (136.74) 918.09	1,041.80 (182.32) 1,224.12	1,562.70
£100,001 – £125,000	284.71 (49.82) 334.53	854.14 (149.47) 1,003.61	1,138.85 (199.30) 1,338.15	1,708.28
£125,001 – £150,000	310.09 (54.27) 364.36	930.26 (162.80) 1,093.06	1,240.35 (217.06) 1,457.41	1,860.53
£150,001 – £175,000	335.46 (58.71) 394.18	1,006.39 (176.12) 1,182.51	1,341.85 (234.82) 1,576.67	2,012.78
£175,001 – £200,000	360.84 (63.15) 423.99	1,082.51 (189.44) 1,273.75	1,443.35 (252.59) 1,695.94	2,165.03
£200,001 – £225,000	386.21 (67.59) 453.80	1,158.64 (202.76) 1,361.40	1,544.85 (270.35) 1,815.20	2,317.28
£225,001 – £250,000	411.51 (72.03) 483.62	1,234.76 (216.08) 1,450.84	1,646.27 (288.10) 1,934.37	2,469.53

Note:

Unless otherwise agreed, schemes exceeding one year in duration may be subject to an additional charge.

The charge is individually determined for domestic schemes exceeding £75,000 and commercial schemes exceeding £250,000

Minimum Charges

- **Replacement Windows:** The minimum charge for a scheme of windows and/or door replacements in dwellings, not being part of the 'FENSA' self certification scheme, shall be £63.67 plus £11.14 VAT, Total **£74.81**. In the use of non-domestic work, the charge shall be 20% of the normal charge based on the estimated cost of the work, subject to a minimum charge of £63.67 plus £11.14 VAT, Total **£74.81**.
- **Oil/Non-mains gas fuel storage systems:** The charge for the installation of an oil or non-mains gas fuel storage system shall be £127.33 plus £22.28.10 VAT, Total **£149.61**.
- **Chimney lining:** The charge for chimney lining installations will be £34.73 plus £6.08 VAT, Total **£40.81**.
- **Electrical Work:** Where electrical works are to be carried out to a dwelling and the work is under the control of the Council the following charges will apply: **Rewiring** £191.00 plus £33.43 VAT, Total **£224.43**; **Addition of new circuit(s)** £127.33 plus £22.28 VAT, Total **£149.61**; **Additional sockets/lights** £63.67 plus £9.55 VAT, Total **£73.22**.
- **Unvented hot water system:** The charge for installation of an unvented hot water system will be subject to a charge of £63.67 plus £11.14 VAT, Total **£74.81**.
- **Replacement Roof Covering:** The charge for replacement roof coverings will be subject to a charge per dwelling of £63.67 plus £11.14 VAT, Total **£74.81**.
- **Wind Turbines:** The charge for the installation of a wind turbine attached to a building will be subject to a charge of £63.67, plus £11.14 VAT, Total **£74.81**.
- **Solar Panels:** The charge for the installation of solar panels will be subject to a charge of £63.67 plus £11.14 VAT, Total **£74.81**.
- **Boilers/Heating Installations:** The charge for boilers/heating installations with an output of over 50KW will be subject to a charge of £191.00 plus £33.43 VAT, Total **£224.43**.
- **Replacement Waste Treatment Plant:** The charge for a replacement waste treatment plant will be subject to a charge of £211.84 plus £37.07 VAT, Total **£248.91**.