

Committee: Cabinet
Date: 17th July 2023

Wards: All

Subject: Update on the Building Control Service and Proposed Increase to Charges

Lead officer: Lucy Owen, Executive Director of Housing and Sustainable Development

Lead member: Councillor Andrew Judge, Cabinet Member for Housing and Sustainable Development

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Recommendations:

- A. Note the ongoing Review of the Building Control Service to make it fit for purpose.
 - B. Approve an increase to Building Control Fees as set out in the report and detailed in the Appendix.
 - C. Note the current position with regard to legislative changes affecting the Building Control Service, following the outcome of the investigation into Grenfell and Dame Judith Hackitt’s Independent Review of Building Regulations and Fire Safety.
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1 PURPOSE OF REPORT AND EXECUTIVE SUMMARY

- 1.1 This report provides an overview of the review of the Building Control Service (the BC Service) and seeks approval to increase the fees and charges for the Service. It also provides an update on the latest legislative changes affecting the Service.
- 1.2 Under Section 91 of the Building Act 1984 local authorities have a duty to “carry [the] Act into execution in their areas” and “It is the function of local authorities to enforce building regulations in their area..”.
- 1.3 The BC Service deals with a range of functions aimed at securing the health, safety, welfare and convenience of people in and around buildings and structures and receives applications for internal changes to buildings, whereas Development Management is more concerned with external changes.
- 1.4 Since 2009, Local Authority Building Control teams have been in competition with the private sector, in the form of Approved Inspectors. Approved Inspectors were introduced to provide an alternative to using a local authority service. This has resulted in an increasingly reduced amount of income for

the BC Service, with its market share slowly reducing over the years. Due to changes being made as part of the review, this is now improving.

- 1.5 Whilst part of the BC Service is income generating and is responsible for householder and commercial applications, another important function of is dealing with dangerous and neglected structures. This is a key statutory function and Building Control undertake a vital role, not only in advising the Fire and Rescue Service on matters of structural stability and their safety in relation to entering premises but also in specifying remedial works, and temporary works to make structures safe.
- 1.6 It is this aspect of the BC Service's work that has increasingly come under the spotlight as it had to respond to and manage an increasing number of incidents which are highly visible and can have a major impact upon affected residents and communities. It is essential for local authorities to ensure the provision of a 365 days a year, 24/7 responsive and resilient service, able to safeguard the public.
- 1.7 The most recent of these incidents has been Galpin Road, which was caused by a gas explosion resulting in the death of a child and the loss of homes for a number of others. The fallout from this incident is still ongoing. Other incidents have included the possible collapse of a house and part of the highway due to a deep unsupported excavation next door; as well as large panes of glass falling from a tower block and another high-rise building.
- 1.8 The BC Service has a separate financial account for dealing with dangerous and neglected structures and wherever lawful all expenses incurred by the Council in connection with such matters are recharged to the property owner. Although currently any recharges for works on Galpin Road have stopped.
- 1.9 Legislative changes impacting upon the BC Service have come in following the Grenfell tragedy, including the Fire Safety Act 2021 (FSA) and the Building Safety Act 2022 (BSA), as well as a new Building Safety Regulator (BSR) for the service. There have also been other changes such as updated Building Regulations to take account of climate change and other required improvements to the structure of buildings.
- 1.10 A good Building Control service makes a difference to the quality of the built environment, ensuring minimum standards are met, and buildings are safe and well designed.
- 1.11 Due to the importance of the BC Service, and the number of changes taking place, it was decided to undertake a Review to ensure that it was fit for purpose and to enable the BC Service to operate more effectively. This has already started to show benefits.
- 1.12 Financial assessment is part of the Review, and as the fees for the chargeable part of the service have not been increased for 4 years, there is a need to increase them by 15% to ensure they cover costs and are broadly in line with other London Boroughs.

