

TO: THE MONITORING OFFICER (TOM CLARK, SOLICITOR TO THE COUNCIL)

RECORD OF ACTION TAKEN BY A CABINET MEMBER UNDER DELEGATED POWERS

Subject: Building Control fees from 1st August 2018	
Cabinet Member: Councillor Norman Webster, Cabinet Member for Community	
Has the Cabinet Member received a report prior to making the decision?	Yes
In the case of a key decision where the Cabinet Member has received a report, please state the date a copy of the report was made available to the Chair of the relevant Scrutiny Committee and placed in the public domain:	N/A
Record of decision taken: To approve the schedule of fees for chargeable building control work, effective from 1 st August 2018	
Date of decision:	
Statement of reasons for making the decision: To ensure that fees continue to reflect the cost of providing chargeable services.	
Alternative options considered and rejected: None. Charges must accurately reflect the cost of delivering the chargeable activity.	
Code of Conduct Interest of Cabinet Members? If yes, please advise on the nature and whether dispensation in place. None	
Is the decision to be protected from call-in? (i.e if any delay would seriously prejudice the Council's or the public's interest) - see Scrutiny Procedure Rule 14 (M)	No
If so, please state:	

Signed: 
Cabinet Member

This record must be forwarded immediately to the Monitoring Officer (TC) and copied to the relevant Cabinet Member.

For Monitoring Officer

Date of publication of Member Information Service Bulletin	
Date of decision can be implemented (on the Thursday after publication of the Member Information Service Bulletin, unless already protected from call-in)	

X. BUILDING CONTROL FEES FROM 1st AUGUST 2018

REPORT OF: Yvonne Leddy, Business Unit Leader – Environmental
Health & Building Control
Email: yvonneleddy@midsussex.gov.uk Tel: 01444 477300

Wards: All
Affected:
Key Decision: No

Purpose of Report

1. To set Building Control fees to take effect from 1st August 2018.

Recommendations

- 2 **It is recommended that the Cabinet Member for Community approve the fees for Building Control set out in Appendix 1, to be applied from 1 August 2018.**
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Background

3. Local authorities set their charges for Building Control services in order to cover their costs. Charges are based on the estimated time spent on different categories of work.
4. The current fees were set in 2016, have been reviewed and an inflation figure of 3% (consumer price index at September 2017) has been applied to our fees.
5. The fees are set out in appendix 1 and will be published on the Council's web site.

Policy Context

7. The requirement to set and publish charges, and for those charges to reflect the cost of chargeable work, is set out in the Building (Local Authority Charges) Regulations 2010.

Financial Implications

8. None, as the impact should be to maintain a cost-neutral chargeable service.

Risk Management Implications

9. None.

Equality and customer service implications

10. No impacts have been identified on any groups protected by the Equalities Act. Work for disabled adaptations is not chargeable.

Other Material Implications

11. None

Background Papers

12. None.

Building Control

Tables of charges from August 2018



Where possible, standard charges will be applied according to the following tables. However, in some cases an individual assessment of charges will be necessary (for example, larger and/or more complex schemes).

These include: -

- Work consisting of the erection of more than 10 dwellings,
- Work consisting of the erection or conversion of a dwelling where the floor area exceeds 250m²,
- Work consisting of two or more dwellings where there is a repeat of house type designs
This attracts a reduction in our standard fee (number of houses - number of house types x £24),
- Electrical work carried out not as part of other controlled work,
- Where there is no standard charge shown in our tables of charges,
- Applications for Regularisation Certificates.

Where standard charges cannot be applied to the proposed work and your building work requires an individual assessment of a charge, you should e-mail Building Control at bcinfo@midsussex.gov.uk providing details of the proposed work together with a request for the appropriate charge. We will aim to contact you within 2 working days. Fees are based on work being completed within 18 months of commencement of the work. If completion is more than 18 months from commencement there may be an additional charge for inspections undertaken beyond that time.

All charges, other than Regularisations, are subject to VAT at the current rate.

Table A Dwelling-houses and Flats not exceeding 250m² or more than 3 storeys

Standard charges (please add VAT @ 20%)				
Charge		Full plans Plan charge	Full plans Inspection charge	Building notice charge
Category		£ + vat	£ + vat	£ + vat
	Number of dwelling houses			
1	1	224.54	531.48	838.42
2	2	319.30	751.90	1339.00
3	3			
4	4	432.60	1014.55	1807.65
5	5			
6	6			
7	7			
8	8	643.75	1498.65	2678.00
9	9			
10	10			
	Additional charge for detached garage(s) per dwelling			
*	1	25.75	55.62	92.70
	Number of new flats			
11	1	213.21	455.25	737.52
12	2			
13	3	355.35	824.00	1472.90
14	4			
15	5			
16	6	561.35	1313.25	2343.25
	Conversion			
17	To form a single house from a non-domestic use	221.45	602.55	908.46
18	From a single house to 2 houses	157.59	457.32	699.37
19	Flat conversion up to 6 flats			
19A	1 flat	146.26	248.23	505.73
19B	2 flats	212.18	455.26	737.48
19C	3 flats	232.78	560.32	839.45
19D	4 flats	271.92	770.44	1014.55
19E	5 flats	290.46	875.50	1291.62
19F	6 flats	310.03	980.56	1430.67

Note: Where a suitable electrical certificate under BS 7671 cannot be provided an additional charge of £100 per application may be charged.

