

BUILDING CONTROL FEES AND CHARGES 2016

1. INTRODUCTION

Local authorities must set their own Building Control fees and charges under The Prescribed Fees Regulations to recover the cost of the Building Control fee earning account. This is unlike fees for planning applications, which are currently set nationally.

The fees are reviewed annually and for the last 6 years, the fees at Rushmoor have not been increased, mindful of the competition for work from independent Approved Inspectors. Similarly, Hart Building Control has not increased their fees for many years. This report proposes a single set of new fees for both authorities under the new Building Control Partnership

2. HART AND RUSHMOOR BUILDING CONTROL PARTNERSHIP

Since July 2015, Building Control at Rushmoor has been operating under a partnership agreement with Hart District Council. This has established a single Building Control team covering both districts, and is managed by Rushmoor. All Partnership staff have been working out of the offices in Farnborough and the workload, whilst heavy, has been successfully managed with no significant issues or customer complaints arising. Income from Building Regulations application fees shows an increase over estimates for both Hart and Rushmoor since the establishment of the Partnership.

In order to operate more effectively as a partnership, many processes and procedures, data storage, forms and letters have had to be reviewed and harmonised. The respective IT systems are now being examined to see what further efficiencies can be achieved. It also makes sense to now seek to harmonise fees and charges into a single schedule.

3. HARMONISATION OF FEES

The attached schedule at Appendix A shows the proposed new fee scales. These have been reduced in scope to more accurately reflect the regular areas of work and to be easier for customers to understand, and include VAT for clarity.

In reviewing the fees, due regard has been paid to those charged by adjoining local authorities in Hampshire and Surrey, and to the charges made by

independent Approved Inspectors. Bearing in mind that fees for Local Authority Building Regulations applications have not increased in both districts for many years, and that the new Partnership will need to bring about changes and innovation in service delivery, it is considered that an overall increase in fees and charges is justified. During the next year, it is intended that the Partnership will evaluate the costs and benefits of a single database, and examine the potential use of hand-held devices to improve the service and increase efficiency.

Overall, the proposed new fees, would result in an average 7.5% increase across the whole schedule. Although the fee increase may appear significant, it is the first rise for many years, and places the fees in line with our neighbouring authorities, and are still less than those charged by Approved Inspectors. There is the ability to be flexible and negotiate the fees in individual cases for appropriate projects.

It is not envisaged these increases will result in a reduction of applications. It is anticipated that the changes will bring in an additional £10,000 in fee income for Rushmoor, which could be re-invested in improvements to the new Partnership to the benefit of service provision. Hart District Council have adopted the same schedule as attached.

4. **RECOMMENDATIONS**

It is recommended that Rushmoor adopt the new Schedule of Fees and Charges as attached, to come into force from 1st June 2016

Keith Holland
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GUIDANCE NOTES ON CHARGES

The Building Act 1984

The Building (Local Authority Charges) Regs. 2010

Apply from 1st June 2016



Explanatory Notes

1. Before you build, extend or convert, you or your agent must advise us of your intentions, either by submitting Full Plans or a Building Notice. The fee payable for Building Regulations work is intended to cover the cost of the service. There are two methods for establishing the fee, Standard Charges for common types of work and Individually Determined Charges. You can use the following tables with the current regulations on fees to calculate how much you will pay where Standard Charges are applicable. If you require the fee to be Individually Determined or you have any difficulties calculating the fees, please consult our building control team on 01252 398715.

2. FEES are payable as follows:

2.1 If you submit **Full Plans** you will pay a plan fee at the time of submission to cover the costs of approving or rejecting them.

2.2 With **Full Plans** submissions, for most types of work, an inspection fee covering all necessary site visits will be payable following the first inspection.

2.3 If you submit a **Building Notice**, the appropriate Building Notice fee is payable at the time of submission and covers all necessary checks and site visits.

2.4 If you apply for a **Regularisation Certificate** for unauthorised building work that was started on or after 11 November 1985, you will pay a 'regularisation' fee to cover the cost of assessing your application and all inspections. There is no VAT payable on a regularisation charge.

