

ROTHERHAM BOROUGH COUNCIL – REPORT TO MEMBERS

1.	Meeting:	Cabinet Member and Advisers for Regeneration and Development
2.	Date:	Monday 13 January 2013
3.	Title:	Alterations To Building Control Fees and Charges
4.	Directorate:	Environment and Development Services

5. Summary

The report details changes to standard fees and charges for submission of Building Control applications, and proposed new fee for undertaking demolition works were Notice is required under Section 80 /81 of The Building Act 1985.

6. Recommendations

That Cabinet Member approves the fees and charges schedule within this report.

7. Proposals and Details

Standard fees & charges for submission of Building Control applications:

Local Authority Building Control administers The Building Regulations, a series of minimum standards of construction for the building industry.

Fee's were last changed in April 2012, which was a simplification & streamlining exercise of the previous 2010 fee structure.

This proposal is to increase the fee's by a nominal £25 per application which aims to reflect the increase in work load that additions and changes to the Building Regulations over the past four years.

For comparative purposes copies of the fees are contained within Appendix A:

New fee for undertaking demolition works were notice is required under Section 80 /81 of The Building Act 1985.

Previously this work has been undertaken with no charge. A fee of £125 is proposed which reflects the cost of work undertaken by building control to process and administer Demolition Notices.

8. Finance

Standard Fee Categories:

Where a Full Plans type application is made, the fee increase has been placed on to the 'Application Fee' (*first fee*) taking the nominal fee from £150 to £180 including VAT.

Where a Building Notice type application is made, the single fee has been increased by £25.

A fee of £125 is proposed which reflects the cost of work undertaken by building control to process and administer Demolition Notices.

9. Risks and Uncertainties

The increase represents an overall 7.5% increase, since 2010. The changes are aimed to reflect rising increase in costs whilst maintaining Rotherham Building Control's competitive pricing and service delivery.

10. Policy and Performance Agenda Implications

The changes proposed will contribute to delivering the following Corporate Plan outcomes:- "Helping to create safe and healthy communities"; "Improve the environment".

11. Background Papers and Consultation

- The Building (Local Authority Charges) Regulations 2010
- Local Authority Building Control Accounting Guidance for England and Wales. Published by Public Finance and Accountancy (CIPFA)

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Appendix A
“Building Regulations Charges” Scheme Reference: BRCS 2012/05
effective date - 01 May 2012

Rotherham Building Control Consultancy



BUILDING REGULATION CHARGES

Reference: BRCS 2012/05

Effective from date – 01 May 2012

All standard charges shown include 20.0% VAT except the Regularisation Application charge where VAT is not applicable (figures shown in brackets excluding VAT)

Table A – Standard Charges for Domestic Work					
Category	Description of Works	Garages and Carports		Building Notice Application	Regularisation Application
		Full Plans Application	Inspect Fee		
		Plan Fee	Inspect Fee		
1	Erection or extension of a detached/attached domestic garage or car port up to 50m ²	£240 (£200 ex VAT)	No charge	£240 (£200 ex VAT)	£270
Domestic Extensions					
2	Any extension with a total floor area not exceeding 10m ²	£150 (£125 ex VAT)	£180 (£150 ex VAT)	£330 (£275 ex VAT)	£370
3	Any extension with a total floor area which exceeds 10m ² but does not exceed 40m ²	£150 (£125 ex VAT)	£300 (£250 ex VAT)	£450 (£375 ex VAT)	£500
4	Any extension with a total floor area exceeding 40m ² but not exceeding 60m ²	£150 (£125 ex VAT)	£420 (£350 ex VAT)	£570 (£475 ex VAT)	£640
5	Any extension with a total floor area exceeding 60m ² but not exceeding 100m ²	£150 (£125 ex VAT)	£510 (£425 ex VAT)	£660 (£550 ex VAT)	£740
Loft Conversions					
6	The provision of one or more rooms in a roof space	£150 (£125 ex VAT)	£300 (£250 ex VAT)	£450 (£375 ex VAT)	£490
Other					
7	Conversion of a garage to a habitable room	£240 (£200 ex VAT)	No charge	£240 (£200 ex VAT)	£270
8	The replacement of windows, roof lights, roof windows and external doors in an existing dwelling.	£90 (£75 ex VAT)	No charge	£90 (£75 ex VAT)	£100
9	Controlled domestic electrical installation	£180 (£150 ex VAT)	No charge	£180 (£150 ex VAT)	£200
10	Re-roof of a domestic dwelling	£180 (£150 ex VAT)	No charge	£180 (£150 ex VAT)	£200

**“Building Regulations Charges” Scheme Reference: BRCS 2014/06
effective date - 01 May 2014**



BUILDING REGULATION CHARGES

Reference: BRCS 2014/06

Effective from date – 01 May 2014

All standard charges shown include 20.0% VAT except the Regularisation Application charge where VAT is not applicable (figures shown in brackets excluding VAT)

Table A – Standard Charges for Domestic Work					
Garages and Carports					
Category	Description of Works	Full Plans Application		Building Notice Application	Regularisation Application
		Plan Fee	Inspect Fee		
1	Erection or extension of a detached/attached domestic garage or car port up to 50m ²	£270 (£225 ex VAT)	No charge	£270 (£225 ex VAT)	£300
Domestic Extensions					
2	Any extension with a total floor area not exceeding 10m ²	£180 (£150 ex VAT)	£180 (£150 ex VAT)	£360 (£300 ex VAT)	£400
3	Any extension with a total floor area which exceeds 10m ² but does not exceed 40m ²	£180 (£150 ex VAT)	£300 (£250 ex VAT)	£480 (£400 ex VAT)	£520
4	Any extension with a total floor area exceeding 40m ² but not exceeding 60m ²	£180 (£150 ex VAT)	£420 (£350 ex VAT)	£600 (£500 ex VAT)	£670
5	Any extension with a total floor area exceeding 60m ² but not exceeding 100m ²	£180 (£150 ex VAT)	£510 (£425 ex VAT)	£690 (£575 ex VAT)	£770
Loft Conversions					
6	The provision of one or more rooms in a roof space	£180 (£150 ex VAT)	£300 (£250 ex VAT)	£480 (£400 ex VAT)	£520
Other					
7	Conversion of a garage to a habitable room	£270 (£225 ex VAT)	No charge	£270 (£225 ex VAT)	£300
8	The replacement of windows, roof lights, roof windows and external doors in an existing dwelling.	£120 (£100 ex VAT)	No charge	£120 (£100 ex VAT)	£140
9	Controlled domestic electrical installation (non Competent Person scheme)	£210 (£175 ex VAT)	No charge	£210 (£150 ex VAT)	£250
10	Re-roof of a domestic dwelling	£180 (£150 ex VAT)	No charge	£180 (£150 ex VAT)	£200

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