

Wolverhampton City Council

**OPEN EXECUTIVE
DECISION ITEM (AMBER)**

Cabinet / Cabinet Panel **CABINET (RESOURCES) PANEL** Date **21 FEBRUARY 2012**

Portfolio(s) **COUNCILLOR PETER BILSON**
ECONOMIC REGENERATION & PROSPERITY
COUNCILLOR JOHN REYNOLDS
HEALTH & WELL-BEING

Originating Service Group(s) **EDUCATION & ENTERPRISE**

Contact Officer(s)/ **NICK EDWARDS**

Telephone Number(s) **4310**

KEY DECISION: YES/NO
IN FORWARD PLAN: YES/NO

Title **REVIEW OF FEES AND CHARGES FOR 2012/2013**
FOR REGENERATION (PROSPERITY)

RECOMMENDATION

That the level of fees and charges within the Regeneration (formerly Prosperity) service area be implemented with effect from 1 April 2012 in accordance with the proposals contained within this report as set out in Appendices A1-A5.

REVIEW OF FEES AND CHARGES FOR 2012/2013 FOR REGENERATION (PROSPERITY)

1. Purpose

- 1.1 This report is submitted to enable Members to review charges for the use of its facilities and services across Regeneration in line with the Council's adopted Pricing Policy.

2. Background

- 2.1 Council policy determines that charges are reviewed annually, by an approach which takes account of the existing budget and agreed budgetary targets and, at the same time, ensures that resources are clearly targeted to areas of greatest need whilst ensuring quality of services provided are maintained.

3. Proposals

- 3.1 The specific services detailed below describe the fees and charges structure proposed from 1st April 2012 to 31st March 2013.
- 3.2 Appendix A1 – A4 of the report includes the present scale of charges and the proposed charges for the services below for 2012/2013.

i. Regulatory Services

Trading Standards verification fees (Appendix A1)

- Fees for the Trading Standards Service's weights and measures verification activities are reviewed on an annual basis and revised based on the rate of inflation or any variation in the costs of the services provided. The fee levels balance the need to provide a viable service for local businesses with the aim of securing income on a cost recovery basis for the Authority.
- Previously Trading Standards verification fees have departed from the LACORS recommendation as the Service linked pricing more closely to local working practices and local business needs. The recommendation is to continue to use this fees system as it has proved to be very successful, resulting in a transparent fee structure acceptable to local business
- The fees charged for verification services are not significant for income generation. The businesses using the verification services are generally facing considerable financial difficulties associated with the recession. The costs of delivering the service have not increased and therefore no increase is proposed this year. A full schedule of fees is set out in Appendix A1.

Management fee & rent for Showell Road site (appendix A2)

- This report is to advise Members of the current position with regard to the consideration of the future management arrangements of the Showell Road Gypsy Caravan Site. It also seeks approval for the existing management contract to continue for a third year and for the rent level and management fee for 20012/13 to be increased in line with the increased costs of providing the service.

- In December 2009 Members received a report on the future management options for the Showell Road Gypsy Caravan Site. Members approved the extension of the contract with the Gypsy Council for further period of up to 3 years whilst consideration was given to the management of the site and any potential new sites to be provided arising from the Gypsy and Traveller Accommodation Assessment (GTAA).
- Currently the management and monitoring of the contract is the responsibility of the Public Protection service within Regulatory Services. Wolverhampton Homes has confirmed that they are willing to explore and will at this stage keep an open mind about whether an extension of the contract with the Gypsy Council or management of the site by Wolverhampton Homes will be more appropriate given Wolverhampton Homes local management presence. For this reason it is recommended that the existing contract continue for a further year whilst Wolverhampton Homes considers the options further.
- The site is currently managed on behalf of the Council by the Gypsy Council under a tripartite agreement with a full time, resident site warden. This contract was renewed for a period of up to 3 years from 1 April 2010. The Gypsy Council collects and retains all rental income, meets running costs and pays a sum (£29,420 for the current year) to the Council as a management fee; this is due for review from 1 April 2012. The revised management fee will be reflected in the 2012/13 budget.
- The management fee covers the Council's residual staffing costs arising from when the site was managed by the Council, along with other non-contractual expenditure. The level of fee and rent are set annually by the Council. The rent for each standing is currently £93 per week and is due to increase to £94 from 1 April 2012.
- In accordance with policy on increases in levels of fees and charges it is recommended that the level of rent be increased from £93 to £94 and the management fee be increased from £29,420 to £29,715 from 1 April 2012.

Licensing Fees and Charges from 1st April 2012

- Fees & charges relating to licensing matters were approved by Licensing Committee on 1 February 2012.

ii. **Housing**

Enforcement Charges Under Housing Act 2004

- Members received a report on 16 December 2008 relating to the Enforcement Charges under Housing Act 2004. Fees are charged based on the officer time taken to investigate issues requiring enforcement action and as such each fee is based on cost recovery
- The fee recovery element forms part of the Council's enforcement policy. The policy is based on full cost recovery including administrative and specialist charges incurred in determining to take statutory action under the provisions of the Housing Act 2004 therefore no increase is proposed

HMO Licensing Fees

- A comprehensive report to Cabinet on 5 October 2011 set out the legal requirements and the fee structure for the HMO licensing regime. The fees are for a 5 year period and £650 per property (House in Multiple Occupation of 3 or more storeys occupied by 5 or more people). Discounts apply as follows:
 - Members of landlords Association 5%
 - Accredited landlords 15%
 - Multiple applications 25%
 - Early applications 10%
- Penalty clauses also apply where the Council has to undertake additional work to ensure landlords comply with the scheme
- In the event of a property being found by Officers surveying for HMOs, a finders fee will be added unless the landlord is able to demonstrate that they became the owner of the HMO within the previous 12 weeks = £125
 - Penalty fee to be added following each letter sent chasing application (this may be in addition to fees above) =£32 per letter
 - Fee to be applied in the event of a re-inspection being required during the renewal process as a result of poor management of the 3 storey HMO = £94
 - As the fee structure is for a period of 5 years and was set out and approved by Cabinet on 5 October 2011 no increase is proposed.

Selective Licensing Fees (appendix A5)

- A comprehensive report to Cabinet on 20 July 2011 set out the legal requirements and the fee structure for the licensing regime. The fees are for a 5 year period and are £525 per property. Discounts apply as follows
 - Members of landlords Association of £75
 - Accredited landlords £75
 - Multiple applications £125
- Penalty clauses also apply where the Council has to undertake additional work to ensure landlords comply with the scheme
- In the event of a property being found by Officers surveying for licensing, a finders fee will be added unless the landlord is able to demonstrate that they became the owner of the HMO within the previous 12 weeks = £100
 - Penalty fee to be added following each second letter sent chasing application (this may be in addition to fees above) =£32 per letter
 - Fee to be applied in the event of a re-inspection being required during the renewal process as a result of poor management and complaints = £135
 - Fee to be applied for missed appointments during the inspection process £50
 - As the fee structure is for a period of 5 years and was set out and approved by Cabinet on 20 July 2011 no increase is proposed.

iii. **Planning**

Building Control Charges (appendix A3)

- The Building Consultancy Service carries out the Council's statutory responsibilities with regard to all matters relating to Building Control. These activities include:
 - Carrying out plan appraisal and site inspections to ensure the application and enforcement of the Building Regulations within the City.
 - Investigating contraventions of the Building Regulations.
 - Fulfilling the Council's statutory obligation to respond to notifications of dangerous structures in accordance with the requirements of the Building Act 1984.
 - Fulfilling the Council's statutory obligation to respond to notifications of proposed demolition work in accordance with the requirements of the Building Act 1984.

- The work carried out by the service falls into two categories, fee earning and non-fee earning. The Building (Local Authority Charges) Regulations 2010 enable the Council to charge for certain Building Control functions whilst the cost of other activities must be borne by the Local Authority.

- The key principle of the 2010 Regulations is the need to fix charges by way of a scheme that attempts to achieve full cost recovery without making undue surpluses. In essence the user should pay for the service that they actually receive.

