

Redditch Borough COUNCIL
Planning and Regeneration

Scale of Proposed Charges 1st April
2014

Redditch Borough Council - BUILDING CONTROL - APRIL 2014 - VAT AT
20%

Explanatory notes

1 Before you build, extend or convert a building to which the building regulations apply, you or your agent must submit a Building regulations application.

The charge you have to pay depends on the type of work, the number of separate properties, or the total floor area.

You can use the following tables with the current charges regulations to work out the charges. If you have any difficulties, please do not hesitate to call us.

2 The charges are as follows.

Category A: New domestic homes, flats or conversions etc

Category B: Extending or altering existing homes

Category C: Any other project including commercial or industrial projects etc.

Individually determined fees are available for most projects. We would be happy to discuss these with you if you require.

In certain cases, we may agree that you can pay charges in instalments. Please contact us for further discussions.

3 Exemptions and reductions in charges.

a If your plans have been approved or rejected, you won't have to pay again if you resubmit plans for the same work which has not started, provided you resubmit with 3 years of the original application date.

b You don't have to pay charges if the work will **provide access** to a building or is an **extension to store medical equipment** or **provide medical treatment** facilities for a disabled person. In order to claim exemption, an application must be supported by appropriate evidence as to the nature of the disabled persons disability. In these regulations, a 'disabled person' is a person who is described under section 29(1) of the National Assistance Act 1948 (as extended by section 8(2) Mental Health Act 1959).

4 You have to pay VAT for all local authority Building Regulation charges, except for the regularisation charge. **VAT is included in the attached fees.**

5. Regularisation applications are available for cases where unauthorised building work was undertaken without an application. Such work can only be regularised where the work was undertaken after October 1985 and not within the last 6 months. The Authority is not obliged to accept Regularisation applications. Regularisation application fees are individually determined. **Please contact us to discuss regularisation application fees.**

6. Reversion applications. Where the control of a building project passes from a third party to the Council a reversion application will be required. Reversion application fees are individually determined.

Other information

1 These notes are for guidance only and do not replace Statutory Instrument 2010 number 0404 which contains the full statement of the law, and the Scheme of Recovery of Fees dated April 2014.

2 These guidance notes refer to the charges that you have to pay for building control services within North Worcestershire.

Telephone payments are accepted. Please contact the relevant payment centre with your address and card details:

Bromsgrove 01527 881402

Redditch 01527 64252

TABLE A: STANDARD CHARGES FOR THE CREATION OR CONVERSION TO NEW HOUSING

Number of Properties	Application charge from 1 April 2014 £	Regularisation charge from 1 April 2014 £	Additional charge from 1 April 2014 £
1	Please ring for quote	Please ring for quote	Please ring for quote
2	Please ring for quote	Please ring for quote	Please ring for quote
3 or more	Please ring for quote	Please ring for quote	Please ring for quote

TABLE B: DOMESTIC EXTENSIONS TO A SINGLE BUILDING

	Application Charge		Regularisation Charge		Additional Charge	
	Agreed charge 1st April 2013 (incl VAT) £	Proposed charge from 1 April 2014 (Incl VAT) £	Agreed charge 1st April 2013 (No VAT payable) £	Proposed charge from 1 April 2014 No VAT Payable) £	Agreed charge 1st April 2013 (incl VAT) £	Proposed charge from 1 April 2014 (Incl VAT) £
Garage Conversion to habitable room	350.00	300.00	440.00	Please contact us	115.00	120.00
Extension project up to 10sq.m floor area	510.00	415.00	640.00	Please contact us	115.00	120.00
All other extensions	N/A	Please contact us	N/A	Please contact us	115.00	within provided quote
Loft Conversions	485.00	Please contact us	610.00	Please contact us	115.00	within provided quote
Detached garage over 30sq.m floor area	350.00	Please contact us	440.00	Please contact us	115.00	within provided quote
Electrical works by non-qualified electrician	245.00	295.00	300.00	Please contact us	N/A	N/A
Renovation of thermal element	145.00	165.00	180.00	Please contact us	N/A	N/A
Installing steel beam(s) within an existing house	N/A	165.00	N/A	Please contact us	N/A	N/A
Window replacment	185.00	165.00	230.00	Please contact us	N/A	N/A
installing a new boiler or wood burner etc.	N/A	230.00	N/A	Please contact us	N/A	N/A

