

Appendix 4b

Building Control Fee Changes Explained

Background:

The current fee structure has been in place since April 2014 when minor increases were made across the board to reflect increase in complexity of the Building Regulation and better reflect time Officers spent on each application, while maintaining good value for money in a competitive market.

- The fees have remained unchanged for the past two years.

Proposed Changes:

Core Fees:

We believe that the Core Fee's for application (Full Plans & Building Notice's) still offer the citizens of Rotherham a fair and competitive value for money Building Control Service, and as such it is proposed to leave these fees unchanged, (although there have been some minor alterations and additions to improve service and reduce administrative costs).

Regularisations:

A Regularisation application is one where works have been carried out illegally, without first making a Full plans or Building Notice Application.

These works, by their nature are often historic and predominantly trend towards having been undertaken by the property owner themselves as a DIY project, or by less than reputable builders and are almost always, problematical.

Local Authority Building Control have been accused before of subsidising the additional time and resources to inspect this type of work from fees accrued from those making legal applications.

To this end the fee's for undertaking Regularisation inspections have been adjusted to better reflect the time and resources that they are likely to take, based on a size pro-rata rate of 2 x the Building Notice fee pre VAT.

Archived Projects:

Where owners/builders have failed to provide statutory Notice of completion or have not acted on a 'Building Control pre-completion snagging list' for a period exceeding 3 years (usually when the owner wishes to sell their property), a series of revisits are required and research to establish the historic regulations and records of inspections.

A new discretionary fee maybe applicable in circumstances where this work is onerous and further fee of 50% the current inspection fee for the category of work will be raised.