

To: Leader of the Council, Councillor John-Paul Campion

From: John Baggott,
Development Manager, Planning & Regulatory Services
Ext: 2515

22 September 2011

**PROPOSED AMENDMENTS TO THE SCALE OF CHARGES IN
RESPECT OF THE BUILDING REGULATIONS**

1. PURPOSE OF REPORT

- 1.1 To seek agreement for proposed changes to the Building Control Scale of Fees to ensure that they are brought into line with the scale of fees in place at Bromsgrove District Council and Redditch Borough Council, in advance of the launch of the new North Worcestershire Building Control Service on 1st November 2011.

2. RECOMMENDATION

- 2.1 **It is recommended that you agree to delegate authority to approve the proposed variations to the scale of charges in respect of the Building Regulations to the Cabinet Member for Place Shaping.**

3. BACKGROUND

- 3.1 In July 2010, Cabinet approved proposed changes to the Local Authority Building Control Regime, and in doing so granted delegated Authority to the Development Manager (in consultation with the appropriate financial officer) to vary the Wyre Forest District Council fee scales, in respect of the Building Regulations, by plus or minus 10%.
- 3.2 In December 2010, Full Council approved proposals which would facilitate the Wyre Forest District Council Building Control Service entering into arrangements with Bromsgrove District Council and Redditch Borough Council to establish a new North Worcestershire Building Control Service. Since then, works in this regard have proceeded guided by a Steering Group made up of appropriate senior officers from the three District Councils.

- 3.3 The new North Worcestershire Building Control Service is to be hosted by Bromsgrove District Council, as agreed by Full Council, and Wyre Forest District Council Building Control Officers have since been TUPE'd across to the host authority with effect from 1st September 2001, with the new service due to "go live" on 1st November 2011.
- 3.4 In establishing the new service, it is considered appropriate to regularise the three sets of Building Control fee scales that exist and to publish a single scale of fees which are consistent throughout the three Districts. In doing so, whilst the vast majority of the scale of fees would involve a fee change which would fall within the plus or minus 10% range previously approved by Cabinet in July 2010, there are several categories of fees which fall outside of this range, as highlighted in the attached summary table, and are therefore beyond the extent of the delegated authority previously approved by Cabinet.
- 3.5 There are four categories of fees, as highlighted on the attached summary table (Appendix A), which exceed the 10% variation, of these two propose a 10.7% increase. The remaining two categories, at 14% and 35% relate to categories of work which in reality seldom manifest themselves in the form of an application under the Building Regulations and instead are covered by the Competent Persons Scheme. For example, the Window Replacement fee category generates a very small number of applications, as these cases are usually covered by approved FENSA installers, under the Competent Persons Scheme.
- 3.5 In the interests of securing a single scale of fees to cover the entire North Worcestershire Building Control Service area, agreement to the proposed changes to the scale of fees is sought.

4. FINANCIAL IMPLICATIONS

- 4.1 The Council has no control over the number and type of applications submitted under the Building Regulations, especially in the current economic climate and when faced with competition from Approved Inspectors. However, were the proposed scale of fees to be applied to previous years' applications, an increase in overall income would have been generated.

5. LEGAL AND POLICY IMPLICATIONS

- 5.1 There are no legal or policy implications.

6. RISK MANAGEMENT

- 6.1 There are risk management issues associated with the proposed variation of the scale of charges.

7. EQUALITY IMPACT ASSESSMENT

- 7.1 There are no equality impact issues to be addressed.

8. CONCLUSION

- 8.1 The proposed changes to the current scale of fees in respect of the Building Regulations would ensure that a single, consistent, scale of fees is in place throughout North Worcestershire in readiness for the launch of the new North Worcestershire Building Control Service on 1st November 2011.

9. CONSULTEES

- 9.1 None

10. APPENDICES

- 10.1 Appendix A – Table A – Standard Charges with percentage increase/decrease highlighted.

11. BACKGROUND PAPERS

- 11.1 Cabinet report - Changes to Local Authority Building Control Charges Regime – 20th July 2010
- 11.2 Council report – Building Control in North Worcestershire – 1st December 2010

John Baggott
Development Manager

22 September 2011

APPENDIX A.