- Under the 2010 Regulations, Local Authorities are required to calculate their charges by relating the "hourly rate" of their building control officers to the time spent carrying out their chargeable functions in relation to particular building work or building work of particular descriptions. The hourly rate, which must be fixed and published within the charging scheme, is a single rate based on the average cost of providing the chargeable building control service. Using CIPFA guidance an hourly rate for Wolverhampton's building control service has been calculated, this hourly rate has been used to develop a formal scheme of charges and subsequent Tables of Charges which were approved by the Cabinet (Resources) Panel and introduced on 1st October 2010.

- In the year 2010/11 the fee income relating to the chargeable element of the Building Control service was £353,276 which resulted in a surplus of £55,026; this surplus was in the main due to the service operating with a number of vacant posts. The income for the first 6 months of the 2011/12 financial year is 4.97% down on the comparable period in 2010/2011. Based upon the latest data it is anticipated that income for the year 2011/12 will be approximately £312,000 compared to £338,386 in 2010/11. Whilst this would represent a reduction of approximately 8% on the 2010/11 income it is likely to be sufficient to ensure cost recovery for the chargeable elements of the Building Control service.

- It is difficult to anticipate the number and type of applications that will be received in the next financial year as this is dependant upon a number of factors including the uncertain economic outlook, public sector spending cuts and competition from private approved inspectors. At the moment the assumption is that 2012/13 will be similar to 2011/12 but it will be necessary to keep the situation under review and make recommendations for action as and when appropriate.

- It is proposed that the current standard charges which were approved and came into effect on 1st October 2010 remain unaltered at the present time. Indications are that income for the chargeable Building Control activities is roughly on target to break even thereby adhering to the requirements of the Building (Local Authority Charges) Regulations 2010 and CIPFA principles.
- It is recommended that the Building Control income and expenditure levels are kept under review and recommendations for adjustments in charges are made as necessary.
- Members are recommended to:-
 - Agree to maintain standard Building Control charges at their current levels from 1st April 2012.
 - Agree that the Strategic Director for Education and Enterprise (or nominee) be authorised to provide bespoke quotations for the cost of providing the Building Control function on individual developments with any quotation recorded in a way that cost recovery can be demonstrated.
 - Agree that the Strategic Director for Education and Enterprise (or nominee) be authorised to give refunds or request supplementary charges where the extent of building control input is less or greater than anticipated.
 - Agree that the Strategic Director for Education and Enterprise (or nominee) be authorised to make a charge for giving substantive advice in respect of building control matters.
 - Agree that future fees and charges will be reviewed to enable any necessary variations to be implemented on or before 1st April 2013.

iv. Commercial Development

Handling fee for Minor Disposals (appendix A4)

To seek the approval of Members to charge a small non-refundable fee of £150 to process any request to purchase land from the Council which would be regarded as a Minor Disposal as defined below..

- For the purposes of this report, a Minor Disposal is defined as a request by an adjoining owner to purchase or seek an interest, such as a right of way, over Council land. The land would not be suitable for disposal on the open market and the disposal terms are likely to fall within Green Decision delegation levels. Typically, requests are for additional land to enable an extension to a dwelling, enlargement of garden or for the provision of a garage or parking space. On occasions, it also includes requests for enclosure of land used for anti-social behaviour.
- The Member Property Reference Group at its meeting on 25 February 2011 considered a report on the matter and agreed that a proposal should be put to Cabinet Resources Panel for the introduction of a small non refundable fee to process Minor Disposal requests to recoup some of the costs incurred in dealing with these enquiries.
- The matter has also been considered by Performance, Governance and Support Services Scrutiny Panel at its meeting on 21 July 2011 and the issues raised there have been taken into account in the following proposals.

- An average of approximately 100 Minor Disposal requests have been received and dealt with by Property Services (now Strategic Asset Management Group within Prosperity) annually although the numbers are reducing presumably reflecting the difficulties currently faced by most households. The procedure for handling these enquiries involves consideration by many other service areas and Ward Members before a decision is made on whether the Council is willing to sell and an Estates Surveyor can be instructed to negotiate terms. As the table below sets out, only about one in seven enquiries actually proceeds to a sale. The reason for this low rate is because the advice received in the majority of cases is that the Council should not sell. The failure to agree a price accounts for around 3-4 failed transactions every year.

<u>Year</u>	<u>Total Cases Handled</u>	<u>Completions</u>	<u>Receipts</u>	<u>Abortive/ Not Proceeding</u>
2005/6	116	22	£47,000	84
2006/7	107	7	£17,850	81
2007/8	123	12	£24,800	101
2008/9	61	15	£59,750	34
2009/10	47	18	£30,000	27

- Requests to purchase adjoining land are typically refused on the following grounds:-
 - (i) The land is regarded as part of formal Public Open Space.
 - (ii) The land is considered to have amenity or ecological value.
 - (iii) Planning permission for the proposed use would not be recommended.
 - (iv) Sale of the land would obstruct an access, or affect the potential redevelopment of the remainder of the site.
 - (v) The land should be retained for communal use.
 - (vi) Enclosure of the land would adversely affect the character of the Estate.
- Where the Council is willing to sell, Estates Surveyors are mindful in negotiations of the Council's statutory duty under S123 Local Government Act 1972 not to sell at less than best consideration reasonably obtained.
- In defining "best consideration" for a minor disposal, whereby the nature of the transaction comparable evidence can only be sought from similar private treaty deals between the Council and other adjoining owners rather than Open Market Sales, regard will be had to the following factors:-
 - The degree of benefit to the purchaser, including any increase in the value of the purchaser's property brought about by the addition of the adjoining land.

- The purchaser's likely costs in making the land suitable for their intended use.
- The Surveyor's and legal costs the Council expects the purchaser to pay.
- The benefit to the Council in disposing of land that would otherwise be a liability.
- Evidence of values from similar sales which have created a "going rate".

Within this context, the price to be agreed is a matter for negotiation and whilst the prospective purchaser's ability to pay becomes a factor in any negotiation, it is not the sole determining factor when there are other valuation considerations to be taken into account.

- Where an applicant wishes to purchase a site and enclose it within their existing ownership to prevent nuisance, the same valuation principles are applied, but with a judgement made by the Estates Surveyor as to the balance between the value to be gained by the prospective purchaser and any reduction in costs to the Council achieved through the disposal of the land.
- The responsible service area is however advised of the issue and to review maintenance of the area to minimise nuisance to the adjacent owner.
- The cost across all service areas of handling each Minor Disposal inquiry in the consultation process is estimated at around £500 including overheads to account for approximately 13 hours on average in officers' time involved in acknowledging and setting up a case file, consultation with Service Groups and Wolverhampton Homes and Ward Members, analysis of responses and the reply.
- A further 10 hours on average is spent by Estates Surveyors and others in valuation and negotiation, including site visit and preparation of plans, reporting and seeking authority in accordance with the Constitution and instructing Legal Services, the costs of which are estimated at an additional £500.
- There is no statutory requirement for the Council to deal with these enquiries.
- Whilst a proportion of legal costs and Surveyor's fees can be recovered as part of any negotiations, evidence from other Local Authorities suggests that it would be reasonable to make a small non-refundable charge on receipt of any enquiry before it is processed to go some way to covering the Council's costs relating to abortive applications. Typically the figure sought varies from £100 to £200.
- The proposal is to set a small non refundable charge of £150 to be paid by the applicant prior to processing any request to the Council to consider a Minor Disposal. The effect of the introduction of the charge and the amount of the charge would be reviewed annually.
- Scrutiny Panel was concerned that the policy should not unfairly charge residents who had been asked to apply for consent to cross Council land where they had been deprived of access as a result of the Council's actions eg where garage courts had been fenced off for security reasons. It is in the Council's interests to regularise the use of informal access arrangements and therefore the policy will not be used to charge for the processing of requests for licence agreements in these circumstances.

v. **Transportation**

Review of Transportation related charges including Highways (appendix A4)

