

**ECONOMIC AND COMMUNITY REGENERATION
CABINET BOARD**

REPORT OF THE HEAD OF PLANNING

26th February 2015

SECTION A – MATTER FOR INFORMATION

WARDS AFFECTED: ALL

**AMENDED CHARGING SCHEME FOR THE CHARGEABLE
BUILDING CONTROL SERVICES**

Purpose of Report

The purpose of the report is for Members to note an amended charging scheme introduced on 1st January 2015 to recover the costs of providing a chargeable Building Control service.

Background

The Building (Local Authority Charges) Regulations 2010 (SI 2010/404) came into force on 1st April 2010 and were introduced by NPT on 1st October 2010. They revoked and replaced the Building (Local Authority Charges) Regulations 1998 (SI 1998.3129) and provided local authorities with greater flexibility in establishing their charges with the aim of providing more accurate and fairer charges.

This report reviews the current scale of charges as set on 1st July 2012 and sets out a new charging scheme to ensure compliance with regulations to be implemented on 1st January 2015.

The new charging scheme and explanatory notes are attached as Appendix A to this report.

Changes to Charging Scheme

The charging regulations require the chargeable building regulation service to be self financing over any given period. Charges are calculated using an average hourly rate multiplied by the number of hours taken to carry out that function. Local Authorities are not permitted to make a profit on Building Regulations activity and fees are based on a ‘user pays’ basis only.

A recalculation of the hourly rate in accordance with CIPFA guidelines has resulted in an increase from £53.35 to £59.44.

The increase in the hourly charge can be attributed to increased overhead costs, a restructure of the section and staff profile, as well as a change in the proportional percentage of time staff spend dealing with fee earning and non fee earning work.

The amended charging scheme will generate an income equal to the cost of providing the chargeable service. This is however reliant upon there being no significant downturn in economic activity or significant take up of competent persons schemes. It is considered that the amended charges will ensure that the service delivers the projected budgeted figure for fee income within the unit, whilst also ensuring that the unit is able to compete with approved inspectors for its work.

Equalities

A Screening Assessment has been undertaken to assist the Council in discharging its Public Sector Equality Duty under the Equality Act 2010. After completing the assessment it has been determined that this proposal does not require an Equality Impact Assessment.

Appendices

A - The Building [Local Authority Charges] Regulations 2010.

List of Background Papers

Building [Local Authority Charges] Regulations 2010, the 2010 edition of the CIPFA guidance for Local Authority Building Control Accounting, and the guidance in the Department for Communities and Local Government (CLG) Circular 01/2010 and CLG Circular letter to building control bodies dated 25 February 2010.

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The Building [Local Authority Charges] Regulations 2010

NEATH PORT TALBOT CHARGING SCHEME

To be read in conjunction with the

Building [Local Authority Charges] Regulations 2010, the 2010 edition of the CIPFA guidance for Local Authority Building Control Accounting, and the guidance in the Department for Communities and Local Government (CLG) Circular 01/2010 and CLG Circular letter to building control bodies dated 25 February 2010

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

FOR

NEATH PORT TALBOT COUNCIL BOROUGH COUNCIL

TO BE READ IN CONJUNCTION WITH

**THE BUILDING [LOCAL AUTHORITY CHARGES]
REGULATIONS 2010**

Date this Scheme came into effect: 1 January 2014

**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(2)(A)(a) 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 has 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 Regulation 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 Approved Inspectors Regulations, 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 Approved Inspectors Regulations, 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.

Chargeable advice, LAs 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 (see page 4 for definition).

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;
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 (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 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;
10. Whether 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;
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 (including loft conversions), 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 that you are undertaking 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 charges regulations.

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 any types of building work not included in the standard charging scheme tables will be individually determined and the authority will state which factors in regulation 7(5) of the charges regulations it has taken into account in establishing a standard or individually determined charge.

Other matters relating to calculation of charges

- In calculating these charges, refunds or supplementary charges, an officer hourly rate of **£59.44** has been used.
- Any charge payable to the authority shall be paid with an amount equal to any value added tax payable in respect of that charge (if applicable).
- 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 **£500** only on Full Plans applications inspection fee. The authority on request will specify the amounts payable and dates on which instalments are to be paid.

Reductions & Additions

Reduced charges or additional charges, where applicable, 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 intends 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).

