

Taunton Deane Borough Council

Executive Committee – 15 September 2010

New Building Regulation Charging Scheme – Effective from October 2010

Report of the Joint Building Control Manager

(This matter is the responsibility of Executive Councillor Mark Edwards)

1. Executive Summary

This report concerns the introduction of a new fee scheme for the Building Control function that meets the requirements of The Building (Local Authority Charges) Regulations 2010. The report recommends the introduction of a new charging matrix which is in line with the Local Authority Building Control (LABC) model scheme. Charges are calculated in accordance with guidance contained within the recently published Chartered Institute of Public Finance and Accountancy (CIPFA) document for Building Control.

2. Background

- 2.1 In April 2009, the Department of Communities and Local Government (CLG) consulted on a package of proposals to change the Local Authority Building Control charging regime with the aim of introducing more flexibility, accuracy, fairness and transparency into the regime and improving the standards and environment within which Local Authorities (LAs) and Approved Inspectors (AIs) operate and compete. The proposals also aimed to support the introduction of a risk assessment approach to inspectors of building work, as explained in the *“The Future of Building Control Implementation Plan”* published in September 2009.
- 2.2. The key principles relating to Local Authority Building Control charges remain: the need to fix charges by means of a scheme; full cost recovery of the chargeable Building Regulations work; and, the fact that the user should pay for the actual service that they receive. However, greater emphasis is given to the need to relate charges to the cost of carrying out the Building Control function for individual building projects.

- 2.3. The guidance also states that LAs should continue to make every effort to keep their costs to a minimum to ensure that charges remain affordable and competitive and do not encourage people to circumvent the building regulations. The Department expects that LAs will always seek to determine their charges appropriately at the outset and so the provisions relating to refunds and supplementary charges will be used sparingly.
- 2.4. The Charges Regulations 2010 authorise the setting of charges for the following prescribed building regulation functions:-
- a) Checking full plans applications
 - b) Inspecting work associated with full plans applications
 - c) Checking/Inspecting work associated with building notices
 - d) Checking/Inspecting work reverting to Local Authority Control
 - e) Checking/Inspecting work associated with regularisation applications
 - f) Providing advice in respect of the chargeable functioning (a) to (e) above, before these functions are carried out or an application/notice is deposited (note: the first hour is non-chargeable).
- 2.5. Regulation 7 Charges Regulations 2010 sets out the following principles that must be followed when calculating charges.
- i) The average hourly rate at which officers are to be charged out calculated in accordance with the CIPFA guidance.
 - ii) The factors that must be taken into account when applicable, in calculating the estimated time that an officer will require to satisfactorily discharge the chargeable function for a particular project as listed below:-
 - the existing use of a building, or the proposed use of the building after completion of the building work;
 - the different kinds of building work described in Regulation 3(1)(a) to (i);
 - the floor area of the building or extension;
 - the nature of the design of the building work and whether innovative or high risk construction techniques are to be used;
 - the estimated duration of the building work and the anticipated number of inspections to be carried out;
 - the estimated cost of the building work;
 - 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 Principal Regulations (15) in respect of that part of the work;
 - whether in respect of the building work a notification will be made in accordance with regulation 20A (4) of the Principal Regulations (16);
 - 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;

- whether an application or building notice is in respect of 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;
 - whether chargeable advice has been given that is likely to result in less time being taken by the local authority to discharge its chargeable function.
- 2.6. A new provision has been added that allows for the scheme of charges to require the payment of a supplementary charge where the Local Authority deems it necessary to engage the services of a specialist or consultant.
- 2.7. A further new provision requires that the scheme of charges includes details of a complaints procedure. Preferably this should be the Council's existing complaints procedure.
- 2.8. The new scheme of charges must be in place by the 1st October 2010 and it must be publicised seven days prior to this date.

3.0 Proposed Model Scheme for Fee Setting

- 3.1. The main changes in the 2010 Regulations relate to new flexibilities, in particular: the ability for Local Authorities to charge for giving substantive advice related to their building control functions; an increased range of factors to be taken into account in setting charges; the option of setting either standard charges or making individual determinations of charges for individual projects, and being able to give refunds and make supplementary charges. These are intended to make the charging regime more accurate and fairer. New accounting requirements are also included which are intended to make the regime more transparent and accountable. The proposed fees and charges for the Building Control Service are attached in Appendix 1.
- 3.2. Local Authorities need to continue to make every effort to keep their costs at a minimum to ensure that charges remain affordable and competitive.