- Developers are often required as a condition of a planning permission to undertake modifications to the existing highway, or to create new roads that become adopted highway. Sections 278 and Section 38 respectively of the Highways Act 1980 are the instruments that enable such works to be undertaken.
- The current management fee for this process currently is 7.5% or £2500 (whichever is greater) for works in value of up to £750,000. This fee will then reduce to 6.5% for works that are above this figure. This fee allows for technical approval checks & to inspect the works in order to ensure compliance with the approved drawings.
- From April 2012, it is recommended that the management fee be increased to 7.5% or £3,000 (whichever is greater) for works in value of up to £750,000. Once the £750,000 limit is reached the management fee percentage will reduce to 6.5% for the portion of the works cost above £750,000.
- The proposed fees and charges relating to an initial request for consent to install a footway crossing or where a crossing is to be installed/extended as part of a planned highway maintenance scheme are detailed in the report attached as Appendix A4.
- Following an initial of highway related services fees and charges early 2011, charges were introduced April 2011 relating to skip, scaffold, hording, Section 50 licences, along with a booking fee for promotions within Queens Square and switching off/on traffic signals to accommodate temporary works on the highway. The fees and charges highlighted above are detailed in the attached report as Appendix A4.
- A further review of highway related fees and charges have subsequently been undertaken with regards to services not currently charged for. It is proposed to introduce the following charges from April 2012;
 - Licence for crane over sailing the highway, welfare cabins, hydraulic platforms, cabins, scissor lifts - £95 per month
 - Mobile crane - £100 for 1 day
 - £150 for 2 – 28 days
 - Temporary Road Closures – £900 for 5 days and up to 18 months
 - £610 up to 5 days
 - £440 for an emergency closure
 - £250 for an extension to a closure
 - Temporary Traffic Light Administration Fee - £50 - £450. Fee depends on information required by contractor or statutory utility with regards setting up temporary traffic signals.
 - Recovery of officer time for out of hours working – Actual costs plus on-costs.
- A table listing all the fees and charges proposals by the Transportation Service for highway related services is attached as Appendix A4.

Proposal to introduce additional new fees and charges for Highway related services

- In order to ensure that the City Council maximises its income and recovers its costs for services provided, a review of highway related fees and charges was carried out early last year.
- The review was informed by a benchmarking exercise undertaken by Stoke on Trent City Council that compared fees and charges from all West Midlands Joint Authority Group (WMJAG) members. Proposals to amend/introduce fees and charges for highway related services together with a proposal to undertake a further review to other services not currently charged for was placed before Cabinet Resources Panel on the 1st March 2011. The Panel resolved to implement the fees and charges as presented however the item was 'Called-In' to enable alternative arrangements to the proposed scheme for charges' relating to skips and scaffolding to be examined.
- The 'Called In' item was subsequently considered by the Scrutiny Board at its meeting of the 29 March 2011. The Board resolved that the report be noted and no further action to be taken in relation to this item, subject to the board receiving a monitoring report on the impact of the introduction of the charges six months after implementation. A monitoring report was presented to the Scrutiny Board on the 6th September 2011.
- The outcome of the additional review of fees and charges for highway services not currently charged for, as highlighted within the report to the Panel on the 1 March 2011, and set out in this report aims to ensure cost recovery and to bring the City Councils fees and charges into line with the West Midland Joint Authority Group (WMJAG) members.
- The level of fees and charges now proposed relate to the results of the most recent benchmarking exercise for highway related services undertaken by Stoke on Trent City Council.
 - In determining the appropriate level of fees and charges the following considerations have been taken into account:
 - The actual costs of delivering the service
 - The cost of administering the charge
 - Benchmarking with other Local Authorities
 - The impact on demand for that service
- The proposed new fees and charges to apply from April 2012 are set out in the table included in Appendix A5 to this report. The table includes a column indicating the maximum fee/charge made within the West Midlands for the activity and a column indicating the lowest charge. It can be seen that the proposals put forward will mean that the majority of the City Council's highway related fees and charges would lie in the middle of the range.
- Members are advised that in the majority of cases the fees/charges will be borne by companies rather than by individual members of the public.
- A brief overview of the highway related services where a fee or charge is proposed is given in the following paragraphs.

- Permit to Dig - The introduction of this permit will address an issue with regards to the current practise of issuing a Section 50 licence for both general excavations in the highway and one to grant a streetworks licence allowing a company/private individual the legal right to install, maintain and remove apparatus within the highway. For general excavations in the highway, including the construction of a vehicle crossing (dropped kerbs), that do not involve the installation of apparatus the more appropriate permit is a 'Permit to Dig' issued under section 171 of the Highways Act 1980.
- To ensure that the proposed charge for a 'Permit to Dig' application does not penalise access to the service from among disadvantaged groups who would like the installation of a vehicular access, it is proposed that a discount or concession is offered to residents who on application can show that they are receiving any of the following benefits:
 - Income support
 - Working tax credit
 - Housing benefit
 - Jobseeker's Allowance
 - Attendance allowance
 - Disabled tax credit
 - Disability living allowance
- It is suggested that the discounted charge be set at 50% of the full cost of the 'permit to dig' fee. This level of discount would mean the resident would pay a fee of £137.50, rather than the full fee of £275, plus an inspection fee of £90. Currently all footway crossing requests are subject to an inspection (£90 fee) plus a Section 50 licence (£370) for installation.
- Temporary Structures on the Highway – accommodations cabins, scissor lift, hydraulic platforms, welfare cabins, mobile cranes. Such temporary structures on the highway can impede traffic flow on the network if inappropriately placed or within traffic sensitive times on the primary network.
- Temporary Traffic Regulation Order/Notice - The type of temporary traffic regulation order/notice required depends on the type of activity. If road works or an event takes place on the highway, a road closure may be required. Where a road closure is considered to be the only option for the work or event to take place safely, a diversion route will need to be agreed, along with all appropriate diversion signing. The fee proposed is to consider an application, advise on and agree extent and positioning of direction signs and preparing legal orders when required.
- Temporary Traffic Light Administration Fee – applications for temporary traffic management should be received at least 7 days before the implementation date. However a large number of applications are now being received within 7 days, or with insufficient information being submitted. The fee's being proposed relate to a £50 charge for a late application and where information submitted be insufficient, a standard charge of £450 will be made for the work associated with the authorisation of multi-phase portable traffic signals. This fee covers the following work to be carried out:

- Initial site visit to ensure signals are feasible and assess siting of the signal heads.
 - Check plan(s) to ensure that working area is kept to a minimum.
 - Check all red timings and sequence of lights.
 - Check traffic management proposals.
 - Establish traffic flow at the site.
 - Make recommendations on timings / traffic management.
 - Site visit(s) during the works if required.
- Introduction of the new permit, licence, Temporary Traffic Regulation Order/Notice and Temporary traffic Light Administration fee will result in a more effective co-ordination of activity undertaken on the highway and a reduction of congestion on the City's highway network.
 - It is proposed that reasonable notice will be given to statutory utilities and service users before any of the new charges are implemented, together with clear advice on any discounts or concessions available.

4. Financial Implications

- 4.1 The appendices in this report detail the financial implications of the proposals. The proposed charges have been considered in relation to cost recovery.
- 4.2 The main financial implications relating to the specific service groups are detailed in the main body of this report. The appendices also detail the financial implications of the proposals. The proposed charges have been considered in relation to cost recovery.
[JJ/09022012/Y]

5. Legal Implications

- 5.1 The main legal implications relating to the specific service groups are detailed in the main body of this report
(MW/08022012/E]

6. Equalities Implications

- 6.1 The main equalities implications relating to the specific service groups are detailed in the main body of this report

7. Environmental Implications

- 7.1 The main environmental implications relating to the specific service groups are detailed in the main body of this report

8. Schedule of Background Papers

- 8.1 As detailed in the specific service groups' main body of the report or the specific appended reports.