Any reduced charges that will be made in relation to individually assessed charges when a notification is made in accordance with regulation 20A(4) of the Principal Regulations, (ie where, for the purpose of achieving compliance with Requirement E1 of the Principal Regulations, design details approved by Robust Details Limited have been used) are shown in the tables of standard charges and will also be considered in calculating individually determined charges.

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.

When it is intended to carry out additional building work on a building that attracts a charge under tables C or E at the same time as work attracting a charge under tables B or D, the charge for the additional work(s) shall be reduced by **50%**. The same principle applies where work is to be carried out on a building where more than one category of work on tables B or D and C or E, the charge for the additional work(s) shall be reduced by **50%**. Alternatively, the charge may be individually determined, with the agreement of the applicant.

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 a **15%** reduction in the standard plan charge may 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 **30%** reduction in the plan charge may be made.

Refunds and supplementary charges

If the basis on which the charge has been set or determined changes, the LA 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 or supplementary charges no account shall be taken of the first hour of an officer's time.

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. If an inspection charge remains unpaid, the authority reserves its right to withdraw the inspection service.

Complaints about Charges

If you have a complaint about the level of charges you should initially raise your concern with the Building Control Manager. The council has a comprehensive complaint handling process. If your complaint is not satisfactorily responded to by the officer concerned, details of how to resolve your complaint is available on request and can be viewed on the council's web site: www.npt.gov.uk

Transitional Provisions

The Council's scheme for the recovery of charges dated 1st July 2012 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, prior to the implementation of this scheme.

STANDARD CHARGES

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 by the authority 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**.

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.

Plan and Inspection Charges

The plan charge 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 and is equal to the plan charge plus the inspection charge plus 50% (No Vat is payable).

TABLE A - January 2015

STANDARD CHARGES FOR THE CREATION OR CONVERSION TO NEW HOUSING

Number of Dwellings	Plan Charge £ plus VAT	Inspection Charge £ plus VAT	**Building Notice Charge £ plus VAT	Regularisation charge	*Additional charge
				£	£
				no VAT	plus VAT
(1)	(2)	(3)	(4)	(5)	(6)
1	218	510	801	1,092	235
2	278	658	1,030	1,404	470
3	337	807	1,259	1,716	705
4	397	955	1,487	2,028	940
5	456	1,104	1,716	2,340	1,175
6	516	1,253	1,945	2,653	1,410
7	575	1,401	2,174	2,965	1,645
8	635	1,550	2,403	3,277	1,880
9	694	1,698	2,632	3,589	2,115
10	753	1,847	2,861	3,901	2,350
11	813	1,966	3,057	4,168	2,585
12	872	2,085	3,253	4,436	2,820
13	932	2,204	3,449	4,703	3,055
14	991	2,323	3,645	4,971	3,290
15	1,051	2,441	3,841	5,238	3,525
16	1,110	2,560	4,037	5,506	3,760
17	1,169	2,679	4,234	5,773	3,995
18	1,229	2,798	4,430	6,041	4,230
19	1,288	2,917	4,626	6,308	4,465

Note - for 20 or more dwellings or if the floor area of a dwelling exceeds 300m² the charge is individually determined

* An additional charge is for work when the relevant building work, or part thereof, has not been carried out by a person referred to in regulation 7(5) (g) or (h) of the Building (Local Authority Charges) Regulations 2010 applies. It is additional to the inspection charge, building notice charge or regularisation charge