4. Finance Comments

- 4.1 Previous legislation required that Building Control fees be set in order that the Building Control Service recovered its costs of the fee-earning element of the service over a three-year rolling period. The new legislation also requires cost recovery, albeit on a more accurate individual fee basis so there should be no overall impact on the budget. The proposed fees are set out in Appendix 1 and have been calculated in accordance with the new CIPFA guidance on a cost recovery basis.

5. Legal Comments

- 5.1 The Building (Local Authority Charges) Regulations 2010 were laid before parliament on the 25th February 2010 and come into force on the 1st April 2010. The Council is obliged to make a new charging scheme under the regulations by the 1st October 2010.
- 5.2 The Building (Local Authority Charges) Regulations 2010 extend the devolution of building regulation charge setting to local authorities and introduce more flexibility and discretion to enable local authorities to relate their charges to the actual costs of carrying out their main building regulation functions.
- 5.3 Trading account arrangements are in place in accordance with Chartered Institute of Public Finance and Accountancy (CIPFA) guidelines. Under the current arrangement Building Control must break even on a three year rolling programme.

6. Links to Corporate Aims

- 6.1 **Regeneration** - Working with companies and clients to ensure that all developments meet and achieve the minimum standards required under the Building Regulations and to encourage better design and ensure developments are inclusive and accessible.
- 6.2 **Affordable Housing** - Our role will be to determine Building Regulation applications deliver the provision of quality housing to ensure sustainable and inclusive design in urban and rural developments. The enforcement ensures that developments are controlled and unacceptable developments are prevented or removed.
- 6.3 **Climate Change** - To enable TDBC to play its part in reducing climate change Building Control will continue to ensure that the requirements of the Building Regulations to reduce carbon usage within new developments through the revisions of Part L of the Building Regulations and its links with the code for sustainable homes, BREEAM and renewable energy.

7. Environmental and Community Safety Implications

- 7.1 Building Regulations include requirements for the provision of insulation, low-energy lights, air-tightness of buildings, provision of boilers, water usage, recycling of water, use of grey water in the building, solar and photovoltaic panels, and Energy Performance Certificates. Plans are checked and visits made on site to ensure current regulation standards are achieved. When some maintenance and other works are undertaken, the Building Regulations require the improvement of existing standards to reduce the carbon-footprint of existing buildings.

8. Equalities Impact

- 8.1 Regulation 4 of the Building (Local Authority Charges) Regulations 2010 outlines the principles of the charging scheme in relation to building work solely required for disabled persons. No building regulation charge can be authorised in relation to providing means of access solely to an existing dwelling occupied as a permanent residence by a disabled person or for the provision of facilities and accommodation (including the provision or extension of a room in limited circumstances) designed to secure the greater health, safety, welfare or convenience of such a disabled person. Similarly, no building regulation charge can be authorised in relation to an existing building to which members of the public are admitted in similar circumstances as stated above.

9. Risk Management

| Risk | Consequence | Prob. | Impact | Treatment |
|---|--|-------|--------|---|
| Trading and income remain flat in 2010/11 | Unable to meet normal cost inflation | 4 | 4 | Revise fee schedules as proposed herewith |
| Income fails to match costs | Deficit trading position | 3 | 4 | Review and fee increases mid-year; cost cuts where possible |
| Fees make service uncompetitive | Loss of business, further loss of income | 2 | 4 | Monitor position and take preventive action. Potential redundancies |

10. Partnership Implications

- 10.1 The Building Control Service is provided jointly with Sedgemoor District Council under shared management and administration, with uniform fees, forms and procedures. The recommendations of this Report will also be made to SDC.

11. Recommendations

- 11.1 The Executive approve the Building Control scheme of charges made under The Building (Local Authority Charges) Regulations 2010 and that the scheme is introduced on 1st October 2010 as set out in Appendix A.
- 11.2 To approve delegation to the Head of Growth & Development, the Portfolio Holder, and Joint Building Control Manager to make minor changes to the scheme to allow it to be consistent with other Somerset Building Control Authorities Charging Schemes.