Regeneration Proposals for 2012-13 Fees & Charges Summary

Appendix A1

Regulatory Services – Schedule of Trading Standards Verification and Calibration Services 1 April 2012 to 31 March 2013

Schedule of background papers – LACORS Trading Standards Fees Guidance 2009/10

Detail	Current Fees	Proposed Fees From 1 st April 2012	Comments
Special Weighing and Measuring Equipment	Where equipment is not covered by categories B to G, charges shall be based on Officer time at an hourly rate of £64. Such equipment includes:- (1) Automatic or Totalising Weighing Machines (2) Dynamic Weighers (3) Road Tankers - Reg 65 or 66 occurrence (4) Equipment tested by statistical sampling (5) Establishment of Calibration curves from templets (6) Templets graduated in millilitres (7) Equipment requiring only partial testing (8) Equipment not fitting within a specific category	The costs of delivering the service have not increased and therefore no increase is proposed this year.	<ul style="list-style-type: none"> • Weighing and Measuring equipment categories include equipment with UK or EEC Approval • The fees charged for verification services are not significant for income generation. The businesses using the verification services are generally facing considerable financial difficulties associated with the recession.
Officer Time/On Site	Where Officer's carry out examinations and refuse to verify equipment or attend verifications that are cancelled or delayed officer time may be charged at the hourly rates in A(1) above. Officer time may also be charged where only a partial Verification is required and charging the full fee would be excessive in terms of the work actually undertaken.	The costs of delivering the service have not increased and therefore no increase is proposed this year.	
(i) Weights submitted by Barr & Grosvenor	(1) All Weights £2.10 (2) Adjustment of Weights 200% of the Verification fee.	The costs of delivering the service have not increased and therefore no increase is proposed this year.	
(ii) Weights submitted by other sources	(1) All Weights £ 6.20	The costs of delivering the service have not increased and therefore no increase is proposed this year.	
Measures	1) Linear (a) not exceeding 3m per scale £ 8 (b) Other - Rate A(1) £ 64/hr (2) Capacity (a) unsubdivided not exceeding1L. £ 5.65	The costs of delivering the service have not increased and therefore no increase is proposed this year.	

	<ul style="list-style-type: none"> (b) Other - Rate A(1) £64/hr (3) Ballast <ul style="list-style-type: none"> (a) Graduated £141.35 (b) Brim-Rate A(1) £ 64.20 (4) Liquid Capacity (AQ Use) £ 22.35 (5) Templets <ul style="list-style-type: none"> (a) Per scale - 1st item £ 39.15 (b) Per scale - subsequent items £15.50 		
Weighing Instruments	<ul style="list-style-type: none"> (1) Instruments without remote indications etc. <u>NON EC</u> <ul style="list-style-type: none"> (a) Not exceeding one tonne £ 50.80 (b) 1 tonne to 10 tonnes £ 82.05 (c) Exceeding 10 tonnes £ 171.65 <u>EC (NAWI)</u> <ul style="list-style-type: none"> (a) Not exceeding one tonne £ 84.45 (b) 1 tonne to 10 tonnes £ 136.40 (c) Exceeding 10 tonnes £ 286 (2) An additional charge, per hour, will be made for the hire of the test weights and or equipment and or assistance necessary for the testing of any weighing and measuring equipment. This hourly charge will be determined pro rata by the fee charged by the hirer of the equipment/provider of assistance. (3) Where the authority is required to supply more than 100kg of test weights an hourly figure of £64 will be charged to cover the cost of transport and additional staff. (4) Instruments with remote display and/or printing facilities and/or dual range indicators requiring additional tests or EPOS Systems or EC verifications where appropriate, 150% of the relevant fee in (a) to (g) above or officer time at the relevant rate (whichever is the higher), may be levied. 	The costs of delivering the service have not increased and therefore no increase is proposed this year.	
Measuring Instruments for Intoxicating Liquor	<ul style="list-style-type: none"> (1) Not exceeding 150ml £ 14 (2) Other £16.10 	The costs of delivering the service have not increased and therefore no increase is	

			proposed this year.	
Measuring Instruments for Liquid Fuel and Lubricants	<p>(1) Unsubdivided Container £ 57.30</p> <p>(2) Single/Multi Outlets (Nozzles)</p> <p>(a) First Nozzle Tested £ 95.20</p> <p>(b) Additional Nozzles (each) £ 58.45</p> <p>(3) A charge of 150% of the relevant fee above or officer time (whichever is the greater) may be levied for testing ancillary equipment such as credit card acceptors etc or in the event of a MID stickering/assessment.</p> <p>(4) Where a MID stickering/assessment takes place outside of the Local Authority area, travelling time will be charged at the standard Officer rate of £64/hr.</p>		The costs of delivering the service have not increased and therefore no increase is proposed this year.	
Bulk Fuel Systems (100L +)	<p>(1) Meter Systems</p> <p>(a) Wet Hose (2 fuels) £ 102.15</p> <p>(b) Dry Hose (2 fuels) £ 113.45</p> <p>(c) Provision of test meter and assistance £113.45 (in addition to the relevant test fee)</p> <p>(d) Dual discharge system 150% of dry hose fee or officer time at the relevant rate (whichever is greater)</p>		The costs of delivering the service have not increased and therefore no increase is proposed this year.	
Issue of Calibration Certificates etc.	<p>(1) Weights</p> <p>(a) Non-trade - trade tolerance Section B fee</p> <p>(b) Non-trade to M1 tolerance 200% of Section B fee</p> <p>(c) Any determination of absolute error £64/hr</p> <p>(d) Provision of Calibration Certificate £ 5.20</p> <p>(2) Other Equipment</p> <p>(a) Testing Appropriate verification fee or relevant hourly rate whichever is the greater.</p> <p>(b) Provision of Calibration Certificate £ 5.20</p> <p>(c) Retrieval of existing Certificate £15.45</p>		The costs of delivering the service have not increased and therefore no increase is proposed this year.	

Equipment Hire	<ul style="list-style-type: none"> (1) Test Weights £ 63.85 per tonne/day or part day. (2) Other Equipment Fee as approved by the Chief Environmental Services Officer. (3) Provision of Metrology Laboratory Services Fee as approved by the Assistant Director - Regeneration to other local authorities (4) Work carried out outside normal working hours where additional costs are paid in full by the submitter. 	The costs of delivering the service have not increased and therefore no increase is proposed this year.	
Contract Verification Work	Where a business wishes to submit work on an agreed volume contract the Assistant Director - Regeneration can specify a fee on a cost recovery basis for each individual contract. All work is subject to a minimum charge of £24	The costs of delivering the service have not increased and therefore no increase is proposed this year.	
Terms and conditions	<ul style="list-style-type: none"> 1. Any equipment that is submitted for testing which fails to satisfy the legal requirements will be rejected and will incur a fee equal to that charged if the said equipment had passed the prescribed tests. 2. Where appointments off site are cancelled with less than 24 hours notice then a standard charge of £85 will be made. 3. Weights submitted in a dirty or damaged condition will not be tested. 4. Retrieval of existing certificates will be charged at £15.45 5. Certificates must be requested when equipment is submitted. Certificates can not be issued retrospectively. 6. Services are available during normal office hours only except at the discretion of the Chief Environmental Services Officer. In these circumstances additional fees may be charged in line with the standard hourly rate. 		

Regeneration Proposals for 2012-13 Fees & Charges Summary**Appendix A2****Regulatory Services – Management fee & rent for Showell Road site**

Schedule of background papers –

Cabinet (Resources) Panel Report 08/12/2009 – Showell Road Gypsy Caravan Site Management Arrangements

Cabinet (Resources) Panel Report 14/12/2010 – Showell Road Gypsy Site Management Arrangements

Detail	Current Fees	Proposed Fees From 1st April 2012	Comments
Individual pitch rent at Showell Road Annual Management Fee	£93 pwk £29,420 annual management fee	£94 pwk £29,715 annual management fee.	The fee payable to the Council by the Gypsy Council for its role in overseeing the management of the site be increased in line with the increase in associated costs from £29,420 to £29,715 and the rent level for individual pitches be increased from £93 to £94 per week with effect from 1 April 2012.

Schedule of Background Papers

The Chartered Institute of Public Finance and Accountancy (CIPFA) have published guidance entitled *Local Authority Building Control Accounting Guidance for England and Wales (Fully Revised Second Edition 2010)*. This guidance is available to purchase through the CIPFA shop.

