

SCHEME FOR THE RECOVERY OF BUILDING REGULATION CHARGES AND ASSOCIATED MATTERS FOR WOLVERHAMPTON CITY COUNCIL

To be read in conjunction with
The Building [Local Authority Charges] Regulations 2010

Date this Scheme takes effect: **1st April 2015**

SCHEME FOR THE RECOVERY OF BUILDING REGULATION CHARGES

Definitions

The following definitions apply to this Charging Scheme and should be read in conjunction with the other clauses and tables which constitute the Charging Scheme:

'building'

means any permanent or temporary building but not any other kind of structure or erection, and a reference to a building includes a reference to part of a building.

'building notice'

means a notice given in accordance with regulations 12(2)(A)(a) and 13 of the Building Regulations 2000 (as amended).

'building work' means:

- a. the erection or extension of a building;
- b. the provision or extension of a controlled service or fitting in or in connection with a building;
- c. the material alteration of a building, or a controlled service or fitting;
- d. work required by building regulation 6 (requirements relating to material change of use);
- e. the insertion of insulating material into the cavity wall of a building;

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- f. work involving the underpinning of a building;
- g. work required by building regulation 4A (requirements relating to thermal elements);
- h. work required by building regulation 4B (requirements relating to a change of energy status);
- i. work required by building regulation 17D (consequential improvements to energy performance);

'chargeable function' means a function relating to the following –

- a. the passing or rejection of plans of proposed building work which has been deposited with the council in accordance with section 16 of the Building Act 1984 (as amended).
- b. the inspection of building work for which plans have been deposited with the council in accordance with the Building Regulation 2000 (as amended) and with section 16 of the Building Act 1984 (as amended)
- c. the consideration of a building notice which has been given to the council in accordance with the Building Regulations 2000 (as amended)
- d. the consideration of building work reverting to the council under the Building (Approved Inspectors etc.) Regulations 2000 (as amended)
- e. the consideration of a regularisation application submitted to the council under regulation 21 of the Building Regulations 2000 (as amended).

'cost' does not include any professional fees paid to an architect, quantity surveyor or any other person.

'dwelling' includes a dwelling-house and a flat.

'dwelling-house' does not include a flat or a building containing a flat.

'flat' means a separate and self-contained premises constructed or adapted for use for residential purposes and forming part of a building from some other part of which it is divided horizontally.

'floor area of a building or extension' is the total floor area of all the storeys which comprise that building. It is calculated by reference to the finished internal faces of the walls enclosing the area, or, if at any point there is no enclosing wall, by reference to the outermost edge of the floor.

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'relevant person' means:

- a. in relation to a plan charge, inspection charge, reversion charge or building notice charge, the person who carries out the building work or on whose behalf the building work is carried out;
- b. in relation to a regularisation charge, the owner of the building; and
- c. in relation to chargeable advice, any person requesting advice for which a charge may be made pursuant to the definition of 'chargeable advice'

Principles of this Scheme

The set charges or method of establishing the charge have been established in this scheme for the functions prescribed in the Building (Local Authority Charges) Regulations 2010 (referred to as the chargeable functions), namely:

A plan charge, payable when plans of the building work are deposited with the Local Authority.

An inspection charge, payable on demand after the authority carry out the first inspection in respect of which the charge is payable.

A building notice charge, payable when the building notice is given to the authority.

A reversion charge, payable for building work in relation to a building: -

- a. Which has been substantially completed before plans are first deposited with the Authority in accordance with Regulation 20(2)(a)(i) of the Approved Inspectors Regulations, or
- b. In respect of which plans for further building work have been deposited with the Authority in accordance with the Regulation 20(3) of the Approved Inspectors Regulations, on the first occasion on which those plans are or have been deposited.

A regularisation charge, payable at the time of the application to the authority in accordance with Regulation 21 of the Building Regulations.

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Chargeable advice, Local Authorities can make a charge for giving advice in anticipation of the future exercise of their chargeable functions (ie before an application or notice is received for a particular case), which is payable after the first hour of advice, on demand after the authority has given notice required by Regulation 7(7) of the Building (Local Authority) Charges Regulations 2010 (ie the charge has been confirmed in writing following an individual determination). This charge can be discounted from a subsequent application or notice received for the work in question.

The above charges are payable by the relevant person (see page 11 for definition).