2 BACKGROUND AND CURRENT SITUATION

- 2.1 The BC Service is part of the Development Management and Building Control Section, within the newly formed Housing and Sustainable Development Department.
- 2.2 Building Control covers the safety of buildings, dealing with things such as the structural integrity (amongst other issues) of changes during extensions and new builds, as opposed to the external appearance, which comes under Development Management (Planning). Ideally, the two teams should work closely together, complementing each other. The Review is looking at this aspect.
- 2.3 In the same way that householders or developers have to pay to submit planning applications, it is also necessary to pay to submit a building control application or notice. However, in this case, there is the option to use either a council's building control team or to make use of a private Approved Inspector.
- 2.4 Other work includes commercial premises (to a lesser degree); contracts with affordable housing providers; safety at sports grounds which includes not only football grounds and matches but also works at the All England Lawn tennis & Croquet Club (ALETTC). This work includes the review and issue of safety certificates and the annual survey of the grounds to ensure that standards of maintenance are maintained. It also involves inspection of the premises whilst the events are taking place
- 2.5 The BC Service also provides a 24/7 urgent response to notifications of dangerous structures. This can be any structure, including a building or wall, which is considered to be in a dangerous state and liable to cause injury to persons or property. The danger may arise from an accident; severe weather; inadequate construction etc. For such instances, which may involve engaging contractors to tackle issues or the use of private structural engineers, the cost incurred by the Council is subsequently recharged to the owner of the structure. Merton also provides this service, at a cost, to Sutton LBC.
- 2.6 Recently there have been a number of significant dangerous structures incidents which have impacted upon the community to differing degrees, been highly visible, and highlighted on social media, including:
- Lewis Road: - a developer excavated a basement without supporting the surround land rendering the house next door and the highway (footway and carriageway) liable to collapse and representing a clear danger. The highway was closed for several weeks due to the danger of collapse;
 - 8 South Park Road: - (an approved inspector project) - an additional storey for extra flats was being constructed with no weather protection for the existing flats leading to water ingress, electrical malfunction, and resultant danger for tenants/residents;
 - Milner Road: - (an approved inspector project) - again, an extra storey for additional flats with inadequate weather protection led to water ingress, electrical malfunction, and danger as well as cover sheeting blowing off in a storm causing danger to people in the street;

- Britannia Point: - a tower block in which an extremely large window failed and fell to the ground leading to the suspicion that further failures may occur. Protective temporary scaffolding was erected leading to the partial closure of Colliers Wood High Street to make room for the scaffolding;
- Spur House: - Where a glass panel in a balcony balustrade spontaneously shattered and fell to the ground probably likely due to improper fixing. This again caused concern about the remaining balconies, leading to the pavement and road closure and the provision of a temporary bus stop. Further inspections were required to ensure that change to the balustrade supports/fixings had been properly undertaken and the balconies were no longer dangerous before the road was considered safe to re-open and the bus stop used;
- Galpin Road: - a gas explosion which caused the death of a child; demolished 1 house and partially demolished 2 others leaving approximately 20 other unstable and unable to be inhabited until being made safe.

2.7 With Dangerous Structure incidents, if the structure is dangerous it must be certified as such and the BC Service (on behalf of the Council) must then serve a dangerous structure notice (DSN) requiring the Owner or occupier of the structure to forthwith take down, repair, or otherwise secure it. The BC Service may also shore up or otherwise secure the structure and may erect a proper hoard or fence for the protection of the public. If the Owner engages with the BC Service and is willing to execute the required works in a timely fashion then the BC Service can work with the Owner to secure a satisfactory resolution.

2.8 The serving of a DSN is not always straightforward. Working with the Owner usually means that they (the BC Service) will directly incur costs themselves but any expenses incurred by the BC Service in removing the immediate danger will be recharged back to the Owner. This is usually the preferred course of action.