2.5 In certain cases, we may agree to fees being paid by instalments. Ask our building control office for details.

3. Standard Charges

3.1 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 on the basis that the building work does not consist of, or include, innovative or high risk construction techniques 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.

The charges for domestic work have also been set on the basis that the electrical work is carried out by an Electrician on a competent person scheme, if not the electrical work will be charged separately (as table C or individually determined).

3.2 Table A - Fees for the creation or conversion to new housing. These apply where the total internal floor area of each home, excluding any garage or carport does not exceed 300m². For more dwellings or if the floor area exceeds 300m² the charge is individually determined.

3.3. Table B – Domestic extensions to a single building. Where work involves more than one domestic extension, the total internal floor areas of all storeys of all the extensions shown on the application should be added together to determine the relevant fee. If the work exceeds the floor areas in the tables or includes several types of work the charge is individually determined.

3.4. Table C - Domestic alterations to a single building. Where work exceeds the limits in the table or for other alterations the charge is individually determined.

3.5. Table D - Other, non domestic work - extensions and new build. If the work exceeds the floor areas in the tables or includes several types of work the charge is individually determined.

3.6. Table E - Other, non domestic work – alterations. Where work exceeds the limits in the table or for other alterations the charge is individually determined.

3.7 The 'estimated cost' means an estimate we accept as being of a reasonable cost that would be charged by a person in business to carry out the work shown or described in the application. This excludes VAT and any professional fees paid to an architect, engineer or surveyor, etc. It also excludes land acquisition costs.

4 Individually determined fees

For work that there is no standard charge or exceeds the limits of the standard charges the fee is individually determined, please consult our building control team on 01252 398715.

Factors which are taken into account in determine the fee include:-

- The floor area of the building or extension
- The estimated cost of the building work
- The estimated duration of the building work.
- 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.

5. Exemptions/reductions in fees:

5.1 Where we have either approved or rejected plans, there will be no further fee payable if you resubmit substantially the same work.

5.2 Work to provide access and/or facilities for disabled people at existing homes and buildings, to which the public have access, is exempt from fees. We take our definition of 'disabled person' from that given in section 29(1) of the National Assistance Act 1948.

5.3 The insertion of insulating material into an existing cavity wall is exempt from fees, providing the installation is certified to an approved standard and the work is carried out by an approved installer.

5.4 The installation of an approved unvented hot water system is exempt from fees where the work is carried out by an approved installer or is part of a larger project.

6. These notes are for guidance only. For full details please ask to see our Building Control Charges Scheme. If you have any difficulties calculating charges please call in and see us or contact us on 01252 398715.

7. Re-Opening Closed Files

A fee of £78 inc. VAT is payable to re-open closed files. A further charge maybe applicable for inspections carried out.

8. All fees inclusive of VAT, unless otherwise stated.

**TABLE A
STANDARD CHARGES FOR THE CREATION OR CONVERSION TO NEW HOUSING**

No. of dwellings	Full Plans Notice		Building Notice	Regularisation
	Plan Charge	Inspection Charge		
	£ inc. VAT	£ inc. VAT		
1	336.00	516.00	1000.00	975.00
2	420.00	684.00	1200.00	1267.50
3	516.00	852.00	1600.00	1560.00
4	600.00	1032.00	1900.00	1852.50
5	660.00	1200.00	2200.00	2145.00

**For 6 or more dwellings or if the floor area exceeds 300m²
Please ring the office on 01252 398715 for a quotation**

The charges for domestic work have also been set on the basis that the electrical work is carried out by an Electrician on a competent person scheme, if not the electrical work will be charged separately (as table C or individually determined).