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

Charges for more than 5 dwellings please telephone: 01562 732526 or 01562 732525

Number of Properties	Application Charge Inc VAT	BROMSGRAVE & REDDITCH CHARGE	INCREASE / DECREASE
1	628.00	620.00	- 1.3%
2	868.00	855.00	- 1.5%
3	1113.00	1085.00	- 2.5%
4	1307.00	1310.00	+ 0.23%
5	1491.00	1505.00	+ 0.94%

TABLE B: DOMESTIC EXTENSIONS TO A SINGLE BUILDING

Type of work	Application Charge Inc VAT	BROMSGRAVE & REDDITCH CHARGE	INCREASE / DECREASE
Extension where the total floor area does not exceed 10m ² or the conversion of an attached garage into a habitable room	307.00	340.00	+ 10.7%
Extension where the total floor area exceeds 10m ² but does not exceed 40m ²	460.00	495.00	+ 7.6%
Extension where the total floor area exceeds 40m ² but does not exceed 60m ²	613.00	660.00	+ 7.6%
Extension where the total floor area exceeds 60m ² but does not exceed 200m ²	792.00	835.00	+ 5.4%
Loft conversions	460.00	470.00	+ 2.17%
Erection or extension of a non-exempt single storey car-port or garage not exceeding 100m ²	307.00	340.00	+ 10.7%
Window replacement	133.00	180.00	+ 35%
Electrical work	205.00	235.00	+ 14%
Other domestic alterations costing less than £3000 which are separate from but are to be undertaken at the same time as the main project	67.00	60.00	+ 5.3%

TABLE C: ALL OTHER WORK - ALTERATIONS

Estimated cost of work	Application Charge Inc VAT	BROMSGRAVE & REDDITCH CHARGE	INCREASE / DECREASE
£0.00 to £5,000	220.00	240.00	+ 9%
£5,001 to £15,000	338.00	340.00	+ 0.6%
£15,001 to £25,000	450.00	455.00	+ 1.1%
£25,001 to £35,000	552.00	560.00	+ 1.4%
£35,001 to £50,000	710.00	720.00	+ 1.4%

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 01562 732526 or 01562 732525 for a competitive quote

*The Additional Charge is payable on deposit if the electrician is not specified on the application form, or the person /company specified is not a Part P registered electrician.

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 the 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.

NOTICE OF DELEGATION OF DECISION TO CABINET MEMBER BY STRONG LEADER

Section 15(4) of the Local Government Act 2000, the senior executive member may discharge any of the functions that are the responsibility of the Cabinet or may arrange for them to be discharged by another member of the Cabinet or Officer. On 1st December 2010, the Council adopted the Strong Leader Model for Corporate Governance 2011 as required under Part 3 of The Local Government and Public Involvement in Health Act 2007 (The 2007 Act).

I, J-P Campion, as Strong Leader, delegate the decisions to the Cabinet Member/Officer detailed below:

Agreement for proposed changes to the Building Control Scale of Fees in advance of the launch of the new North Worcestershire Building Control Service on 1st November 2011.

Cabinet Member/~~Officer~~ Councillor Julian Phillips, Cabinet Member for Place Shaping.

Dated: 26/9/11

Signed: 

Leader of the Council

NOTICE OF DECISION OF CABINET MEMBER

Pursuant to section 15(4) of the Local Government Act 2000, as amended by section 63 of the Local Government and Public Involvement in Health Act 2007, the senior executive member may discharge any of the functions that are the responsibility of the Cabinet or may arrange for them to be discharged by another member of the Cabinet or Officer. On 1st December 2010, the Council adopted the Strong Leader Model for Corporate Governance 2011 as required under Part 3 of The Local Government and Public Involvement in Health Act 2007 (The 2007 Act).

In accordance with the authority delegated to me by The Leader, I have made the following decision:

Subject	Decision	Reason for Decision	Date for decision to be taken
Building Regulations Scale of Charges	To increase the scale of charges in accordance with the attached schedule to take effect from 1 st November 2011.	For consistency with other partners as part of the North Worcestershire Building Control Shared Service.	28th September 2011.

Dated: 28/9/2011

Signed: SAC Phillips

Cabinet Member Councillor Julian Phillips, Cabinet Member for Place Shaping