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Background Papers:

The Building (Local Authority Charges) Regulations 2010
www.opsi.gov.uk/si/si2010/uksi_20100404_en_1

Circular 01/2010: The Building Act 1984, The Building (Local Authority Charges) Regulations 2010: New Provision for Local Authority Building Control Charges

www.communities.gov.uk/publications/planningandbuilding/circular012010

Local Authority Building Control Accounting Guidance for England and Wales (Fully Revised Second Edition 2010) (2010)

<http://secure.cipfa.org.uk/cgibin/>

cipfa.storefront/4bf3b28f07356f06273f3efdf407064d/Product/View/PUBAC086

Risk assessment decision making tool for building control bodies - Final draft risk assessment guidance

www.communities.gov.uk/publications/planningandbuilding/draftriskassesmet

APPENDIX 1

SCHEME FOR THE RECOVERY OF BUILDING REGULATION CHARGES AND ASSOCIATED MATTERS

FOR

TAUNTON DEANE BOROUGH COUNCIL

**TO BE READ IN CONJUNCTION WITH
THE BUILDING [LOCAL AUTHORITY CHARGES] REGULATIONS
2010**

Date this Scheme came into effect **1st October 2010**

SCHEME FOR THE RECOVERY OF BUILDING REGULATION CHARGES

Definitions

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(2A) 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 have 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 Regulations 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 Building (Approved Inspectors etc) Regulations 2000, 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 Building (Approved Inspectors etc) Regulations 2000, 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 2000 (As Amended)

- **Chargeable advice**, Taunton Deane Borough Council can make a charge for giving advice in anticipation of the future exercise of their chargeable functions (ie 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 (ie 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 instalments 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 2000 (as amended);
 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 2000 (As amended) (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 a full plans 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 a full plans 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 an 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 tables. In the tables below any reference to number of storeys includes each basement level as one-storey and floor areas are cumulative.

If the building work being undertaken 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 Building (Local Authority Charges) Regulation 2010. 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 aforementioned charges regulations it has taken into account in establishing an individually determined charge.

- A reversion charge
- The building work is in relation to more than one building
- Any other building work not shown in Tables A to D

Where more than one standard charge applies to the building work and, with the agreement of the relevant person, the authority will establish the charge by individually determining the charge.

Other matters relating to calculation of charges

- In calculating these charges, refunds or supplementary charges, an officer hourly rate of **£49.99** has been used. This same rate will be used for charging for chargeable advice in relation to an application that has not yet been submitted.
- Any charge payable to the authority shall be paid with an amount equal to any value added tax payable in respect of that charge. Regularisation and reversion charges are not subject to VAT.
- Charges are not payable for the first hour when calculating an advice charge.
- The authority accepts payment by instalment in respect of all building work where the total charge exceeds £ 5,000. The authority on request will specify the amounts payable and dates on which instalments are to be paid.
- All charges are calculated on the basis of the works shown on the plan being constructed within 1 year of commencement of works. If the project takes longer than this Taunton Deane Borough Council may adjust the Inspection Charge or Building Notice Charge when increased costs have been incurred.

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.

Where in accordance with Regulation 7(5)(i) of the charges regulations one 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 are submitted at the same time a 50% reduction in the standard plan charge will be made or a 25% reduction in the Building Notice charge will be made.

Where in accordance with Regulation 7(5)(j) of the charges regulations 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, a 50% reduction in the plan charge or 25% reduction in the Building Notice will be made.

Reduced charges are shown in the tables of standard charges and reduced charges will also be made in relation to individually assessed charges when work, or the relevant part of the work, has been, or is intended to be carried out by a person mentioned in regulation 12(5) or 20B(4) of the Principal Regulations in respect of that part of the work, (*i.e. competent person/self-certification schemes or other defined non-notifiable work*).

Refunds and supplementary charges

If the basis on which the charge has been set or determined changes, Taunton Deane Borough Council 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.

Examples where a supplementary charge may be made include where there are major variations to the original project design or where a significant number of increased inspections arise from those which were originally anticipated. The numbers of inspections that a particular project will receive are calculated on the assumption that the builder carrying out the works is competent to do so.