A copy of the Building (Local Authority Charges) Regulations 2010 is available on the Office of Public Sector Information website:

<http://www.legislation.gov.uk/uksi/2010/404/contents/made>

**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 came into effect: **1st October 2010**

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;
- 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.

'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.

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);
- 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;

- I. 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 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.

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 it 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.

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 in regulation 7(5) of the charges regulations 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 20 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
- Building work consisting of the installation of a mezzanine floor with a floor area exceeding 500m²
- Building work consisting of the fit out of an office or shop with a floor area exceeding 1000m²
- Where more than one standard charge applies to the building work and, with the agreement of the relevant person, the authority will 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 £43.33 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

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.

When it is intended to carry out additional building work on a dwelling at the same time that any of the work to which Table C relates then the charge for this additional work shall be reduced by 50%. Alternatively, the charge may be individually determined, with the agreement of the applicant.

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 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/

Transitional Provisions

The Council's scheme for the recovery of charges dated 1st October 2009 continues to apply in relation to building work for which plans were first deposited, a building notice given, a reversion charge becoming payable, or a regularisation application is made, between 1st October 2009 and 30th September 2010 (inclusive).

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 is higher and the resultant additional costs of using the Building Notice procedure results in the higher charge as detailed in the following tables.

Reversion Charge

These charges will be individually determined.

Regularisation Charge

The charge is listed in the following tables.

Guidance on Building Regulation Charges – Introduced 1st October 2010

New Dwelling or 'Flat' Applications

Guide to Building Regulation Charges

The charges for Building Regulation work are required to cover the cost of the service with the exception of work that is carried out for the benefit of a disabled person which is exempt.

There are two methods of establishing the charge for building work; these are individually determined charges and standard charges. The charges for projects of less than 20 dwellings are included within the standard charge tables provided. **Examples of how to calculate the applicable charge** for various building projects are given on the next page.

If the charge for your building regulation work is not included within the standard charge categories it will be individually determined. In addition to this, if you are carrying out multiple types or highly repetitive work at the same time the authority will be able to reduce the standard charges. Please contact Building Control for assistance or for an individual assessment of the charge for this type of work.

Electrical Work – The use of Competent Domestic Installers (Part P Certification)

To reflect the costs incurred by the authority, if relevant electrical work is to be carried out using a Part P Competent Domestic Installer, a reduction to the standard charge can be applied.

A reduced Inspection charge or Building Notice charge will apply when;

- The notifiable electrical work is to be carried by a Part P Registered Competent Domestic Installer.

To benefit from this reduction you are required to inform Building Control that this is applicable when you submit your application. The relevant information is requested on our current application forms. **If the authority is required to carry out additional work that was not included within the original charge the application may incur supplementary charges.**

Individually Determined Charges

If the work you intend on carrying out is not listed as a standard charge, the charge will be individually determined. This method of determining the charge mainly relates to larger schemes and includes the following types of work;

- Work consisting of the erection of, or conversion to a new dwelling(s) or 'flat(s)' where the floor area exceeds 300m²
- An application relating to 20 or more dwellings or 'flats'.
- Applications subject to a reversion charge.

Important Note

The charges specified by the authority have been set on the basis that the building work does not consist of, or include, innovative or high risk construction techniques and/or the duration of the 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 relevant design and building work**. Guidance is available from the authority on choosing competent builders. If the authority is required to carry out additional work the application may incur supplementary charges.

The term 'flat' is inclusive of multi-storey flats or apartments.

Charge Calculation Examples – New Dwelling or ‘Flat’ Applications					
Worked Example 3 – Full Plans Application The construction of 9 pairs of semi-detached houses. (18 new dwellings). Electrical work is to be carried out by a Part P Registered Competent Domestic Installer.			Example 5 – Full Plans Application The conversion of a redundant public house to form four apartments on the first and second floor and the creation of two shop units with an estimated cost of £55,000 on the ground floor.		
Table 1 – 18 dwellings. <i>(Include Part P reduction)</i>	Plan (Inc VAT) £779.94	Inspection (Inc VAT) £2,391.82	Please request an individually determined charge.	Plan £IDC	Inspection £IDC
Worked Example 4 – Building Notice The construction of a single dwelling giving a Building Notice. Electrical work is <u>not</u> to be carried out by a Part P Registered Competent Domestic Installer.			Worked Example 6 – Full Plans Application The conversion of a hotel to form eight flats. Electrical work is to be carried out by a Part P Registered Competent Domestic Installer.		
Table 1 – 1 dwelling. <i>(Not including Part P reduction)</i>	Fee (Inc VAT) £807.96		Table 1 – 8 dwellings. <i>(Include Part P reduction)</i>	Plan (Inc VAT) £701.95	Inspection (Inc VAT) £1,247.90

Payment of Charges

For a Full Plans application the plan charge is payable upon submission and is required in full before your application can be validated. The inspection charge becomes payable upon commencement of work on site following Building Controls first visit. The inspection charge will be invoiced to the applicant.

When making a Building Notice application or an application for a Regularisation Certificate the full amount is payable upon submission. Your application cannot be validated until the correct payment has been made.

Contact details

Wolverhampton Councils Building Control service address is;

Building Consultancy
Wolverhampton City Council
Civic Centre, St Peter's Square,
Wolverhampton, WV1 1RP

You can contact Building Control using;

Telephone: 01902 555595 (Includes out-of-hours answerphone)
Email: building.control@wolverhampton.gov.uk

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

Figures in brackets include VAT at 20%

* Inspection and Building Notice Charge Reduction – see guidance note relating to electrical work

Dwellings						
Number of Dwellings	Plan Charge	Inspection Charge		Building Notice Charge		Regularisation
		No Part P Reduction*	Inc. Part P Reduction*	No Part P Reduction*	Inc. Part P Reduction*	
1	£259.98 (£311.98)	£356.99 (£428.39)	£181.99 (£218.39)	£673.30 (£807.96)	£498.30 (£597.96)	£889.95 (N/A)
2	£346.64 (£415.97)	£593.17 (£711.80)	£343.17 (£411.80)	£1,008.28 (£1,209.94)	£758.28 (£909.94)	£1,454.57 (N/A)
3	£433.30 (£519.96)	£782.56 (£939.07)	£457.56 (£549.07)	£1,256.60 (£1,507.92)	£931.60 (£1,117.92)	£1,902.21 (N/A)
4	£498.30 (£597.96)	£971.96 (£1,166.35)	£571.96 (£686.35)	£1,526.58 (£1,831.90)	£1126.28 (£1,351.54)	£2,328.19 (N/A)
5	£519.69 (£623.63)	£1,161.35 (£1393.62)	£686.35 (£823.62)	£1688.24 (£2,025.89)	£1213.24 (£1,455.89)	£2,710.83 (N/A)
6	£541.63 (£649.96)	£1,329.94 (£1,595.93)	£779.94 (£935.93)	£2,039.25 (£2,447.10)	£1489.25 (£1,787.10)	£3,041.48 (N/A)
7	£563.29 (£675.95)	£1,523.93 (£1,828.72)	£909.93 (£1,091.92)	£2,222.14 (£2,666.57)	£1597.14 (£1,916.57)	£3,463.12 (N/A)
8	£584.96 (£701.95)	£1,739.92 (£2,087.90)	£1,039.92 (£1,247.90)	£2,512.93 (£3,015.52)	£1812.93 (£2,175.52)	£3,884.76 (N/A)
9	£606.62 (£727.94)	£1,912.41 (£2,294.89)	£1,137.41 (£1,364.89)	£2,749.76 (£3,299.71)	£1,974.76 (£2,369.71)	£4,225.15 (N/A)
10	£628.29 (£753.95)	£2,084.91 (£2,501.89)	£1,234.91 (£1,481.89)	£2,986.60 (£3,583.92)	£2,136.60 (£2,563.92)	£4,565.55 (N/A)
11	£649.95 (£779.94)	£2,276.90 (£2,732.28)	£1,351.90 (£1,622.28)	£3,277.47 (£3,932.96)	£2,812.11 (£3,374.53)	£4,954.69 (N/A)
12	£649.95 (£779.94)	£2,473.22 (£2,967.86)	£1,473.22 (£1,767.86)	£3,553.87 (£4,264.64)	£2,553.87 (£3,064.64)	£5,333.00 (N/A)
13	£649.95 (£779.94)	£2,673.88 (£3,208.66)	£1,598.88 (£1,918.66)	£3,837.46 (£4,604.95)	£2,762.46 (£3,314.95)	£5,722.14 (N/A)
14	£649.95 (£779.94)	£2,878.87 (£3,454.64)	£1,728.87 (£2,074.64)	£4,128.24 (£4,953.89)	£2,978.24 (£3,573.89)	£6,122.12 (N/A)
15	£649.95 (£779.94)	£3,088.19 (£3705.83)	£1,836.19 (£2,203.43)	£4,426.22 (£5,311.46)	£3,201.22 (£3,841.46)	£6,532.93 (N/A)
16	£649.95 (£779.94)	£3,206.52 (£3,847.82)	£1,906.52 (£2,287.82)	£4,573.15 (£5,487.78)	£3,273.15 (£3,927.78)	£6,716.25 (N/A)
17	£649.95 (£779.94)	£3,324.85 (£3,989.82)	£1,949.85 (£2,339.82)	£4,720.08 (£5,664.10)	£3345.08 (£4,014.10)	£6,899.58 (N/A)
18	£649.95 (£779.94)	£3,443.18 (£4,131.82)	£1,993.18 (£2,391.82)	£4,867.00 (£5,840.40)	£3,417.00 (£4,100.40)	£7,082.90 (N/A)
19	£649.95 (£779.94)	£3,561.51 (£4,273.81)	£2,036.51 (£2,443.81)	£5,013.93 (£6,016.72)	£3,488.93 (£4,186.72)	£7,266.23 (N/A)