Any charge which is payable to the authority may, in a particular case, and with the agreement of the authority, be paid by instalments of such amounts payable on such dates as may be specified by the authority. If the applicant and an authority are agreeable, an inspection charge can be fully or partly paid up front with the plans charge.

The charge for providing a chargeable function or chargeable advice is based on the principle of achieving full cost recovery. The charges will be calculated by using the Council officers' average hourly rate stated in the charging scheme, multiplied by the time taken to carry out the functions/advice, taking the following factors into account, as applicable, in estimating the time required by officers to carry out the function/advice:

- a. The existing use of a building, or the proposed use of the building after completion of the building work;
- b. The different kinds of building work described in regulation 3(1)(a) to (i) of the Building Regulations;
- c. The floor area of the building or extension;
- d. The nature of the design of the building work and whether innovative or high risk construction techniques are to be used;
- e. The estimated duration of the building work and the anticipated number of inspections to be carried out;
- f. The estimated cost of the building work;
- g. Whether a person who intends to carry out part of the building work is a person mentioned in regulation 12(5) or 20B(4) of the Building Regulations (i.e. related to competent person/self certification schemes);

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- h. Whether in respect of the building work a notification will be made in accordance with regulation 20A(4) of the Building Regulations (i.e. where design details approved by Robust Details Ltd have been used);
- i. Whether an application or building notice is in respect of two or more buildings or building works all of which are substantially the same as each other;
- j. Whether an application or building notice is in respect of building work, which is substantially the same as building work in respect of which plans have previously been deposited or building works inspected by the same local authority;
- k. Whether chargeable advice has been given which is likely to result in less time being taken by a local authority to perform that function;
- l. Whether it is necessary to engage and incur the costs of a consultant to provide specialist advice in relation to a particular aspect of the building work.

Principles of the scheme in respect of the erection of domestic buildings, garages, carports and extensions

Where the charge relates to an erection of a dwelling the charge includes for the provision of a detached or attached domestic garage or carport providing it is constructed at the same time as the dwelling.

Where any building work comprises or includes the erection of more than one extension to a building, the total floor areas of all such extensions shall be aggregated to determine the relevant charge payable, providing that the building work for all aggregated extensions is carried out at the same time.

Exemption from charges

The Authority has not fixed by means of its scheme, nor intends to recover a charge in relation to an existing dwelling that is, or is to be, occupied by a disabled person as a permanent residence; and where the whole of the building work in question is solely-

- a. for the purpose of providing means of access for the disabled person by way of entrance or exit to or from the dwelling or any part of it, or
- b. for the purpose of providing accommodation or facilities designed to secure the greater health, safety, welfare or convenience of the disabled person.

The council has not fixed by means of its scheme, nor intends to recover a charge for the purpose of providing accommodation or facilities designed to

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secure the greater health, safety, welfare or convenience of a disabled person in relation to an existing dwelling, which is, or is to be, occupied by that disabled person as a permanent residence where such work consists of-

- a. the adaptation or extension of existing accommodation or an existing facility or the provision of alternative accommodation or an alternative facility where the existing accommodation or facility could not be used by the disabled person or could be used by the disabled person only with assistance; or
- b. the provision of extension of a room which is or will be used solely-
 - (i) for the carrying out for the benefit of the disabled person of medical treatment which cannot reasonably be carried out in any other room in the dwelling, or
 - (ii) for the storage of medical equipment for the use of the disabled person, or
 - (iii) to provide sleeping accommodation for a carer where the disabled person requires 24-hour care.

The council has not fixed by means of its scheme, nor intends to recover a charge in relation to an existing building to which members of the public are admitted (whether on payment or otherwise); and where the whole of the building work in question is solely-

- a. for the purpose of providing means of access for disabled persons by way of entrance
- b. or exit to or from the building or any part of it; or
- c. for the provision of facilities designed to secure the greater health, safety, welfare or disabled persons.

Note: 'disabled person' means a person who is within any of the descriptions of persons to whom Section 29(1) of the National Assistance Act 1948, as extended by virtue of Section 8(2) of the Mental Health Act 1959, applied but disregarding the amendments made by paragraph 11 of Schedule 13 to the Children Act 1989. The words in section 8(2) of the Mental Health Act 1959 which extend the meaning of disabled person in section 29(1) of the National Assistance Act 1948, are prospectively repealed by the National Health Service and Community Care Act 1990, section 66(2), Schedule 10, as from a day to be appointed

Information required to determine charges

If the authority requires additional information to enable it to determine the correct charge the authority can request the information under the provisions of regulation 9 of The Building (Local Authority Charges) Regulation 2010.