**Due 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.

TABLE B - January 2015

DOMESTIC Extensions to a Single Building

Category	Description	Plan Charge	Inspection Charge	Building Notice Charge	Regularisation charge	Additional charge*
		£	£	£	£	£
1	Single storey extension floor area not exceeding 10m ²	101	235	336	504	235
		plus VAT	plus VAT	plus VAT	no VAT	plus VAT
2	Single storey extension floor exceeding 10m ² but not exceeding 40 m ²	123	287	410	615	235
		plus VAT	plus VAT	plus VAT	no VAT	plus VAT
3**	Single storey extension floor exceeding 40m ² but not exceeding 100m ²	148	345	543	740	235
		plus VAT	plus VAT	plus VAT	no VAT	plus VAT
4**	Two storey extension not exceeding 40 m ²	169	395	621	847	235
		plus VAT	plus VAT	plus VAT	no VAT	plus VAT
5**	Two storey extension to a dwelling house exceeding 40 m ² but not exceeding 200m ²	186	435	683	932	235
		plus VAT	plus VAT	plus VAT	no VAT	plus VAT
6	Loft conversion that does not include a dormer in it's construction	111	258	369	553	235
		plus VAT	plus VAT	plus VAT	no VAT	plus VAT
7**	Loft conversion that includes the construction of a dormer	144	337	530	722	235
		plus VAT	plus VAT	plus VAT	no VAT	plus VAT
8	Erection or extension of a non exempt detached domestic garage or carport up to 100m ²	88	206	294	441	235
		plus VAT	plus VAT	plus VAT	no VAT	plus VAT
9	Erection of a non exempt attached single storey extension of a domestic garage or carport up to 100m ²	88	206	294	441	235
		plus VAT	plus VAT	plus VAT	no VAT	plus VAT
10	Conversion of a garage to a dwelling to a habitable room(s)	76	177	253	379	235
		plus VAT	plus VAT	plus VAT	no VAT	plus VAT
11**	Alterations to extend or create a basement up to 100m ²	176	410	644	878	235
		plus VAT	plus VAT	plus VAT	no VAT	plus VAT

* An additional charge is for work when the relevant building work, or part thereof, has not been carried out by a person referred to in regulation 7(5) (g) or (h) of the Building (Local Authority Charges) Regulations 2010 applies. It is additional to the inspection charge, building notice charge or regularisation charge

**Due 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.

TABLE C - January 2015

DOMESTIC Alterations to a Single Building

Category of Work		Basis of Charge	Plan Charge	Inspection Charge	Building Notice Charge	Details of any reduction for work carried out at the same time as work referred to in Table B	Regularisation Charge		
			£	£	£	£	£		
1	Underpinning	Fixed price.	107	250	357	178	535		
			plus VAT	plus VAT	plus VAT			plus VAT	no VAT
2	Renovation of a thermal element to a single dwelling.	Fixed price.	158	NA	158	79	236		
			plus VAT	plus VAT	plus VAT			plus VAT	no VAT
3	Internal alterations, installation of fittings (not electrical) and/or, structural alterations (If ancillary to the building of the extension no additional charge)	Fixed price based on estimated cost bands,	78	181	259	129	388		
			plus VAT	plus VAT	plus VAT			plus VAT	no VAT
		Estimated cost less than £5,000	95	221	315	158	473		
		plus VAT	plus VAT	plus VAT	plus VAT			no VAT	
		Estimated cost exceeding £5,000 up to £25,000	153	358	562	NA	767		
plus VAT	plus VAT	plus VAT	plus VAT	plus VAT	no VAT				
Estimated cost exceeding £25,001 and up to £50,000	157	366	**576	NA	785				
plus VAT	plus VAT	plus VAT	plus VAT			plus VAT	no VAT		
4	Window replacement (non competent persons scheme).	Fixed price grouped by numbers of windows,	172	NA	172	86	259		
			plus VAT	plus VAT	plus VAT			plus VAT	no VAT
			Per installation up to 20 windows	214	NA			214	107
plus VAT	plus VAT	plus VAT	plus VAT	plus VAT	no VAT				
		Per installation over 20 windows	214	NA	214	plus VAT	no VAT		

TABLE C (cont)

DOMESTIC Alterations to a Single Building

Category of Work		Basis of Charge	Plan Charge	Inspection Charge	Building Notice Charge	Details of any reduction for work carried out at the same time as work referred to in Table B	Regularisation Charge
			£	£	£	£	£
5	Electrical work(not competent persons scheme).	Fixed price based on extent of works. Any electrical work other than the rewiring of a dwelling.	262	NA	262	NA	392
			plus VAT	plus VAT	plus VAT	plus VAT	no VAT
		The re-wiring or new installation in a dwelling.	392	NA	392	NA	588
			plus VAT	plus VAT	plus VAT	plus VAT	no VAT