Guidance on Building Regulation Charges – Introduced 1st October 2010

Non-domestic Applications

Guide to Building Regulation Charges

The charges for Building Regulation work are required to cover the cost of the service with the exception of work that is carried out for the benefit of a disabled person which is exempt.

There are two methods of establishing the charge for building work; these are individually determined charges and standard charges. The charges for the majority of common non-domestic extensions and alterations are included within the standard charge tables provided. **Examples of how to calculate the applicable charge** for various building projects are given on the next page.

If the charge for your building regulation work is not included within the standard charge categories it will be individually determined. In addition to this, if you are carrying out multiple extensions and/or multiple types of alterations at the same time the authority will be able to reduce the standard charges. Please contact Building Control for assistance or for an individual assessment of the charge for this type of work.

Individually Determined Charges

If the work you intend on carrying out is not listed as a standard charge, the charge will be individually determined. This method of determining the charge mainly relates to larger schemes and includes the following types of work;

- Building work that is in relation to more than one building.
- Building work consisting of alterations to a non-domestic property (other than extensions) where the work exceeds £100,000
- Building work consisting of a non-domestic extension where the internal floor area exceeds 200m²
- Building work consisting of the installation of a mezzanine floor with a floor area exceeding 500m²
- Building work consisting of the fit out of an office or shop with a floor area exceeding 1000m²
- Building work consisting of the installation of over 20 windows in a non-domestic property.
- Applications subject to a reversion charge.

Important Note

The charges specified by the authority have been set on the basis that the building work does not consist of, or include, innovative or high risk construction techniques and/or the duration of the 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 relevant design and building work**. Guidance is available from the authority on choosing competent builders. If the authority is required to carry out additional work the application may incur supplementary charges.

Charge Calculation Examples – Non-domestic Applications

Worked Example 7			Worked Example 9		
The construction of a detached two storey office building with an internal floor area of 180m ² serving a 2000m ² distribution and storage depot			The erection of a mezzanine floor with a floor area of 300m ² within an existing DIY superstore.		
Table 3A (4) - Floor area exceeding 100m ² but not exceeding 200m ² . (Table 3A used not 3B as work relates to the formation of an office building which is not regarded as ancillary)	Plan (Inc VAT)	Inspection (Inc VAT)		Plan (Inc VAT)	Inspection (Inc VAT)
	£701.95	£519.96	Table 3C (3) - Installation of a mezzanine floor up to 500m ²	£467.96	£155.99
Worked Example 8			Example 10		
The construction of a 100m ² extension to an engineering works.			The construction of a new 1000m ² 'shell only' industrial unit.		
	Plan (Inc VAT)	Inspection (Inc VAT)		Plan	Inspection
Table 3B (3) - Floor area exceeding 40m ² but not exceeding 100m ²	£389.98	£155.99	Please request an individually determined charge.	£IDC	£IDC

Payment of Charges

For a Full Plans application the plan charge is payable upon submission and is required in full before your application can be validated. The inspection charge becomes payable upon commencement of work on site following Building Controls first visit. The inspection charge will be invoiced to the applicant.

When making an application for a Regularisation Certificate the full amount is payable upon submission. Your application cannot be validated until the correct payment has been made.

Contact details

Wolverhampton Councils Building Control service address is;

Building Consultancy
Wolverhampton City Council
Civic Centre, St Peter's Square,
Wolverhampton, WV1 1RP

You can contact Building Control using;

Telephone: 01902 555595 (Includes out-of-hours answerphone)
Email: building.control@wolverhampton.gov.uk

Guidance on Building Regulation Charges – Introduced 1st October 2010

Domestic Household Applications

Guide to Building Regulation Charges

The charges for Building Regulation work are required to cover the cost of the service with the exception of work that is carried out for the benefit of a disabled person which is exempt.

There are two methods of establishing the charge for building work these are; individually determined charges and standard charges. The charges for the majority of domestic extensions and alterations are included within the standard charge tables provided. **Examples of how to calculate the applicable charge** for various building projects are given on the next page.

If the charge for your building regulation work is not included within the standard charge categories it will be individually determined. In addition to this, if you are carrying out multiple extensions and/or multiple types of alterations at the same time, the authority will be able to reduce the standard charges. Please contact Building Control for assistance or for an individual assessment of the charge for this type of work.

Electrical Work – The use of Competent Domestic Installers (Part P Certification)

To reflect the costs incurred by the authority, if relevant electrical work is to be carried out using a Part P Competent Domestic Installer, a reduction to the standard charge can be applied.

A reduced Inspection charge or Building Notice charge will apply when;

- The notifiable electrical work is to be carried out by a Part P Registered Competent Domestic Installer.
- The electrical work to be carried out is not notifiable work.
- The proposed work does not include any electrical work.

To benefit from this reduction you are required to inform Building Control that this is applicable when you submit your application. The relevant information is requested on our current application forms. **If the authority is required to carry out additional work that was not included within the original charge the application may incur supplementary charges.**

Individually Determined Charges

If the work you intend on carrying out is not listed as a standard charge, the charge will be individually determined. This method of determining the charge mainly relates to larger schemes and includes the following types of work;

- Building work that is in relation to more than one building.
- Building work consisting of an alteration to a domestic property (other than extensions) where the work exceeds £100,000
- Building work consisting of a domestic extension where the internal floor area exceeds 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 domestic property.
- Applications subject to a reversion charge.

Reduction in Charge for Alterations Carried Out At The Same Time As An Extension

To reflect the costs incurred by the authority, alterations, as indicated in categories 1, 2, 3 and 4 Table 2B, (indicated ** where applicable) carried out at the same time as an extension will benefit from a **50% reduction** in the standard charge. The reduction is not applicable to applications for Regularisation Certificates generally and all applications types for Electrical Work - Non competent person scheme.