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The standard information required for all applications is detailed on the authority's Building Regulation application forms. This includes the existing and proposed use of the building and a description of the building work.

Additional information may be required in relation to –

- a. The floor area of the building or extension
- b. The estimated duration of the building work and the anticipated number of inspections to be carried out.
- c. The use of competent persons or Robust Details Ltd.
- d. Any accreditations held by the builder or other member of the design team.
- e. The nature of the design of the building work and whether innovative or high-risk construction is to be used.
- f. The estimated cost of the building work. If this is used as one of the factors in establishing a charge the 'estimate' is required to be such reasonable amount as would be charged by a person in business to carry out such building work (excluding the amount of any value added tax chargeable).

Establishing the Charge

The authority has established standard charges using the principles contained within The Building (Local Authority Charges) Regulation 2010. Standard charges are detailed in the following tables. In the tables below any reference to number of storeys includes each basement level as one-storey and floor areas are cumulative.

If the building work that you are undertaking is not listed as a standard charge or the standard charge is not considered an accurate reflection of the building control costs the charge will be individually determined in accordance with the principles and relevant factors contained within The Building (Local Authority Charges) Regulation 2010. If the authority considers it necessary to engage and incur the costs of a consultant to provide specialist advice or services in relation to a particular aspect of building work, those costs shall also be included in setting the charge.

When the charge is individually determined the authority shall calculate the charge in the same way a standard charge was set by using the average hourly rate of officers' time, multiplied by the estimated time taken to carry out their building regulation functions in relation to that particular piece of building work and taking into account the applicable factors listed in regulation 7(5) of the charges regulations.

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Individually determined charges will be confirmed in writing specifying the amount of the charge and the factors that have been taken into account in determining the charge.

The building regulation charges for the following types of building work may be individually determined and the authority will state which factors it has taken into account in establishing a standard or individually determined charge.

- A reversion charge
- The building work is in relation to more than one building
- Building work consisting of alterations to any use of building where the estimated cost exceeds £100,000
- The work consists of a non-domestic extension or new build and the floor area exceeds 200m²
- The work consists of a domestic extension and the floor area exceeds 100m²
- The work consists of a domestic garage or carport with a floor area over 100m²
- Building work consisting of the formation of rooms in an existing roof space with a floor area exceeding 50m²
- Building work consisting of the installation of over 20 windows in a property.
- The work consists of the erection or conversion of 6 or more dwellings
- The work consists of the erection or conversion of dwellings where the floor area of each dwelling exceeds 300m²
- Any other work when the estimated cost of work exceeds £100,000
- Where more than one standard charge applies to the building work or the standard charge does not reflect the cost of the building control function, with the agreement of the relevant person, the authority may establish the charge by individually determining the charge.

Other matters relating to calculation of charges

In calculating these charges, refunds or supplementary charges, an officer hourly rate of £46.03 has been used.

Any charge payable to the authority shall be paid with an amount equal to any value added tax payable in respect of that charge.

Charges are not payable for the first hour when calculating an advice charge

The authority may accept payment by instalment. The authority on request will specify the amounts payable and dates on which instalments are to be paid

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Reductions

Reduced charges are shown in the tables of standard charges and reduced charges may also be made in relation to individually assessed charges when work, or the relevant part of the work, has been, or intends to be carried out by a person mentioned in regulation 12(5) or 20B(4) of the Principal Regulations in respect of that part of the work, (*i.e. competent person/self-certification schemes or other defined non-notifiable work*).

Any reduced charges that will be made in relation to individually assessed charges when a notification is made in accordance with regulation 20A(4) of the Principal Regulations, (*ie where, for the purpose of achieving compliance with Requirement E1 of the Principal Regulations, design details approved by Robust Details Limited have been used*) are shown in the tables of standard charges and will also be considered in calculating individually determined charges.

The authority shall make a reduction in a standard or individually determined charge when chargeable advice has been given before receipt of an application or notice for proposed building work, which is likely to result in less time being taken by the local authority to perform the chargeable function for that work.

Where in accordance with Regulation 7(5)(i) of the charges regulations one application or building notice is in respect of two or more buildings or building works all of which are substantially the same as each other a reduction in the standard plan, building notice or inspection charge may be made where a reduction in resource input can be demonstrated.