**Due 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.

TABLE D - January 2015

Other, NON DOMESTIC WORK - Extensions and New Build

		Building Usage								
Category of Work		Assembly, Recreational & Res Institutional			Industrial and Storage usage			All Other use Classes		
		Plan Charge	Inspection Charge	Regularisation charge	Plan Charge	Inspection Charge	Regularisation charge	Plan Charge	Inspection Charge	Regularisation charge
		£	£	£	£	£	£	£	£	£
1	Floor area not exceeding 10m ²	136	316	678	111	258	553	136	316	678
		plus VAT	plus VAT	no VAT	plus VAT	plus VAT	no VAT	plus VAT	plus VAT	no VAT
2	Floor area exceeding 10m ² but not exceeding 40m ²	148	345	740	123	287	615	148	345	740
		plus VAT	plus VAT	no VAT	plus VAT	plus VAT	no VAT	plus VAT	plus VAT	no VAT
3	Floor area exceeding 40m ² but not exceeding 100m ²	213	497	1,065	149	347	744	203	474	1,016
		plus VAT	plus VAT	no VAT	plus VAT	plus VAT	no VAT	plus VAT	plus VAT	no VAT
4	Floor area exceeding 100m ² but not exceeding 200m ²	260	607	1,302	184	429	918	251	585	1,253
		plus VAT	plus VAT	no VAT	plus VAT	plus VAT	no VAT	plus VAT	plus VAT	no VAT

The amount of time to carry out the building regulation functions varies, dependent on the different use categories of buildings.

The amount of time to check and inspect a building used for industrial and storage use is less than that for other use, same size buildings and * the charge for an assembly use building is higher due to the additional time in respect of this type of work. The use of a building is different under the provisions of the Building Regulations 2000.

Note: A basement is considered to be a storey and there is an additional charge of **£213** plus VAT if the work is in relation to a basement.

TABLE E - January 2015

All other NON DOMESTIC WORK - Alterations

Category of Work		Basis of Charge	Plan charge	Inspection charge
			£	£
1	Underpinning.		107	250
		Estimated cost up to £50,000	plus VAT	plus VAT
		Estimated cost exceeding £50,000 and up to £100,000	136	318
			plus VAT	plus VAT
	Estimated cost exceeding £100,000 and up to £250,000	209	487	
		plus VAT	plus VAT	
2	Window replacement (non competent persons scheme).	Fixed price grouped by numbers of windows, e.g.:		
			172	NA
		Per installation up to 20 windows	plus VAT	plus VAT
	Per installation over 20 windows up to 50 windows.	214	NA	
		plus VAT	plus VAT	
3	New shop front(s)	Fixed price grouped by numbers of windows, e.g.:		
			172	NA
		Per installation up to 20 windows	plus VAT	plus VAT
	Per installation over 20 windows up to 50 windows	214	NA	
		plus VAT	plus VAT	
4	Renovation of a thermal element	Estimated cost up to £50,000	158	NA
			plus VAT	plus VAT
		Estimated cost exceeding £50,000 and up to £100,000	106	248
		plus VAT	plus VAT	
	Estimated cost exceeding £100,000 and up to £250,000	136	316	
		plus VAT	plus VAT	
5	Alterations not described elsewhere including structural alterations and installation of controlled fittings	Estimated cost up to £5,000	89	208
			plus VAT	plus VAT
		Estimated cost exceeding £5,000 and up to £25,000	94	218
			plus VAT	plus VAT
		Estimated cost exceeding £25,000 and up to £50,000	111	258
			plus VAT	plus VAT
	Estimated cost exceeding £50,000 and up to £100,000	189	441	
		plus VAT	plus VAT	
	Estimated cost exceeding £100,000 and up to £150,000	202	470	
		plus VAT	plus VAT	

TABLE E (cont)				
All other <u>NON DOMESTIC WORK</u> - Alterations				
Category of Work		Basis of Charge	Plan charge	Inspection charge
			£	£
6	Installation of Mezzanine floor up to 500m2	Fixed price	141	304
			plus VAT	plus VAT
7	Office fit out	Fixed price based on floor area bands Floor up to 500m2	136	316
			plus VAT	plus VAT
		500m2 to 2000m2	187	437
			plus VAT	plus VAT
8	Shop fit out	Fixed price based on floor area bands Floor up to 500m2	136	316
			plus VAT	plus VAT
		500m2 to 2000m2	187	437
			plus VAT	plus VAT
9	Change of Use	Fixed price as stated but subject to additional charges detailed in 1 - 8 above. See Table A for Dweilings	89	267
			plus VAT	plus VAT

Note.

Any charge in relation to a **regularisation charge** will be equal to the sum of the plan charge and inspection charge plus 50%. VAT is not applicable to this charge.