Table B Work to a single dwelling

Standard charges (please add VAT @ 20%)				
Charge Category		Full plans Plan charge	Full plans Inspection charge	Building notice charge
		£ + vat	£ + vat	£ + vat
Extensions and new build				
20	Extension with a floor area not exceeding 15m ²	113.30	288.40	401.70
21	Extension with floor area exceeding 15m ² but not exceeding 60m ²	159.65	396.55	556.20
22	Extension with floor area exceeding 60m ² but not exceeding 100m ²	206.00	515.00	721.00
23	Erection or extension of a non exempt garage or carport up to 100m ²	103.00	339.90	442.90
24	Detached building in curtilage of dwelling that includes habitable accommodation up to 100m ²	133.90	442.90	576.80
Conversions				
25	Loft conversion to a building with no more than 2 existing storeys with a floor area not exceeding 40m ²	180.25	329.60	509.85
26	Loft conversion to a building with no more than 2 existing storeys with a floor area exceeding 40m ² but not exceeding 100m ²	216.30	401.70	618.00
27	Conversion of garage to a habitable room(s)	103.00	247.20	350.20
Other work				
28	Re-roofing or other renovation of a thermal element	56.65	103.00	159.65
29	Installation of a structural beam			
30	Replacement of 1-10 windows, roof lights, roof windows or external doors	46.35	103.00	149.35
31	Replacement of 11 or more windows, roof lights, roof windows or external doors	55.62	139.05	194.67
32	Installation of up to two windows or roof lights	56.65	103.00	159.65
33	Renewable Energy systems e.g. solar panels (not covered by a competent person scheme)			
34	Cost of work not exceeding £5000	72.10	139.05	211.15
35	Cost of work exceeding £5000 but not exceeding £15,000	103.00	226.60	329.60
36	Cost of work exceeding £15,000 but not exceeding £25,000	123.60	329.60	453.20
37	Cost of work exceeding £25,000 but not exceeding £50,000	144.20	391.40	535.60
38	Cost of work exceeding £50,000 but not exceeding £100,000	195.70	525.30	721.00

Multiple work reductions

Where multiple work is covered by more than one of the above categories then the appropriate charge is calculated by paying the full amount for the most expensive category and only 50% for the other applicable categories provided this work is undertaken at the same time. Additional charges may be made for inspections if each element of work is carried out over separate / different time periods.

Note: Where a suitable electrical certificate under BS 7671 cannot be provided an additional charge of £100 per application may be charged. Charges for electrical work not carried out as part of other controlled work will be individually assessed.

Table C1 Non-Domestic Work
(Limited to work not more than 3 storeys above ground level)

Standard charges (exclusive of VAT @ 20%)

Table C1 - Extensions & New Build

Charge Category	Element of work	A Other Residential (Institution and Other Uses)		B Industrial and Storage usage		C All other use classes	
		Plan Charge	Inspection Charge	Plan Charge	Inspection Charge	Plan Charge	Inspection Charge
		£ + VAT	£ + VAT	£ + VAT	£ + VAT	£ + VAT	£ + VAT
39	Single storey extensions with floor area not exceeding 15m ²	128.75	412.00	118.45	247.20	118.45	386.25
40	Single storey extensions with floor area exceeding 15m ² but not exceeding 60m ²	154.50	453.20	128.75	288.40	144.20	412.00
41	New build & other extensions with a total floor area not exceeding 50m ²	185.40	494.40	154.50	329.60	164.80	453.20
42	New build & other extensions with a total floor area exceeding 50m ² but not exceeding 100m ²	267.80	581.95	206.00	412.00	236.90	540.75
43	New build & other extensions with a total floor area exceeding 100m ² but not exceeding 500m ²	545.90	787.95	350.20	494.40	463.50	705.55

Multiple work reductions

Where multiple work is covered by more than one of the above categories within Tables C1 & C2 then the appropriate charge is calculated by paying the full amount for the most expensive category and only 50% for the other applicable categories provided this work is undertaken at the same time. Additional charges may be made for inspections if each element of work is carried out over separate / different time periods.

Table C2 Non-Domestic Work

(Limited to work not more than 3 storeys above ground level)

Standard charges (please add VAT @ 20%)

Table C2 - Other Work (not listed elsewhere)

Charge Category		Plan Charge	Inspection Charge
		£ + VAT	£ + VAT
44	Cost of work not exceeding £5,000 including -		
	Replacement of windows, roof lights, roof windows or external glazed doors (not exceeding 20 units). Installation of new shopfront. Renewable energy systems.	128.75	154.50
45	Cost of work exceeding £5,000 and not exceeding £25,000 including -		
	Replacement of windows, roof lights, roof windows or external glazed doors (exceeding 20 units). Installation of a raised storage platform within an existing building. Renovation of a thermal element.	154.50	195.70
46	Cost of work exceeding £25,000 and not exceeding £50,000	185.40	278.10
47	Cost of work exceeding £50,000 and not exceeding £100,000	236.90	247.20
48	Fit out of building up to 100m ²	128.75	190.55

Multiple work reductions

Where multiple work is covered by more than one of the above categories within Tables C1 & C2 then the appropriate charge is calculated by paying the full amount for the most expensive category and only 50% for the other applicable categories provided this work is undertaken at the same time. Additional charges may be made for inspections if each element of work is carried out over separate / different time periods.