2.9 If the Owner does not undertake the works required by the DSN as speedily as the case permits, the BC Service may apply to the magistrates' court for an order that the Owner, within a specified period, take down, repair or otherwise secure, to the satisfaction of the BC Service's surveyor, the structure. If the Owner does not comply with such an order, then the BC Service is permitted to enter the land or structure and execute the required works, recovering its expenses in so doing from the Owner. The exercise of the Council's default work powers is usually as a last resort where the Owner refuses to do the required works.

2.10 Ensuring the borough has well-built and safe buildings falls within the Administration's strategic aims of:

- Nurturing Civic Pride
- Building a Sustainable Future

- 2.11 In recent years, the BC Service has gradually been losing market share to the numerous Approved Inspectors, many of whom operate either across London or nationally. It has fluctuated between 37 to 40%, lower than the national average at approximately 67% and below that of other London Boroughs. This has recently improved as a direct result of the Review.
- 2.12 The reduced market share has resulted in income targets not being achieved, and as a result, the size of the team has gradually dwindled, as savings from not filling posts have been used to make up the shortfall in income. This has then impacted in a number of ways:
- The reduced team size has made it even more difficult to generate income/retain or increase market share
 - The team still has to keep records of work undertaken by Approved Inspectors and complaints about the standard of such work usually come back to the Council as residents are unaware that a private company has undertaken the work. Work that has not been checked correctly can also lead to dangerous structure incidents (see Para 2.6)
 - The Dangerous Structures part of the work is difficult to undertake due to too few staff – for instance, the Council had to pay to use BC Surveyors from Croydon LBC for the Galpin Road incident
- 2.13 Following the Grenfell tragedy, legislative changes impacting upon Building Control have come in, including the FSA and the BSA, as well as a new Regulator for the service. There have also been other changes such as updated Building Regulations to take account of climate change and other required improvements to the structure of buildings.
- 2.14 These changes require the team to adapt their way of working to ensure that they comply with the new requirements. It also requires all of the team's surveyors to register and become accredited if they are to continue to operate as building control surveyors. The Register is due to open in October 2023 and is likely to become a mandatory requirement for those seeking to continue operating, by Spring 2024.
- 2.15 Whilst part of the legislation is specifically in relation to high rise buildings, which Merton currently does not have a large number of, due to Merton's ambitions, this situation will change in future. For instance, 2 new high-rise buildings were granted planning permission at the April meeting of the Development and Planning Applications Committee (DPAC).
- 2.16 It should also be noted that whilst much of the publicity is around high risk (high rise) buildings, the BSA actually covers the safety and standards of all buildings and not simply high-rise buildings. Additionally, the Building Safety Regulator (BSR) will be responsible for overseeing the safety and performance systems of all buildings. The BSR will be given powers to enforce the statutory requirements and take enforcement action against those that break them.

- 2.17 The Council has an ambition to build 400 affordable homes on Council owned sites, and to having these underway by 2026. It is important that there is a fully resourced and skilled Building Control team within the Council to support this ambition.

3 INCREASE IN BUILDING CONTROL FEES

- 3.1 The fees charged by Building Control have not been reviewed or increased for 4 years. These now need to be increased to ensure that they are covering the cost of chargeable work undertaken whilst also remaining competitive, given that there is a choice of using the Council or private Approved Inspectors.
- 3.2 It should be noted that the BC Service is not permitted to make a profit and is expected to be cost neutral. However, should a surplus be generated, it would be acceptable (and desirable) for such surpluses to be kept in a ring-fenced account for re-investing in the BC Service.
- 3.3 Work on dangerous structures is not part of the BC Service's revenue account, nor is other public safety work such as supervising demolition works or dealing with Disabled Facilities Grants. There is a duty to deal with such work and it is classed as statutory non-chargeable work, which is a corporate cost.
- 3.4 After reviewing the fees, and those of neighbouring boroughs, an increase of 15% is proposed. This will bring Merton in line with other boroughs.
- 3.5 Corporate Services are currently reviewing the mechanism for increasing fees and charges and in the interim whilst the process is reviewed, it is necessary for Building Control to receive approval from Cabinet for any increases.
- 3.6 Once the fees have been increased, it is then recommended that they be reviewed and increased each April, in line with inflation.
- 3.7 Table 1, below, indicates the current fees and those of neighbouring boroughs for Full Plans and Building Notices for small domestic dwellings, to enable a comparison, although there are other fees set out in detail in Appendix A. As can clearly be seen, Merton's fees are quite a bit lower than neighbouring boroughs.