TABLE C: ALL OTHER WORKS - ALTERATIONS

Estimated cost of work	Application Charge		Regularisation Charge	
	Agreed charge 1st April 2013 (incl VAT)	Proposed charge from 1 April 2014	Agreed charge 1st April 2013 (No VAT payable)	Proposed charge from 1 April 2014
	£	£	£	£
£0 to £5,000	250	please contact us	310	please contact us
£5,001 to £15,000	340	please contact us	480	please contact us
£15,000 and above		please contact us	Please contact us	please contact us

For Office or shop fit outs, installation of a mezzanine floor and all other work where the estimated cost exceeds £50,000, please contact the Building Control Office on 01527 881402 for a competitive quote

These charges have been set on the following basis:

1. That the building work does not consist of, or include innovative or high risk construction techniques and / or duration of the building work from commencement to completion does not exceed 12 months
2. That the design and building work is undertaken by a person or company that is competent to carry out the relevant design and building work. If they are not, the building control service may impose supplementary charges.

Building Control – Supplementary Charges

If you are selling a property that has been extended or altered, you need to provide evidence to prospective purchasers that any relevant building work has been inspected and approved by a Building Control Body. That evidence is in the form of a Building Regulations Completion / Final Certificate and / or an Approval or Initial Notice (called the 'authorised documents' in the Home Information Pack Regulations).

Legal entitlement to a Completion Certificate is subject to conditions. In cases where the Council is not told that

building work is completed, or the building is occupied without addressing outstanding Building Regulation matters, a certificate is not issued. Despite the best efforts of the Council's Building Control Surveyors, many home owners who undertake building works fail to obtain a Completion Certificate and their application is archived. A fee is payable to re-open archived building regulations applications for the purposes of issuing a completion certificate.

Other charges are payable where we are asked to withdraw a Building Regulations application and refund fees, or asked to re-direct inspection fee invoices. Fees are payable in cleared funds before the release of any authorised documents or other actions listed below.

DESCRIPTION	CHARGE (inc VAT at 20%)	
	Agreed charge 1st April 2013	Proposed charge from 1 April 2014
ARCHIVED APPLICATIONS		
Process request to re-open archived building control file, resolve case and issue completion certificate	£67 administration fee	£40 administration fee
Each visit to site in connection with resolving archived building control cases	£67 per site visit	£62 per site visit
WITHDRAWN APPLICATIONS		
Process request	£45 administration fee	£40 administration fee
With additional fees of.....		
Withdraw Building Notice application where no inspections have taken place	refund submitted fee less admin fee	refund submitted fee less admin fee
withdraw Building Notice application where inspections have taken place	refund submitted fee less admin fee, less £67 per site visit made	refund submitted fee less admin fee, less £62 per site visit made
Withdrawn Full Plans application without plans being checked or any site inspections being made	refund submitted fee less admin fee	refund submitted fee less admin fee
Withdraw Full Plans application after plan check but before any inspections on site	refund inspection fee (where paid up-front) less admin fee	refund inspection fee (where paid up-front) less admin fee

Withdraw Full Plans application after plan check and after site inspections made	refund any paid inspection fee less admin fee, less £67 per site inspection made	refund any paid inspection fee less admin fee, less £62 per site inspection made
RE-DIRECT INSPECTION FEES / ISSUE COPY DOCUMENTS		
Process request to re-invoice inspection fee to new addressee	£45 administration fee	£40 administration fee
Optional Consultancy Services	£72.00 per hour	£60.00 per hour

Charges note

Under the Building (Local Authority Charges) Regulations 2010 local authority building control is not permitted to make a profit or loss. The service is to ensure full cost recovery and no more. Any surplus or loss made against expenditure budgets is to be offset against the following years fees and charges setting. This draft set of fees and charges reflects the surplus income projected to have arisen by the end of 13/14 across the shared service. In addition, the level of competition from the private sector needs to continually defended against therefore it is proposed to curtail both the extent of fee categories published and to make extensive use of the fact that legislation now allows local authorities to offer site specific quotations for building regulations applications. In addition expenditure of the service has reduced since the creation of a shared service resulting in a reduction in the hourly rate charged by the service.