Important Note

The charges specified by the authority have been set on the basis that the building work does not consist of, or include, innovative or high risk construction techniques and/or the duration of the 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 relevant design and building work**. Guidance is available from the authority on choosing competent builders. **If the authority is required to carry out additional work the application may incur supplementary charges.**

Charge Calculation Examples – Domestic Household Applications					
Worked Example 1 – Full Plans Application Domestic extension forming a kitchen at ground level with an internal floor area of 16m ² and the formation of a WC in an existing cupboard under the stairs with the work carried out at the same time as the extension. Electrical work is <u>not</u> to be carried out by a Part P Registered Competent Domestic Installer.			Worked Example 2 – Full Plans Application Loft Conversion with a floor area of 30m ² and a separate two storey extension with an internal floor area of 65m ² . Electrical work is to be carried out by a Part P Registered Competent Domestic Installer. Work on site may be carried out at different times.		
Table 2A (2) - Single storey extension floor area exceeding 10m ² but not exceeding 40m ² , in this example the electrical work is notifiable work as shown in Table 1 Approved Document P. <i>(No Part P reduction)</i>	Plan (Inc VAT)	Inspection (Inc VAT)	Table 2A (6) - Loft Conversion with a floor area not exceeding 50m ² . <i>(Include Part P reduction)</i>	Plan (Inc VAT)	Inspection (Inc VAT)
£233.99	£390.22		£259.98	£155.99	
Table 2B (2) - Alteration to create a WC. In this example the electrical work is notifiable work <i>(No Part P reduction but with 50% reduction for work at the 'same time')</i>	£52.00	£94.32	Table 2A (5) - Two storey extension floor area exceeding 40m ² but not exceeding 100m ² . <i>(Include Part P reduction)</i>	£311.98	£343.18
Total	£285.99	£484.54	Total	£571.96	£499.17

Payment of Charges

For a Full Plans application the plan charge is payable upon submission and is required in full before your application can be validated. The inspection charge becomes payable upon commencement of work on site following Building Controls first visit. The inspection charge will be invoiced to the applicant.

When making a Building Notice application or an application for a Regularisation Certificate the full amount is payable upon submission. Your application cannot be validated until the correct payment has been made.

Contact details

Wolverhampton Councils Building Control service address is;
Building Consultancy
Wolverhampton City Council
Civic Centre, St Peter's Square,
Wolverhampton, WV1 1RP

You can contact Building Control using;

Telephone: 01902 555595 (Includes out-of-hours answerphone)

Email: building.control@wolverhampton.gov.uk

Table 2A Domestic Extensions Up To 100m²

Figures in brackets include VAT at 20%

* Inspection and Building Notice Charge Reduction – see guidance note relating to electrical work

Single Storey Extensions							
Category and Description		Plan Charge	Inspection Charge		Building Notice Charge		Regularisation
			No Part P Reduction*	Inc. Part P Reduction*	No Part P Reduction*	Inc. Part P Reduction*	
1	Single storey extension floor area not exceeding 10m ²	£129.99 (£155.99)	£254.99 (£305.99)	£129.99 (£155.99)	£449.98 (£539.98)	£324.98 (£389.98)	£449.98 (N/A)
2	Single storey extension floor area exceeding 10m ² but not exceeding 40m ²	£194.99 (£233.99)	£325.18 (£390.22)	£200.18 (£240.22)	£590.36 (£708.43)	£465.36 (£558.43)	£605.96 (N/A)
3	Single storey extension floor area exceeding 40m ² but not exceeding 100m ²	£238.32 (£285.98)	£382.38 (£458.86)	£257.38 (£308.86)	£704.76 (£845.71)	£579.76 (£695.71)	£763.68 (N/A)
Two Storey Extensions							
Category and Description		Plan Charge	Inspection Charge		Building Notice Charge		Regularisation
			No Part P Reduction*	Inc. Part P Reduction*	No Part P Reduction*	Inc. Part P Reduction*	
4	Two storey extension floor area not exceeding 40m ²	£216.65 (£259.98)	£353.78 (£424.54)	£228.78 (£274.54)	£647.56 (£777.07)	£522.56 (£627.07)	£684.82 (N/A)
5	Two storey extension floor area exceeding 40m ² but not exceeding 100m ²	£259.98 (£311.98)	£460.98 (£553.18)	£285.98 (£343.18)	£811.95 (£974.34)	£636.95 (£764.34)	£892.54 (N/A)
Loft Conversions							
Category and Description		Plan Charge	Inspection Charge		Building Notice Charge		Regularisation
			No Part P Reduction*	Inc. Part P Reduction*	No Part P Reduction*	Inc. Part P Reduction*	
6	Loft Conversion floor area not exceeding 50m ²	£216.65 (£259.98)	£254.99 (£305.99)	£129.99 (£155.99)	£579.97 (£695.96)	£454.97 (£545.96)	£684.82 (N/A)
Garages and Carports							
Category and Description		Plan Charge	Inspection Charge		Building Notice Charge		Regularisation
			No Part P Reduction*	Inc. Part P Reduction*	No Part P Reduction*	Inc. Part P Reduction*	
7	Erection or extension of a non-exempt detached domestic garage or carport not exceeding 100m ²	£108.33 (£130.00)	£211.66 (£253.99)	£86.66 (£103.99)	£363.32 (£435.98)	£238.32 (£285.98)	£341.65 (N/A)
8	Erection of a non-exempt attached single storey extension of a domestic garage or carport not exceeding 100m ²	£129.99 (£155.99)	£239.39 (£287.27)	£114.39 (£137.27)	£418.78 (£502.54)	£293.78 (£352.54)	£369.38 (N/A)

Table 2B Domestic Alterations to a Single Building

Figures in brackets include VAT at 20%

* Inspection and Building Notice Charge Reduction – see guidance note relating to electrical work
** Reduction in charge for alterations carried out at the same time as an extension – see guidance note

Alterations								
Category and Description		Charge Basis	Plan Charge**	Inspection Charge**		Building Notice Charge**		Regularisation
				No Part P Reduction*	Inc. Part P Reduction*	No Part P Reduction*	Inc. Part P Reduction*	
1	Conversion of a garage serving a dwelling to a habitable room**	Fixed Price	£108.33 (£130.00)	£214.39 (£257.27)	£114.39 (£137.27)	£372.11 (£446.53)	£272.11 (£326.53)	£408.51 (N/A)
2	Alteration to create a WC, bathroom or shower**	Fixed Price	£86.66 (£103.99)	£157.20 (£188.64)	£57.20 (£68.64)	£257.72 (£309.26)	£157.72 (£189.26)	£286.75 (N/A)
3	Alterations inc. Underpinning, Renovation of a thermal element, Structural alteration**	All Fixed Price - Estimated cost less than £5,000	£86.66 (£103.99)	£185.79 (£222.95)	£85.79 (£102.95)	£314.92 (£377.90)	£214.92 (£257.90)	£336.80 (N/A)
		Estimated cost between £5,001 and £25,000	£216.65 (£259.98)	£214.39 (£257.27)	£114.39 (£137.27)	£450.97 (£541.16)	£350.97 (£421.16)	£516.83 (N/A)
		Estimated cost between £25,001 and £50,000	£259.98 (£311.98)	£262.49 (£314.99)	£162.49 (£194.99)	£554.97 (£665.96)	£454.97 (£545.96)	£644.33 (N/A)
		Estimated cost between £50,001 and £75,000	£281.65 (£337.98)	£319.99 (£383.99)	£194.99 (£233.99)	£644.96 (£773.95)	£519.96 (£623.95)	£747.87 (N/A)
		Estimated cost between £75,001 and £100,00	£303.31 (£363.97)	£384.98 (£461.98)	£259.98 (£311.98)	£796.62 (£955.94)	£671.62 (£805.94)	£883.28 (N/A)
Window Replacement								
Category and Description		Plan Charge**	Inspection Charge**		Building Notice Charge**		Regularisation	
4	Window Replacement** (Non competent person scheme)		Fixed Price – Installation of up to 20 windows	£65.00 (£78.00)	£21.67 (£26.00)	£75.83 (£91.00)	£108.33 (N/A)	Fixed Price – Installation of over 20 windows
		Fixed Price – Installation of over 20 windows	£65.00 (£78.00)	£43.33 (£52.00)	£108.33 (£130.00)	£108.33 (N/A)		£151.66 (N/A)

Table 2B continued over page.