Table 1

<p align="center">Charges for Small Domestic Building Full Plan Submission and Building Notice</p>						
No of Dwellings	Merton	Sutton	Wandsworth	Kingston	Croydon	Richmond
<i>All fees include VAT</i>						
	Total Fee £	Total Fee £	Total Fee £	Total Fee £	Total Fee £	Total Fee £
1	880.00	1,080.00	1,248.00	1,290.00	1,080.00	1,218.00
2	1,175.00	1,248.00	1,874.40	1,550.00	1,284.00	1,626.00
3	1,466.00	1,440.00	2,500.80	1,995.00	1,620.00	2,034.00
4	1,761.00	1,608.00	3,127.20	Contact Council	1,896.00	2,442.00
5	2,200.00	1,764.00	3,753.60		2,100.00	2,850.00
6-10	2,490.00 to 3,806.00	Contact Council	Contact Council		2,376.00 to 3,684.00	Contact Council
11-20	4,100.00 to 6,755.00				3,888.00 to 5,940.00	
21-30	7,050.00 to 9,705.00				Contact Council	

3.8 Table 2, below, indicates Merton’s current fees for Small Domestic Building Full Plan submission and Building Notices, as well as the proposed fees after a 15% increase is applied. This enables a comparison with the fees for other boroughs in Table 1. The full range of fees to be increased are detailed in Appendix A.

Table 2

Charges for Small Domestic Building Full Plan Submission and Building Notice						
	Full Plans Staged Fees (incl VAT)				Full Plans Total Cost (incl VAT)	
	Full Plans Charge £		Full Plans Inspection £		Building Notice Cost £	
No of Dwellings	Current	+ 15%	Current	+ 15%	Current	+ 15%
1	220.00	253.00	660.00	759.00	880.00	1,012.00
2	295.00	339.25	880.00	1,012.00	1,175.00	1,352.00
3	365.00	419.75	1,100.00	1,265.00	1,466.00	1,685.00
4	440.00	506.00	1,320.00	1,518.00	1,761.00	2,025.00
5	550.00	632.50	1,650.00	1,897.50	2,200.00	2,530.00
6	620.00	713.00	1,870.00	2,150.50	2,490.00	2,864.00
7	694.99	799.24	2,090.00	2,403.50	2,785.00	3,203.00
8	770.00	885.50	2,305.00	2,650.75	3,075.00	3,537.00
9	880.00	1,012.00	2,635.00	3,030.25	3,515.00	4,043.00
10	950.00	1,092.50	2,855.00	3,283.25	3,806.00	4,376.00
11 to 30 Plus see below	1,023.80	1,177.37	3,075.00	3,536.25	4,099.00	4,714.00
11-30 + each dwelling Over 11	75.00	86.25	220.00	253.00	295.00	340.00

4 THE BUILDING SAFETY ACT 2022 (the BSA)

4.1 The BSA takes forward the Government’s commitment to fundamental reform of the building safety system. The BSA gives effect to policies set out in the Building a Safer Future consultation response.