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 there is a complaint about the level of charges this should initially raise their concern with the relevant officer. The council has a comprehensive complaint handling process. If the

complaint is not satisfactorily responded to by the officer concerned, details of how to resolve the complaint is available on request and can be viewed on the council's web site
<http://www.tauntondeane.gov.uk/irj/public/council/consultations/consultation?rid=/guid/40549000-aa59-2c10-7984-ac4222585a99>

Transitional Provisions

The Council's scheme for the recovery of charges dated 1st 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 1st April 2010 and 1st October 2010 (inclusive).

STANDARD CHARGES

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 tables, that 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.

Full Plans Charges

The combined plan 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 tables.

Reversion Charge

These charges will be individually determined

Regularisation Charge

The charge is listed in the following tables.

TABLE A

STANDARD CHARGES FOR THE CREATION OR CONVERSION TO NEW HOUSING INCLUDING FLATS AND APARTMENTS

| Table A – New Dwellings | | | |
|-------------------------|---|------------------------------|----------------|
| No. | Previous charge from 1st April – 30th September 2010 £ Net | Proposed new Charge £ Net | Variation % |
| 1 | 596 | 638 | + 7.00 |
| 2 | 894 | 936 | +4.70 |
| 3 | 1191 | 1191 | 0.00 |
| 4 | 1362 | 1362 | 0.00 |
| 5 | 1532 | 1532 | 0.00 |
| 6 | 1702 | 1702 | 0.00 |
| 7 | 1830 | 1830 | 0.00 |
| 8 | 1957 | 1957 | 0.00 |
| 9 | 2085 | 2085 | 0.00 |
| 10 | 2213 | 2213 | 0.00 |
| 11 | 2340 | 2340 | 0.00 |
| 12 | 2468 | 2468 | 0.00 |
| 13 | 2596 | 2596 | 0.00 |
| 14 | 2723 | 2723 | 0.00 |
| 15 | 2851 | 2851 | 0.00 |
| 16 | 2979 | 2979 | 0.00 |
| 17 | 3106 | 3106 | 0.00 |
| 18 | 3234 | 3234 | 0.00 |
| 19 | 3362 | 3362 | 0.00 |

Notes for Table A

1. For 20 or more dwellings or if the floor area of any dwelling exceeds 300m² the charge is individually determined
2. The Building Notice Charge is the sum of the plan charge and inspection charge + 25% (The charge from 1st April – 30th September 2010 was the sum of the plan charge and the inspection charge)
3. The Regularisation charge is the sum of the plan charge and inspection charge + 50%. Regularisation charges are not subject to VAT. (The charge from 1st April – 30th September 2010 was the sum of the plan charge and the inspection charge +20%)

TABLE B

STANDARD CHARGES FOR DOMESTIC EXTENSIONS & BUILDING WORKS TO A SINGLE BUILDING

| Schedule B – Domestic Works | | | |
|--|---|--------------------------|-----------|
| Type of Work | Previous charge from 1st April – 30th September 2010 £ Net | Proposed Charge £ Net | Variation |
| Single storey Extension <10m ² (*) | 298 | 298 | 0.0 |
| Single storey Extension 10m ² - 40m ² (*) | 460 | 409 | -11.1 |
| Single storey Extension 40m ² - 80m ² (*) | (**) | 443 | - |
| Multi storey Extension <40m ² (*) | 460 | 468 | +1.7 |
| Multi storey Extension 40m ² - 120m ² (*) | (**) | 545 | - |
| Multi storey Extension 120m ² - 200m ² (*) | (**) | 579 | - |
| Loft Conversion >40m ² (*) | 460 | 383 | -16.7 |
| Loft Conversion 40m ² - 100m ² (*) | (**) | 409 | - |
| Garage/carport <100m ² | (**) | 255 | - |
| Garage conversion | (**) | 234 | - |
| Partial glazing (up to 6 windows) | 64 | 64 | 0.0 |
| Total glazing (up to 20 windows) | 128 | 128 | 0.0 |
| Electrical installation | 128 | 153 | +19.5 |
| Renovation of thermal elements, such as wall, floor or roof for work up to £20,000 | (**) | 153 | - |

(*) The Building Notice Charge is the sum of the plan charge and inspection charge + 10% (the charge from 1st April – 30th September 2010 was the sum of the plan charge and the inspection charge)

(**) No equivalent previous charge

Notes for Table B:

