

Background Papers:					
Person Originating Report: Malcolm Shepherd Building Control Manager 01832 742122					
Date: 11 August 2010					
CFO		MO		CX	

(Committee Report Normal Rev. 21)

Appendix A- Non-chargeable activities

- dealing with dangerous structures
- issuing conditions relating to demolitions
- enforcement of the building regulations,
- identifying unauthorised work,
- giving advice to the public and other departments,
- dealing with applications for building work to provide health, safety and welfare provisions for disabled persons,
- liaison with fire and other authorities,
- providing the first hour free advice on specific chargeable work,
- carrying out audits in relations to access for disabled persons to voting premises,
- providing information as part of local land charge searches,
- work associated with the administration of competent persons schemes
- administration of approved inspectors regulations,
- administration of safety at sports grounds legislation and attendance at associated fire safety meetings,
- responding to ombudsman queries/investigations
- enforcement of national legislation.

**SCHEME FOR THE RECOVERY OF
BUILDING REGULATION CHARGES
AND ASSOCIATED MATTERS**

FOR



East Northamptonshire Council



TO BE READ IN CONJUNCTION WITH
THE BUILDING [LOCAL AUTHORITY CHARGES] REGULATIONS 1998

Effective: **1st April 2010**

BUILDING (LOCAL AUTHORITY CHARGES) REGULATIONS 1998.

SCHEME FOR THE RECOVERY OF CHARGES

Introduction

It has been the intention of successive governments to ensure that the cost of the Building Regulations service is recoverable from the charges made. Charges are made under the provisions of the Building (Local Authority Charges) Regulations 1998 (SI 1998/3 129) which came into force on 1st April 1999.

This scheme should be read in accordance with the Regulations particularly in relations to matters of detail, including those of interpretation. Copies of the Regulations are available from HMSO.

This scheme may be amended, revoked or replaced by the Authority at any time. You are therefore advised to satisfy yourself that this document is current.

Purpose of the Building Regulations

Building Regulations standards have evolved to ensure the health and safety of those in and around buildings, to assist with energy conservation and to provide access and facilities for disabled persons.

Level of Charges

We believe that the charges referred to in this scheme represent genuine value for money. Local authorities are required to recover their costs incurred over a three year accounting period. If you wish to discuss in detail our level of service or charges, please contact us for further information.

Principles of this Scheme

Charges have been set for the functions prescribed in Regulation 4 of the Building (Local Authority Charges) Regulations 1998, namely: -

- **A plan charge**, payable when plans of the building work are deposited with the 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 Local 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 of the Approved Inspectors Regulations, or

CHARGES FOR SMALL DOMESTIC BUILDINGS TABLE A

Number of Dwellings	Plan Charge		Inspection Charge	
	Basic Charge £ (+VAT)	Additional charge for each dwelling over 31 £(+VAT)	Basic Charge £(+VAT)	Additional charge for each dwelling over 31 £(+VAT)
(1)	(2)	(3)	(4)	(5)
1	157.50	-	456.71	-
2	215.25	-	608.97	-
3	283.50	-	757.02	-
4	351.75	-	865.17	-
5	425.25	-	951.27	-
6	498.75	-	1061.51	-
7	519.75	-	1129.77	-
8	540.75	-	1307.22	-
9	561.75	-	1484.67	-
10	567	-	1678.91	-
11	572.25	-	1833.27	-
12	577.50	-	1986.57	-
13	582.75	-	2141.97	-
14	588	-	2269.02	-
15	593.25	-	2422.31	-
16	598.50	-	2575.62	-
17	603.75	-	2728.91	-
18	609	-	2882.22	-
19	614.25	-	3000.87	-
20	619.50	-	3152.07	-
21	630	-	3222.42	-
22	640.50	-	3329.51	-
23	651	-	3436.62	-
24	661.50	-	3543.71	-
25	672	-	3651.87	-
26	682.50	-	3758.97	-
27	693	-	3866.07	-
28	703.50	-	3973.17	-
29	714	-	4080.27	-
30	724.50	-	4187.37	-
31 & over	735	+5.25	4274.00	+78.75

**TABLE B
CHARGES FOR CERTAIN SMALL BUILDINGS, EXTENSIONS AND ALTERATIONS**

Type of Work (1)	Amount of Plan Charge (2) £(+VAT)	Amount of Inspection Charge (3) £(+VAT)	Amount of Building Notice Charge or Reversion Charge (4) £(+VAT)	Amount of Regularisation Charge (5) £
1. Erection or extension of a detached or attached building which consists of a 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.	130.44	-	130.44	156.53
2. Erection or extension of a detached or attached building which consists of a 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.	273.04	-	273.04	327.65
3. Any extension of a dwelling the total floor area of which does not exceed 10m ² , including means of access and work in connection with that extension.	303.48	-	303.48	364.18
4. Any extension of a dwelling the total floor area of which exceeds 10m ² , but does not exceed 40m ² , including means of access and work in connection with that extension.	130.44	303.48	433.91	520.69
5. Any extension of a dwelling the total floor area of which exceeds 40m ² , but does not exceed 60m ² , including means of access and work in connection with that extension.	130.44	451.30	581.74	698.09
6. Domestic external window and door replacements	-	-	65.22	78.26

Charges for applications relating to - applicable cavity wall insulation, applicable unvented hot water systems, any extension or alteration of a dwelling consisting of the provision of one or more rooms in a roof space, including means of access - Refer to Table C.

TABLE C1
CALCULATIONS OF CHARGES FOR ALL OTHER BUILDING WORK
£ (+VAT)

Where the estimated cost does not exceed £500 the sum of	£85.00
Where the estimated cost exceeds £500, but does not exceed £2,000 the sum of	£120.00
a) Where the estimated cost exceeds £2,000, but does not exceed £5,000 the sum of	£220.00
b) Where the estimated cost exceeds £5,000, but does not exceed £10,000 the sum of	£264.99
(a) Where the estimated cost exceeds £10,000, but does not exceed £15,000 the sum of	£309.99
(a) Where the estimated cost exceeds £15,000, but does not exceed £20,000 the sum of	£349.99
(a) Where the estimated cost exceeds £20,000, but does not exceed £25,000 the sum of	£390.00
(a) Where the estimated cost exceeds £25,000 but does not exceed £100,000 the sum of	£390.00
together with	
(b) For every £1,000 (or part thereof) by which the cost exceeds £10,000,00 the sum of	£8.00
a) Where the estimated cost exceeds £100,000 but does not exceed £1 million the sum of	£990.00
together with	
(b) For every £1,000 (or part thereof) by which the cost exceeds £10,000,00 the sum of	£3.50

NOTE: The following minimum charges apply:

Where an extension to a dwelling, the total floor area of which exceeds 60m², including means of access and work in connection with that extension the sum of the plan charge and the inspection charge or the building notice charge must not be less than £581.73+VAT

Where an extension or alteration to a dwelling consists of the provision of one or more rooms in a roof space, the sum of the plan charge and the inspection charge or the building notice charge must not be less than £433.91+VAT

Note. All of the charges specified in the tables above are subject to the addition of VAT

For the registration of an exempt building the charge of £25 (inclusive of VAT) is applicable.

£10M										
Where the estimated cost exceeds £10M				0.4	0.4	0.4	0.4	0.4	0.4	0.4

NOTE:

1. Bracketed numbers at the head of each column are the building uses as defined in the Purpose Group classification in Appendix D of Approved Document B Which provides practical guidance on meeting requirement B (Fire Safety) of the Building Regulations.
2. "All Other Work" should be used for the installation of a service or fitting and for work involving the underpinning of a building.