- 4.2 This detailed how the Government intends to deliver the principles and recommendations of Dame Judith Hackitt's Independent Review of Building Regulations and Fire Safety and are a direct result of the Grenfell tragedy which killed 72 people.
- 4.3 The BSA introduces new duties for the management of fire and building safety in high-rise residential buildings from 1st April 2023. It is one of several pieces of legislation and guidance being implemented by the Government to enhance Building Safety, including the FSA. Importantly, the BSA will help people be and feel safer in their homes and will change the way buildings are designed, constructed, and managed.
- 4.4 The BSA is also the vehicle for wider improvements including changes to the Architects Act 1997; the Housing Act 1996; and provisions to establish a National Regulator for Construction Products and a New Homes Ombudsman. It also takes forward further changes to the Regulatory Reform (Fire Safety) Order 2005 (the Fire Safety Order of FSO), building on the FSA. In particular:
- Part 1 provides an overview of the Act
 - Part 2 establishes a new Building Safety Regulator as the Health & Safety Executive and its functions
 - Part 3 (amongst other things) provides for the registration of building inspectors and building control approvers (currently Approved Inspectors) to better regulate and improve competence levels in the building control sector
 - Part 4 is concerned with higher-risk residential buildings when occupied and defines and places duties on the *Accountable Person* in relation to building safety risks in their building
 - Part 5 details other provisions about safety, standards etc.
 - Part 6 contains general provisions including Crown application, provision of liability for officers and a general regulations making power
- 4.5 From October 2023, the BSR will become the Building Control Authority for High-Risk Buildings. All Building Regulation applications will go directly to the BSR and not to the local authority or private Building Control Inspectors. The BC Service was selected to participate in a pilot and has been supplying information to the BSR.
- 4.6 Under Section 13 of the BSA, the BSR can request assistance from a local authority and fire and rescue authorities regarding a relevant function. (BSR can also 'Direct' a relevant authority to do anything to facilitate the exercise by the BSR of a relevant function).

- 4.7 For London, a Hub has been set up (under the London District Surveyors Association – LDSA) and the BSR will send all applications to the Hub. In turn, the Hub will send applications to the host authority. If the host authority cannot undertake the work or does not respond within 72 hours, the Hub will offer the work to all adjacent authorities.

5 THE FIRE SAFETY ACT 2021 (FSA)

- 5.1 The FSA has made amendments to [the Regulatory Reform \(Fire Safety\) Order 2005](#). It requires a building owner or the *Accountable Person* to be aware of these amendments and have a clear understanding of what's included in the FSA.
- 5.2 The FSA focuses on fire risk assessments. It is now law for the external walls of a building, the fire doors to individual flats and those located in common areas to be assessed as part of the requirement for a fire risk assessment on any given building.
- 5.3 It is also important to note that this applies to all multi-occupied buildings and is not dependent on the height of the building.
- 5.4 The FSA clarifies that the *Accountable Person* for multi-occupied residential buildings must manage and reduce the risk of fire for the structure and external walls of the building, including cladding, balconies, windows, and entrance doors to individual flats that open into common parts. It is the responsibility of the *Accountable Person* to undertake the fire risk assessment. Building Control have no part in checking if a fire risk assessment has been undertaken.
- 5.5 The FSA works in conjunction with the new Fire Safety (England) Regulations 2022 as well as the BSA.

6 REVIEW OF BUILDING CONTROL

- 6.1 Due to the impact of the new legislation upon the BC Service; as well as the need to strengthen and ensure the team was able to generate income to cover their costs; have the ability to respond to the increasing number of dangerous structure incidents arising within the borough; and to respond to issues picked up by Internal Audit, it was decided to conduct a Review of the Service.
- 6.2 The Review was, and is, covering a number of issues/areas, including:
- considering the requirements of the BC Service taking into account changes impacting upon the team
 - Considering the possibility of a shared service with another borough