1. Where part of an extension is single storey and part is two-storey the charge for a two storey extension will be applied.
2. Where a first floor extension is constructed over an existing single storey structure the charge applied is that for a single storey extension of the same floor area.
3. The Regularisation charge is the sum of the plan charge and inspection charge + 50%. Regularisation charges are not subject to VAT. (The charge from 1st April – 30th September 2010 was the sum of the plan charge and the inspection charge +20%)
4. For domestic work up to £75,000 (but not covered in Table B) refer to Table C

TABLE C**STANDARD CHARGES FOR DOMESTIC ALTERATIONS TO A SINGLE BUILDING**

| Table C – Domestic work not fall within the above categories | | | |
|--|--|--------------------------|----------------|
| Estimated Cost £ | Previous charge from 1st April – 30th September 2010 £ Net | Proposed Charge £ Net | Variation % |
| Up to 2,000 | 128 | 128 | 0.0 |
| 2,001 – 5,000 | 191 | 170 | -11.1 |
| 5,001 – 10,000 (*) | 255 | 255 | 0.0 |
| 10,001 – 15,000 (*) | 319 | 319 | 0.0 |
| 15,001 – 20,000 (*) | 383 | 383 | 0.0 |
| 20,001 – 25,000 (*) | 447 | 447 | 0.0 |
| 25,001 – 30,000 (*) | 510 | 489 | -4.1 |
| 30,001 – 35,000 (*) | 553 | 532 | -3.8 |
| 35,001 – 40,000 (*) | 596 | 574 | -3.7 |
| 40,001 – 45,000 (*) | 638 | 617 | -3.1 |
| 45,001 – 50,000 (*) | 681 | 660 | -3.1 |
| 50,001 – 55,000 (*) | 723 | 702 | -2.9 |
| 55,001 – 60,000 (*) | 766 | 745 | -2.7 |
| 60,001 – 65,000 (*) | 809 | 787 | -2.7 |
| 65,001 – 70,000 (*) | 851 | 809 | -4.9 |
| 70,001 – 75,000 (*) | 894 | 830 | -7.2 |

(*) The Building Notice Charge is the sum of the plan charge and inspection charge + 10% (The charge from 1st April – 30th September 2010 was the sum of the plan charge and the inspection charge)

Notes for Table C:

- Charges are individually determined for the larger and /or more complex schemes where the estimated cost exceeds £75,000
- The Regularisation charge is the sum of the plan charge and inspection charge + 50%. Regularisation charges are not subject to VAT. (The charge from 1st April – 30th September 2010 was the sum of the plan charge and the inspection charge +20%)

TABLE D

OTHER, NON DOMESTIC WORK - EXTENSIONS AND NEW BUILD

| Table D – Other Works | | | |
|-----------------------|--|--------------------------|----------------|
| Estimated Cost £ | Previous charge from 1st April – 30th September 2010 £ Net | Proposed Charge £ Net | Variation % |
| Up to 2,000 | 128 | 128 | 0.0 |
| 2,001 – 5,000 | 191 | 213 | +11.5 |
| 5,001 – 10,000 | 255 | 234 | -8.2 |
| 10,001 – 15,000 | 319 | 298 | -6.6 |
| 15,001 – 20,000 | 383 | 383 | 0.0 |
| 20,001 – 25,000 | 447 | 447 | 0.0 |
| 25,001 – 30,000 | 511 | 511 | 0.0 |
| 30,001 – 35,000 | 553 | 553 | 0.0 |
| 35,001 – 40,000 | 596 | 596 | 0.0 |
| 40,001 – 45,000 | 638 | 638 | 0.0 |
| 45,001 – 50,000 | 681 | 681 | 0.0 |
| 50,001 – 55,000 | 723 | 723 | 0.0 |
| 55,001 – 60,000 | 766 | 766 | 0.0 |
| 60,001 – 65,000 | 809 | 809 | 0.0 |
| 65,001 – 70,000 | 851 | 851 | 0.0 |
| 70,001 – 75,000 | 894 | 894 | 0.0 |

Notes to Table D

- 1 Charges are individually determined for the larger and /or more complex schemes where the estimated cost exceeds £75,000
- 2 The Regularisation charge is the sum of the plan charge and inspection charge + 50%. Regularisation charges are not subject to VAT. (The charge from 1st April – 30th September 2010 was the sum of the plan charge and the inspection charge +20%)
- 3 Building Notice applications are not appropriate for non-domestic work.