Where in accordance with Regulation 7(5)(j) of the charges regulations an application or building notice is in respect of building work which is substantially the same as building work in respect of which plans have previously been deposited or building works inspected by the same local authority, a reduction in the standard plan, building notice or inspection charge may be made where a reduction in resource input can be demonstrated.

Refunds and supplementary charges

If the basis on which the charge has been set or determined changes, the LA will refund or request a supplementary charge and provide a written statement setting out the basis of the refund/supplementary charge and also state how this has been calculated. In the calculation of refunds/supplementary charges no account shall be taken of the first hour of an officer's time.

Non-Payment of a Charge

Your attention is drawn to Regulation 8(2) of the Building (Local Authority Charges) Regulations 2010, which explains that plans are not treated as being deposited for the purposes of Section 16 of the Building Act or building notices given unless the

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Council has received the correct charge. In other words, relevant timescales do not start until the agreed payment has been made. The debt recovery team of the authority will also pursue any non-payment of a charge.

Complaints about Charges

If you have a complaint about the level of charges you should initially raise your concern with the relevant officer. The council has a comprehensive complaint handling process. If your complaint is not satisfactorily responded to by the officer concerned, details of how to resolve your complaint is available on request and can be viewed on the council's web site:

www.wolverhampton.gov.uk/council/contact/complaints/

STANDARD CHARGES

Standard charges includes works of drainage in connection with the erection or extension of a building or buildings, even where those works are commenced in advance of the plans for the building(s) being deposited.

These standard charges have been set by the authority on the basis that the building work does not consist of, or include, innovative or high risk construction techniques (details available from the authority) and/or the duration of the building work from commencement to completion does not exceed 12 months.

The charges have also been set on the basis that the design and building work is undertaken by a person or company that is competent to carry out the design and building work referred to in the standard charges tables, that they are undertaking. If not, the work may incur supplementary charges.

If chargeable advice has been given in respect of any of the work detailed in these tables and this is likely to result in less time being taken by the authority then a reduction to the standard charge will be made.

Plan and Inspection Charges

The plan charge and inspection charge are listed in the following tables.

Building Notice Charge

Where building work is of a relatively minor nature the Building Notice charge is the same as the total plan and inspection charge. In relation to more complex work the time to carry out the building regulation function may be higher and the resultant additional costs of using the Building Notice procedure may result in a higher charge as detailed in the following tables.

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Reversion Charge

These charges will be individually determined.

Regularisation Charge

The charge is listed in the following tables.

Table 1
Erection of, or Conversion to, New Dwellings or 'Flats' - Floor Area up to 300m²

See guidance note below relating to electrical work

Number of Dwellings	Full Plans				Building Notice		Regularisation Certificate
	Plan Charge		Inspection Charge		Exc VAT £	Inc VAT £	Exempt from VAT £
	Exc VAT £	Inc VAT £	Exc VAT £	Inc VAT £			
1	165.00	198.00	320.00	384.00	580.00	696.00	725.00
2	210.00	252.00	550.00	660.00	910.00	1092.00	1140.00
3	265.00	318.00	735.00	882.00	1200.00	1440.00	1500.00
4	310.00	372.00	830.00	996.00	1370.00	1644.00	1715.00
5	365.00	438.00	930.00	1116.00	1555.00	1866.00	1945.00

Note:-

An additional inspection charge of £270.00 + vat will be payable if the notifiable electrical work is not carried out by a Part P registered electrician or by a person who is qualified to complete BS 7671 installation certificates.

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Table 2A
Domestic Extensions Up To 100m²

See guidance note below relating to electrical work.

Category and Description	Full Plans				Building Notice		Regularisation Certificate
	Plan Charge		Inspection Charge		Exc VAT £	Inc VAT £	Exempt from VAT £
	Exc VAT £	Inc VAT £	Exc VAT £	Inc VAT £			
1. Extension up to 10m ²	90.00	108.00	205.00	246.00	355.00	426.00	445.00
2. Extension 10 to 40m ²	135.00	162.00	320.00	384.00	545.00	654.00	680.00
3. Extension 40 to 100m ²	185.00	222.00	415.00	498.00	720.00	864.00	900.00
4. Loft Conversion up to 50m ²	185.00	222.00	230.00	276.00	500.00	600.00	625.00
5. Erection or extension of a non exempt single storey domestic garage or carport up to 100m ²	115.00	138.00	150.00	180.00	320.00	384.00	400.00
Note:							
Category 6 below only applies if the additional work is included in an application for categories 1-5 otherwise see table 2B for the applicable charge. (Where category 6 is applicable this charge should be added to the relevant charge above).							
6. Additional work consisting of a garage conversion, alteration to create a WC, shower, bathroom or structural alterations with an estimated cost of work less than £5,000	45.00	54.00	70.00	84.00	140.00	168.00	175.00