**STANDARD CHARGES FOR OTHER BUILDING WORK
TABLE B**

DOMESTIC EXTENSIONS TO A SINGLE BUILDING

Category	Description	Full Plans Notice		Building Notice	Regularisation
		Plan Charge	Inspection Charge		
		£ inc. VAT	£ inc. VAT		
1	Single storey extension floor area not exceeding 10m ²	200.00	274.00	580.00	680.00
2	Single storey extension floor area exceeding 10m ² , but not exceeding 40 m ²	200.00	402.00	740.00	840.00
3	Single storey extension floor area exceeding 40m ² , but not exceeding 100 m ²	200.00	570.00	930.00	1030.00
4	Two storey extension floor area not exceeding 40m ²	200.00	488.00	840.00	940.00
5	Two storey extension to a dwelling house exceeding 40m ² , but not exceeding 200 m ²	200.00	745.00	1100.00	1200.00
6	Loft conversion that does not include the construction of a dormer * Max size 60m ²	200.00	316.00	640.00	740.00
7	Loft conversion that includes the construction of a dormer *Max size 60m ²	200.00	402.00	740.00	840.00
8	Erection or extension of a non exempt attached or detached domestic garage or carport up to 100m ²	200.00	230.00	520.00	620.00
9	Conversion of a garage to a dwelling to a habitable room(s)	200.00	188.00	440.00	540.00

* If over 60m² please ring office 01252 398715 for quotation.

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 for domestic work have also been set on the basis that the electrical work is carried out by an Electrician on a competent person scheme, if not the electrical work will be charged separately (as table C or individually determined).

**TABLE C
DOMESTIC ALTERATIONS TO A SINGLE BUILDING**

Category	Description	Basis	Full Plans Notice		Building Notice	Regularisation
			Plan Charge	Inspection Charge		
			£ inc. VAT	£ inc. VAT	£ inc. VAT	£ VAT exempt
1	The installation of any controlled fitting or other building work ancillary to the building of an extension	Included in the charge for an extension				
2	Underpinning, less than £25,000	Fixed Price	250.00	0.00	250.00	350.00
3	Renovation of a thermal element to a single dwelling, less than £25,000	Fixed Price	200.00	0.00	200.00	300.00
4	Internal alterations, installation of fittings (not electrical) and/or, structural alterations (If ancillary to the building of an extension no additional charge)	Estimated cost less than £1000	160.00	0.00	160.00	260.00
		£1001-£5000	200.00	0.00	200.00	300.00
		£5001 - £25 000	180.00	140.00	320.00	420.00
		£25 001 - £50 000	180.00	250.00	430.00	530.00
		£50 001 - £75 000	180.00	400.00	600.00	700.00
5	Window Replacement	Up to 4	120.00	0.00	120.00	220.00
		5 -20	200.00	0.00	200.00	300.00
6	Electrical work	Any (other than rewire)	360.00	0.00	360.00	460.00
		Rewire or new dwelling	480.00	0.00	480.00	580.00

TABLE D

OTHER, NON DOMESTIC WORK - EXTENSIONS AND NEW BUILD

		Non- domestic Work		
		Full Plans Notice		
Category	Description	Plan Charge	Inspection Charge	Regularisation
		£ inc. VAT	£ inc. VAT	£ VAT exempt
1	Floor area not exceeding 10m ²	200.00	300.00	500.00
2	Floor area exceeding 10m ² , but not exceeding 40 m ²	200.00	460.00	660.00
3	Floor area exceeding 40m ² , but not exceeding 100 m ²	200.00	650.00	850.00

TABLE E

ALL OTHER NON DOMESTIC WORK - ALTERATIONS

		Full Plans Notice				
Category	Description	Basis	Plan Charge	Inspection Charge		Regularisation
			£ inc. VAT	£	inc. VAT	£ VAT exempt
1	The installation of any controlled fitting or other building work ancillary to the building of an extension	Included in the charge for an extension				
2	Underpinning	Estimated cost less than £50 000	330.00	0.00		430.00
3	Window Replacement including shop fronts (non-competent persons scheme)	Per installation up to 4	120.00	0.00		220.00
		Per installation over 4 up to 20 windows	200.00	0.00		300.00
4	Renovation of a thermal element	Estimated cost less than £50 000	200.00	0.00		300.00
5	Alterations not described elsewhere including structural alterations and installation of controlled fittings	Estimated cost less than £5 000	200.00	0.00		300.00
		£5001 - £25 000	180.00	140.00		420.00
		£25 001 - £50 000	180.00	300.00		580.00
		£50 001 - £100 000	180.00	460.00		740.00
6	Installation of mezzanine floor up to 500m ²	Fixed Price	180.00	300.00		580.00