Table 2B - Continued
Domestic Alterations to a Single Building

Figures in brackets include VAT at 20%

* Inspection and Building Notice Charge Reduction – see guidance note relating to electrical work

Electrical Work						
Category and Description			Plan Charge	Inspection Charge	Building Notice Charge	Regularisation
5	Electrical Work (Non competent person scheme)	Fixed Price – Any electrical work other than below.	£65.00 (£78.00)	£100.00 (£120.00)	£168.33 (£202.00)	£190.00 (N/A)
		Fixed Price – The rewiring or new installation in a dwelling	£65.00 (£78.00)	£150.00 (£180.00)	£218.33 (£262.00)	£240.00 (N/A)

Table 3A
Non-domestic Extensions and New Build

Figures in brackets include VAT at 20%

Non-domestic Extensions and New Build up to 200m² (Except Industrial and Storage)				
Category and Description		Plan Charge	Inspection Charge	Regularisation
1	Floor area not exceeding 10m ²	£173.32 (£207.98)	£194.00 (£232.80)	£563.29 (N/A)
2	Floor area exceeding 10m ² but not exceeding 40m ²	£324.98 (£389.98)	£259.98 (£311.98)	£844.94 (N/A)
3	Floor area exceeding 40m ² but not exceeding 100m ²	£433.30 (£519.96)	£346.64 (£415.97)	£1,126.58 (N/A)
4	Floor area exceeding 100m ² but not exceeding 200m ²	£584.96 (£701.95)	£433.30 (£519.96)	£1,451.56 (N/A)

Table 3B
Non-domestic Extensions and New Build

Figures in brackets include VAT at 20%

Industrial and Storage Extensions and New Build up to 200m²				
Category and Description		Plan Charge	Inspection Charge	Regularisation
1	Floor area not exceeding 10m ²	£173.32 (£207.98)	£86.66 (£103.99)	£346.64 (N/A)
2	Floor area exceeding 10m ² but not exceeding 40m ²	£259.98 (£311.98)	£108.33 (£130.00)	£476.63 (N/A)
3	Floor area exceeding 40m ² but not exceeding 100m ²	£324.98 (£389.98)	£129.99 (£155.99)	£584.96 (N/A)
4	Floor area exceeding 100m ² but not exceeding 200m ²	£411.64 (£493.97)	£151.66 (£181.99)	£714.95 (N/A)

Table 3C
Non-domestic Alteration
 Figures in brackets include VAT at 20%

Non-domestic Alterations					
Category and Description		Charge Basis	Plan Charge	Inspection Charge	Regularisation
1	Window replacement (Non competent person scheme)	Fixed Price – Installation of up to 20 windows	£65.00 (£78.00)	£43.33 (£52.00)	£129.99 (N/A)
		Fixed Price – Installation of over 20 windows	£65.00 (£78.00)	£86.66 (£103.99)	£194.99 (N/A)
2	Renovation of a thermal element	All Fixed Price – Estimated cost less than £50,000	£151.66 (£181.99)	£86.66 (£103.99)	£324.98 (N/A)
		Estimated cost between £50,001 and £100,000	£151.66 (£181.99)	£129.99 (£155.99)	£411.64 (N/A)
3	Installation of a mezzanine floor up to 500m ²	Fixed Price	£389.97 (£467.96)	£129.99 (£155.99)	£649.95 (N/A)
4	Office or shop fit out	All Fixed Price – Floor area up to 200m ²	£194.99 (£233.99)	£129.99 (£155.99)	£454.97 (N/A)
		Floor area between 200 and 1000m ²	£324.98 (£389.98)	£173.32 (£207.98)	£671.62 (N/A)
5	Alterations not described elsewhere	All Fixed Price - Estimated cost less than £5,000	£151.66 (£181.99)	£114.39 (£137.27)	£380.44 (N/A)
		Estimated cost between £5,001 and £25,000	£259.98 (£311.98)	£162.49 (£194.99)	£584.96 (N/A)
		Estimated cost between £25,001 and £50,000	£389.97 (£467.96)	£194.99 (£233.99)	£779.94 (N/A)
		Estimated cost between £50,001 and £75,000	£454.97 (£545.96)	£303.31 (£363.97)	£1,061.59 (N/A)
		Estimated cost between £75,001 and £100,00	£584.96 (£701.95)	£346.64 (£415.97)	£1,278.24 (N/A)

Regeneration Proposals for 2012-13 Fees & Charges Summary
Appendix A4
Transportation Services – Transportation related fees and charges including Highways - 1 April 2012 to 31 March 2013

Service		Current 2011/12	Proposed From April 2012	Comments
Footpath Crossing Application Fee		£90	£90	No increase. £75 plus VAT
Skip Licence	Per month	£ 25	£ 25	No increase
Section 278 Developers Fee	Value of works up to £750,000 Value of works above £750,000	7.5% or £2500 6.5%	7.5% or £3000 6.5% for portion of works above £750,000	Increase in minimum fee. Once the £750,000 limit is reached then the percentage will reduce to 6.5% for the portion of the works cost at £750,000 & above this figure.
Section 38 Developers Fee	Value of works up to £750,000 Value of works above £750,000	7.5% or £2500 6.5%	7.5% or £3000 6.5% for portion of works above £750,000	Increase in minimum fee. Once the £750,000 limit is reached then the percentage will reduce to 6.5% for the portion of the works cost at £750,000 & above this figure.
'H' marking		£ 65	£ 65	No increase
Scaffold and Tower Licence	First month Renewal fee per mth	£ 95 £ 30	£ 95 £ 30	No increase
Hoarding & Fence Licence	First month Renewal fee per month	£ 95 £ 30	£ 95 £ 30	No increase
Section 50 Licence	Per licence	£ 370	£ 370	No increase
Queens Square Promotion area	Per booking	£75	N/A	Registered Charities free. As from April 2012 transfers to WVOne
Traffic signal switch off/on and bagging off.	Weekday per visit Saturday Sunday and Bank Holidays	£100 £350 £500	£100 £350 £500	No increase
Temporary Structure on the Highway Licence for crane oversails, cabins, scissor lift, hydraulic platforms, welfare cabins	Per month	No charge	£ 95	Proposed charges to be implemented April 2012 if approved by Cabinet Resources Panel on 31 January 2012. Agenda Item 7A
Permit of excavations in the highway, 'Permit to Dig' - Sec 171 Highways Act 1980	Per permit	No charge	£ 275	
Mobile crane licence	1 day 2-28 days	No charge	£100 £ 150	This fee will depend on information reqd.
Temporary Traffic Regulation Orders/Notices – road closures	Full TTRO-closure >5days and >18 months	No charge	£ 900	
	Closure up to 5 days	No charge	£610	
	Emergency closure	No charge	£440	
	Extension	No charge	£250	
Temporary Traffic Light Administration Fee		No charge	£50 - £450	
Recovery of officer time for out of hours working		No charge	Actual cost plus on- costs	

Regeneration Proposals for 2012-13 Fees & Charges Summary

Appendix A5

Transportation Services – Additional new fees and charges for Highway related services from 1 April 2012 to 31 March 2013

Schedule of background papers –

Report to Cabinet Resources Panel 1st March 2011

Report to Scrutiny Board 29 March 2011

Update Report to Scrutiny Board 6 September 2011

<u>Service</u>		<u>Current</u>	<u>Proposed</u>	West Midlands Local Authority Charges	
				Highest Charge	Lowest Charge
Temporary Structure on the Highway Licence for crane oversails, cabins, scissor lift, hydraulic platforms, welfare cabins		No charge	£ 95 for one month	£181	£ 65
Permit of excavations in the highway, 'Permit to Dig' - Sec 171 Highways Act 1980		No charge	£ 275	£580	£125
Mobile crane licence		No charge	£100 for 1 day £ 150 for 2- 28 days	£ 181	£ 65
Temporary Traffic Regulation Orders/Notices – road closures	Full TTRO-closure >5days and >18 months	No charge	£ 900	£1080	£680
	Closure up to 5 days	No charge	£610	£895	£460
	Emergency closure	No charge	£440	£500	£360
	Extension	No charge	£250	£250	£250
Temporary Traffic Light Administration Fee		No charge	£50 - £450	£60*- £450	£50* - £300
Recovery of officer time for out of hours working		No charge	Actual cost plus on-costs	N/A	N/A