



FULL COUNCIL REPORT

Date Written	27 th February 2017
Report Author	K. Bateman
Service Area	Planning (Building Control)
Exempt/Non Exempt	Non Exempt
Committee Date	28 th June 2017

To: Mayor, Ladies and Gentlemen

Scheme of Building Regulation Charges

1.0 SUMMARY OF THE REPORT

- 1.1 To seek Councils approval to set a revised scheme of Building Regulation Charges based upon the Building (Local Authority Charges) Regulations 2010.

2.0 RECOMMENDATIONS that

- 2.1 The Scheme of charges as set out in this report under the provisions of the Building (Local Authority Charges) Regulations 2010 with effect from Monday 3rd April 2017 be adopted.
- 2.2 Delegated Authority be given to the Head of Town Planning & Countryside and Group Leader Building Control to amend any future Scheme of Charges in consultation and approval with the Deputy Chief Executive and Portfolio Member for Regeneration Planning & Countryside

3.0 INTRODUCTION AND BACKGROUND

- 3.1 Building Regulation Applications are subject to charges levied by the Building Control Body for services supplied
- 3.2 Charges for Building Regulation applications have been in place since 1st April 1999, as required by the then Building (Local Authority Charges) Regulations 1998.

- 3.3 Charges were first imposed on Local Authorities in response to privatisation and competition in the delivery of the Building Regulation Service collectively known as Approved Inspectors
- 3.4 Local Authorities are therefore allowed to set their own scheme of charges to provide a fair and competitive basis for Building Regulations applications and to ensure that the Building Regulation Service is self-financing over a rolling 3 years.

4.0 PROPOSAL

- 4.1 The Building (Local Authority Charges) Regulations 2010 impose a duty upon all Local Authorities to set a scheme of Building Regulation Charges for their services. It is this requirement which forms the basis of the report now before Council.
- 4.2 The scheme of charges is based upon an hourly rate for the Building Regulation Service which has been constructed using the Chartered Institute of Public Finance Accountants (CIPFA) guidance with consultation and advice from the Council's accountants.
- 4.3 Each application should be assessed for charges based upon a variety of factors including type, complexity and duration etc. This will result in a number of hours being allocated to the application with the charges being multiplied by the hourly rate.
- 4.4 To ease the burden of the Building Control Section in setting individual charges for each and every application a revised 'Scheme of Charges' has been produced by the Group Leader Building Control.
- 4.5 The revised scheme covers mostly domestic applications where historical information on application duration and type is most widely available.
- 4.6 This has resulted in some charges in existing categories of work being amended based upon the above information and the introduction of new categories of work.
- 4.7 Charges for non-domestic applications due to their variety and complexity would need to be dealt with on an application by application basis.
- 4.8 Building Regulation Charges have not been increased since 2010 for a variety of reasons including the recent down turn in construction and increased competition from the private sector.
- 4.9 Appendix A details the existing scheme of charges, while Appendix B details the proposed scheme of charges. Those highlighted in red are increased fees, those highlighted in green are either new categories or altered categories.

5.0 FINANCIAL IMPLICATION(S)

5.1 There are no financial implications. However the new scheme of charges may result in increased revenue but will be dependent upon the type and number of applications received.

6.0 EQUALITY IMPACT ASSESSMENT

6.1 An Equality Impact Assessment (EqIA) form has been prepared for the purpose of this report. It has been found that a full assessment is not required at this time. The form can be accessed on the Council's website/intranet via the 'Equality Impact Assessment' link.

CHERYLLEE EVANS
CHIEF OFFICER NEIGHBOURHOOD
SERVICES

COUNCILLOR HOWARD BARRETT
CABINET MEMBER FOR
NEIGHBOURHOOD SERVICES AND
PUBLIC PROTECTION

BACKGROUND PAPERS		
Title of Document(s)	Document(s) Date	Document Location
The Building (Local Authority Charges) Regulations 2010	1 st April 2010	Building Control Unit 5 Triangle Business Park
CIPFA/ Local Authority Building Control Accounting 2010	1 st April 2010	Building Control Unit 5 Triangle Business Park
Does the report contain any issue that may impact the Council's Constitution?		

Consultation has been undertaken with the Corporate Management Team in respect of each proposal(s) and recommendation(s) set out in this report.