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Note:-

An additional inspection charge of £220.00 + vat will be payable if the notifiable electrical work is not carried out by a Part P registered electrician or by a person who is qualified to complete BS 7671 installation certificates.

Table 2B

Domestic Alterations to a Single Building

See guidance note below relating to electrical work

Category and Description		Full Plans				Building Notice		Regularisation Certificate
		Plan Charge		Inspection Charge		Exc VAT £	Inc VAT £	Exempt from VAT £
		Exc VAT £	Inc VAT £	Exc VAT £	Inc VAT £			
1.	Conversion of a garage serving a dwelling into a habitable room	90.00	108.00	150.00	180.00	290.00	348.00	365.00
2.	Alterations to create a WC, bathroom or shower room	150.00	180.00	Included in plan charge		150.00	180.00	190.00
3.	Internal Alterations							
	Est cost less than £5,000	180.00	216.00	Included in plan charge		180.00	216.00	225.00
	Est cost between £5,000 and £25,000	160.00	192.00	205.00	246.00	365.00	438.00	455.00
	Est cost between £25,001 and £50,000	205.00	246.00	240.00	288.00	445.00	534.00	555.00
	Est cost between £50,001 and £75,000	250.00	300.00	345.00	414.00	595.00	714.00	745.00
	Est cost between	300.00	360.00	380.00	456.00	680.00	816.00	850.00

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	£75,001 and £100,000							
4.	Window replacement (Non competent persons scheme)							
	Up to 20 windows	95.00	114.00	Included in plan charge	95.00	114.00	120.00	
	Over 20 windows	140.00	168.00	Included in plan charge	140.00	168.00	175.00	
5	Electrical work (Non competent persons scheme)							
	Work other than the rewiring of a dwelling.	220.00	264.00	Included in plan charge	220.00	264.00	275.00	
	Rewiring or new installation in a dwelling.	270.00	324.00	Included in plan charge	270.00	324.00	340.00	

Note:-

An additional inspection charge as identified in category 5 of Table 2b (above) will be payable if the notifiable electrical work is not carried out by a Part P registered electrician or by a person who is qualified to complete BS 7671 installation certificates.

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Table 3A
Non-domestic Extensions and New Build

Category and Description		Full Plans				Regularisation Certificate
		Plan Charge		Inspection Charge		
		Exc VAT £	Inc VAT £	Exc VAT £	Inc VAT £	Exempt from VAT £
		1.	Floor area not exceeding 10m ²	185.00	222.00	
2.	Floor area exceeding 10m ² but not exceeding 40m ²	230.00	276.00	345.00	414.00	720.00
3.	Floor Area exceeding 40m ² but not exceeding 100m ²	365.00	438.00	415.00	498.00	975.00
4.	Floor area exceeding 100m ² but not exceeding 200m ²	505.00	606.00	600.00	720.00	1380.00

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**Table 3B
Non-domestic Alterations**

Category and Description		Full Plans				Regularisation Certificate
		Plan Charge		Inspection Charge		
		Exc VAT £	Inc VAT £	Exc VAT £	Inc VAT £	Exempt from VAT £
1.	Window replacement (non competent persons scheme)					
	Up to 20 windows	115.00	138.00	Included in plan charge		145.00
	Over 20 windows	210.00	252.00	Included in plan charge		265.00
2.	Renovation of a thermal element where the cost of work does not exceed £50,000	90.00	108.00	140.00	168.00	290.00
3.	Alterations not described elsewhere					
	Estimated cost of work less than £5,000	135.00	162.00	140.00	168.00	345.00
	Estimated cost between £5,001 and £25,000	205.00	246.00	230.00	276.00	545.00
	Estimated cost between £25,001 and £50,000	275.00	330.00	370.00	440.00	805.00
	Estimated cost between	415.00	498.00	550.00	660.00	1205.00

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	£50,000 and 100,000					
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