- Producing an Action Plan to take the team forward
 - Producing a new team structure, including reviewing job descriptions and posts required, as well as advising on recruitment
 - Assessment and organisation of training to ensure team meet the competent person requirements/impact of new legislation
 - Arranging Away Days for the team to inform; brainstorm; and boost morale
 - Undertaking a Marketing Analysis of the service
 - Advising on best ways to increase market share to generate the required income
- 6.3 As the Review is already underway, some progress has been made, including production of a draft structure; review of Building Surveyor JDs and the role(s) advertised; a successful growth bid to assist in the new structure and in particular to create a new post of Admin Officer to assist in the efficient charging and collection of income; the appointment of 2 new building surveyor trainees for a period of 3 years, at no cost to the Council (other than expenses); 2 Away Days for the team.
- 6.4 The surveyor role has been advertised 3 times with limited success. This is the case for a number of specialist officers across a range of professions within local authorities. However, the appointment of two trainees, following a successful bid to the Local Authority Building Control (LABC) will enable the Council to 'grow its own' if it continues to be unsuccessful in recruiting to the full range of officers it requires.
- 6.5 The Review is already having a positive impact upon the team, the appointment of an additional junior surveyor has increased the capacity and whilst initially team members were concerned about having to take on two trainees, this has reaped benefits in that they have needed to take them on site, and follow specific processes, which has impressed builders, from whom a large amount of work is sourced.
- 6.6 Team Morale has improved due to changes being made and Away Days and Market Share is now also increasing, due to the positive external impression of changes made, and the slightly increased capacity. It is intended to build upon this. Market share has now increased from 32% in March to 43% in April and May.
- 6.7 With regard to shared services, this has been explored with a number of adjacent boroughs but due to the different requirements and timescales of other teams, no progress has been made. However, this is an option that can still be considered in future. In particular, having a shared Dangerous Structure response team is something being looked at.
- 6.8 For a number of reasons, including some of the legislative requirements still being finalised, recruitment difficulties, and other project work taking priority, the Review has not made as much progress as expected. However, it is now anticipated that the Review will be largely completed in October 2023.

7 FINANCIAL, RESOURCE AND PROPERTY IMPLICATIONS

- 7.1 Building Control Fees have not been increased for 4 years and it is recommended that a 15% increase is now applied to bring them in line with other London Boroughs.
- 7.2 A successful growth bid to increase the number of posts slightly was made in the last financial year (2022/23) and this will assist in the provision of a changed staff structure which in turn will enable the team to increase its market share and meet its income targets.

8 LEGAL AND STATUTORY IMPLICATIONS.

- 8.1 Following the Grenfell tragedy, new legislation been enacted which has a significant impact upon BC Service, including the FSA; Fire Safety (England) Regulations 2022; the BSA. A summary of the very detailed provisions is set out elsewhere in this report.
- 8.2 A BSR for the service is also due to take effect from October 2023, based within the Health and Safety Executive. Amongst the various functions of the BSR it is required to establish and maintain a Register of all building inspectors (across public and private sectors) and a register of building control approvers (formerly approved inspectors). All the Council's surveyors will be required to register and be accredited by May 2024.
- 8.3 The Council has a statutory duty to carry the London Building Acts (Amendment) Act 1939 (the 1939 Act) into execution and to enforce the provisions of Part VII which relates to dangerous and neglected structures.
- 8.4 The 1939 Act applies to outer London Boroughs by virtue of Section 45 of the London Local Authorities Act 2000, as amended by Section 10 of the London Local Authorities Act 2004.

9 HUMAN RIGHTS, EQUALITIES AND COMMUNITY COHESION IMPLICATIONS

- 9.1 The Service provided to Merton will ensure that it continues to be accessible to all residents especially those with protected characteristics. The Council will continue to maintain the resources necessary to assist vulnerable people by taking action against unscrupulous building owners and landlords and will provide advice to people with disabilities.

10 CRIME AND DISORDER IMPLICATIONS

- 10.1 Any contravention of the Building Regulations is a criminal offence. Under Section 35 of the Building Act 1984, as substituted by Section 39 of the BSA, the Council can prosecute anyone who fails to comply with the Regulations and on conviction the court may impose a maximum of two years imprisonment and/or an unlimited fine.

