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 December 2019	
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 Ist December 2019	
Date of decision: 25th October 2019	
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)	

BUILDING CONTROL FEES FROM 1st DECEMBER 2019

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

Wards Affected: All

Key Decision: No

Purpose of Report

1. To set Building Control fees to take effect from 1st December 2019

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 1st December 2019.**

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 August 2018 have been reviewed and an inflation figure of 4% has been applied to our fees to cover the cost incurred by the Council on chargeable 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.

Appendix 1

Building Control

Charges from December 2019

MID SUSSEX
DISTRICT COUNCIL




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 5 dwellings,
- Work consisting of the erection or conversion of a dwelling where the floor area exceeds 250m^2,
- Electrical work carried out not as part of other controlled work,
- Where there is no standard charge shown in our tables of charges,
- Erection or alteration of any building over 3 storeys
- 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, email Building Control at **bcinfo@midsussex.gov.uk** providing details of the proposed work.

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	234	553	872
2	2	332	782	1393
3	3	450	1055	1880
4	4			
5	5			
	Additional charge for detatched garage(s) per dwelling			
*	1	27	58	96
	Number of new flats			
6	1	222	473	767
7	2	370	857	1532
8	3			
9	4			
10	5	584	1366	2437
11	6			
	Conversion			
12	To form a single house from a non-domestic use	230	627	945
13	From a single house to 2 houses	164	476	727
14	Flat conversion up to 6 flats			
14A	1 flat	152	258	526
14B	2 flats	221	473	767
14C	3 flats	242	583	873
14D	4 flats	283	801	1055
14E	5 flats	302	911	1343
14F	6 flats	322	1020	1488

Note: Where a suitable electrical certificate under BS7671 cannot be provided an additional charge will be incurred to cover the costs of engaging an outside body to certify and test the installation.

Table B Work to a single dwelling

Standard charges (please add VAT @ 20%)

Charge Category		Full plans Plan charge £ + vat	Full plans Inspection charge £ + vat	Building notice charge £ + vat
	Extensions and new build			
15	Extension with a floor area not exceeding 15m²	118	300	418
16	Extension with floor area exceeding 15m² but not excedding 60m²	166	412	578
17	Extension with floor area exceeding 60m² but not exceeding 100m²	214	536	750
18	Erection or extension of a non exempt garage or carport up to 100m²	107	353	461
19	Detached building in curtilage of dwelling that includes habitable accommodation up to 100m²	139	461	600
	Conversions			
20	Loft conversion to a building with no more than 2 existing storeys with a floor area not exceeding 40m²	187	343	530
21	Loft conversion to a building with no more than 2 existing storeys with a floor area exceeding 40m² but not exceeding 100m²	225	418	643
22	Conversion of garage	107	257	364
	Other work			
23	Re-roofing or other renovation of a thermal element	59	107	166
24	Installation of a structural beam			
25	Replacement of 1-10 windows, roof lights, roof windows or external doors	48	107	155
26	Replacement of 11 or more windows, roof lights, roof windows or external doors	58	145	202
27	Installation of up to two windows or roof lights	59	107	166
28	Renewable Energy systems e.g. solar panels (not covered by a competent person scheme)			
29	Cost of work not exceeding £5000	75	145	220
30	Cost of work exceeding £5000 but not exceeding £15,000	107	236	343
31	Cost of work exceeding £15,000 but not exceeding £25,000	129	343	471
32	Cost of work exceeding £25,000 but not exceeding £50,000	150	407	557
33	Cost of work exceeding £50,000 but not exceeding £100,000	204	546	750

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 BS7671 cannot be provided an additional charge will be incurred to cover the costs of engaging an outside body to certify and test the installation.