10.2 The BSR's activities to achieve building safety and performance outcomes include formal enforcement and sanctions where necessary.

11 RISK MANAGEMENT AND HEALTH AND SAFETY IMPLICATIONS

11.1 The new statutory provisions provide significant improvements in regard to fire and building safety.

11.2 There are a number of potential risks for the BC Service, including its current team members not being able to gain accreditation as required by the BSR. Other risks are not being able to recruit enough skilled staff to maintain the BC Service and, in particular, to fulfil the Council's statutory duties and functions in relation to the Building Act 1984 and dangerous and neglected structures under the 1939 Act.

12 APPENDICES – THE FOLLOWING DOCUMENTS ARE TO BE PUBLISHED WITH THIS REPORT AND FORM PART OF THE REPORT

A. Current & Proposed charges including 15% increase.

13 BACKGROUND PAPERS

Fire Safety Act 2021

Building Safety Act 2022

Appendices: Update on the Building Control Service and Proposed Increase to Charges

Appendix A: Current & Proposed charges including 15% increase.

Table 1: [Charges for small domestic buildings](#)

Table 2: [Charges for certain small buildings and extensions](#)

Table 3: [Charges for works other than that covered in table 1 & 2](#)

[Notes](#)

Table 1: Charges for Small Domestic Building Full Plan Submission and Building Notice

Table showing current fees and the proposed 15% increase relating to charges for Small Domestic Building Full Plan Submission and Building Notice. All costs are in GBP (£).

Number of Dwellings	Full Plans Staged Fees (inc VAT)				Full Plans Total Cost			
	Full Plans Charge		Full Plans Inspection		Building Notice Cost			
	Current	Proposed	Current	Proposed	Current	Proposed		
	Total	Total	Total	Total	Total	Total	Net	VAT
1	220.00	253.00	660.00	759.00	880.00	1012.00	809.60	202.40
2	295.00	339.25	880.00	1012.00	1175.00	1351.25	1081.00	270.25
3	365.00	419.75	1100.00	1265.00	1465.00	1684.75	1347.80	336.95
4	440.00	506.00	1320.00	1518.00	1760.00	2024.00	1619.20	404.80
5	550.00	632.50	1650.00	1897.50	2200.00	2530.00	2024.00	506.00
6	620.00	713.00	1870.00	2150.50	2490.00	2863.50	2290.80	572.70
7	694.99	799.24	2090.00	2403.50	2784.99	3202.74	2562.19	640.55
8	770.00	885.50	2305.00	2650.75	3075.00	3536.25	2829.00	707.25
9	880.00	1012.00	2635.00	3030.25	3515.00	4042.25	3233.80	808.45
10	950.00	1092.50	2855.00	3283.25	3805.00	4375.75	3500.60	875.15
11 & over	1023.80	1177.37	3075.00	3536.25	4098.80	4713.62	3770.90	942.72
11-30 + each dwelling over 11	75.00	86.25	220.00	253.00	295.00	339.25	271.40	67.85
30+	Charges are negotiable.							

Table 2: Charges for certain small buildings and extensions

Table showing current fees and the proposed 15% increase relating to Charges for certain small buildings and extensions. All costs are in GBP (£).

	Full Plans Staged Fees (inc VAT)				Full Plans Total Cost			
	Full Plans Charge (inc VAT)		Full Plans inspection (inc VAT)		Building Notice Cost			
	Current	Proposed	Current	Proposed	Current	Proposed		
	Total	Total	Total	Total	Total	Total	Net	VAT
1. Erection of a detached 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 dwelling.	295.00	339.25	-		295.00	339.25	271.40	67.85
2. Any extension excluding a conversion of the existing roof space into habitable rooms the total floor area of which does not exceed 10m ² including means of access and work in connection with that extension.	515.00	592.25	-		515.00	592.25	473.80	118.45
3. Any extension excluding a conversion of the existing roof space into habitable rooms 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.	165.00	189.75	495.00	569.25	660.00	759.00	607.20	151.80
4. Any extension excluding a conversion of the existing roof space into habitable rooms 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.	220.00	253.00	660.00	759.00	880.00	1012.00	809.60	202.40
5. Any conversion of an existing roof space into habitable rooms the total floor area of which does not exceed 40m ² .	145.00	166.75	440.00	506.00	585.00	672.75	538.20	134.55
6. Any conversion of an existing roof space into habitable rooms the total floor area of which exceeds 40m ² but doesn't exceed 60m ² .	220.00	253.00	660.00	759.0	880.00	1012.00	809.60	202.40

Table 3: Charges for works other than that covered in table 1 & 2

Table showing current fees and the proposed 15% increase relating to works other than that covered in table 1 & 2. All costs are in GBP (£).

ESTIMATE COST OF WORK (£)	Full Plans Staged Fees (inc VAT)				Full Plans Total Cost			
	Full Plans Charge (inc VAT)		Full Plans Inspection (inc VAT)		Full Plans Total Building Notice Cost			
	Current	Proposed	Current	Proposed	Current	Proposed		
	Total	Total	Total	Total	Total	Total	Net	VAT
0 – 2K	295.00	339.25		-	295.00	339.25	271.40	67.85
2K – 5K	440.00	506.00		-	440.00	506.00	404.80	101.20
5K – 10K	130.00	149.50	385.00	442.75	514.99	592.24	473.79	118.45
10K – 15K	145.00	166.75	440.00	506.00	585.00	672.75	538.20	134.55
15K – 20K	165.00	189.75	495.00	569.25	660.00	759.00	607.20	151.80
20K – 25K	185.00	212.75	550.00	632.50	735.00	845.25	676.20	169.05
25K – 30K	200.00	230.00	605.00	695.75	805.01	925.76	740.61	185.15
30K – 35K	220.00	253.00	660.00	759.00	880.00	1012.00	809.60	202.40
35K – 40K	240.00	276.00	715.00	822.25	955.00	1098.25	878.60	219.65
40K – 45K	255.00	293.25	770.00	885.50	1025.00	1178.75	943.00	235.75
45K – 50K	275.00	316.25	825.00	948.75	1100.00	1265.00	1012.00	253.00
50K – 60K	295.00	339.25	880.00	1012.00	1174.99	1351.24	1080.99	270.25
60K – 70K	330.00	379.50	990.00	1138.50	1320.00	1518.00	1214.40	303.60
70K – 80K	365.00	419.75	1100.00	1265.00	1465.01	1684.76	1347.81	336.95
80K – 90K	405.00	465.75	1210.00	1391.50	1615.00	1857.25	1485.80	371.45
90K – 100K	440.00	506.00	1320.00	1518.00	1760.00	2024.00	1619.20	404.80
100K – 120K	475.00	546.25	1430.00	1644.50	1905.00	2190.75	1752.60	438.15
120K – 140K	515.00	592.25	1540.00	1771.00	2055.00	2363.25	1890.60	472.65
140K – 160K	550.00	632.50	1650.00	1897.50	2200.00	2530.00	2024.00	506.00
160K – 180K	585.00	672.75	1760.00	2024.00	2345.00	2696.75	2157.40	539.35
180K – 200K	625.00	718.75	1870.00	2150.50	2494.99	2869.24	2295.39	573.85
200K +	Charges are Negotiable							

Notes

1. Full Plan - Staged fees
 - a. First stage - Plan charge is payable on deposit of submission
 - b. Second stage - Inspection charge is invoiced to the applicant after the first inspection
2. Building notice charge is payable when the application is submitted
3. Regularization fees are the equivalent of the total charge including VAT charge for each type of works as per the tables above; however the actual fee does not attract VAT.

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