

REPORT TO EXECUTIVE			
PORTFOLIO AREA: INFRASTRUCTURE, ENVIRONMENT AND TRANSPORT			
Date of Meeting:		3 MARCH 2003	
Public			
Key Decision:	No	Recorded in Forward Plan:	No
Inside Policy Framework			

Title: **REVIEW OF CHARGES 2003/04 - BUILDING CONTROL**

Report of: **Head of Planning Services**

Report reference: **P.07/03**

Summary:

As part of the annual review of charges, the Executive is asked to agree the charges for Building Control, which are, since 1 April 1999, set by the Council following guidance from the Local Government Association. The proposed charges are largely based on such guidance and it is recommended that the charges as set out in Appendix A are approved to be implemented from 1 April 2003.

Recommendations:

That the charges set out in Appendix A are approved to be effective from 1 April 2003, subject to their publication and consideration of any comments received.

Alan Eales

Head of Planning Services

Contact Officer: Walter Davidson

Ext: 7189

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REVIEW OF CHARGES 2003/04 – BUILDING CONTROL

1.0 BACKGROUND INFORMATION AND OPTIONS

1.1 In January 2003 the Local Government Association (LGA) provided detailed guidance as to the level of charges an authority should set for Building Control and this has, in the main, been incorporated in the Scheme of Charges set out in Appendix A.

1.2 The income from the operational (fee earning) side of the Building Control Service is required by the Building (Local Authority Charges) Regulations 1998 to cover relevant costs over a three year rolling period. The outcome of the first three year period (1999/00 to 2001/02) was a surplus of income over expenditure of £72, 891, based on relevant costs of £810,013, which equates to a surplus of 9%.

1.3 The workload over the past year or so has increased significantly and, in the first 9 months of the current financial year, in spite of taking on additional members of staff, the surplus is in the region of £70,000 (approximately 30%). Authorities are advised by the ODPM not to make unreasonably high surpluses and, for this reason, the charges shown for Schedule 3 work (commercial and industrial) constitute a 10% reduction from those recommended by the LGA. This is in line with the overall LGA recommendations, which permit a fluctuation of plus or minus 10% from their recommended figures. The figures in Schedules 1 (new dwellings) and Schedule 2 (domestic extensions) have generally not changed significantly and, in many cases, remain as last year . The effect of the 10% reduction is likely to result in a fall of £34,000 in annual income, but should still meet the annual cost and income estimates for 2003/04.

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2.0 CONSULTATION

2.1 Consultation to Date.

Overview and Scrutiny as part of the budget process.

2.2 Consultation proposed.

The implementation of the amended charges will be subject to a period enabling comment after publication in the local press.

3.0 STAFFING/RESOURCES COMMENTS

Not applicable

4.0 HEAD OF FINANCE COMMENTS

4.1 The budgeted income for 2003/04 is £334,190 as reported to the Executive on 6 February 2003 (FS6/02 (amended)). The advice received from the Local Government Association is not likely to significantly affect this budget provision.

4.2 The Building Control Trading Account, which is a ring-fenced reserve, was in surplus by £72,889.08 as at 31 March 2002 and current year projections indicate a further surplus of approximately £70,000 being generated. The use of this surplus after the 3-year self-financing period is currently being investigated.

5.0 LEGAL COMMENTS

Not applicable

6.0 CORPORATE COMMENTS

Not applicable

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7.0 RISK MANAGEMENT ASSESSMENT

Not applicable

8.0 EQUALITY ISSUES

Not applicable

9.0 ENVIRONMENTAL IMPLICATIONS

Not applicable

10.0 CRIME AND DISORDER IMPLICATIONS

Not applicable

11.0 RECOMMENDATIONS

11.1 That the charges set out in Appendix A are approved to be effective from 1 April 2003, subject to their publication and consideration of any comments received.

12.0 REASONS FOR RECOMMENDATIONS

12.1 To reduce the surplus in income advised by the ODPM and in line with the 10% tolerance within the LGA Guidelines.

Alan Eales

Head of Planning Services

Contact Officer: Walter Davidson

Ext: 7189

APPENDIX A

CARLISLE CITY COUNCIL THE BUILDING (LOCAL AUTHORITY CHARGES) REGULATIONS 1998 SCHEME OF CHARGES FOR 2003/2004

1 Introduction

This scheme of charges may be cited as the Carlisle City Council Building Control Charges Scheme and shall come into force on the 1st April 2003. This scheme may, subject to The Building (Local Authority Charges) Regulations 1998, be amended, revoked or replaced at any time.

2 Interpretation

"the Act" means the Building Act 1984 as amended;

"the Approved Inspectors Regulations" means the Building (Approved Inspectors etc) Regulations 2000 ;

"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 13 and 14 of the Building Regulations 2000 ;

"building work" has the meaning given in regulation 3(1) of the Building Regulations 2000 ;

"carport" means a building forming a shelter for a vehicle, open on at least two sides;

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

"dwelling" includes a dwelling-house or a flat.

"estimate" in relation to the cost of carrying out building work, means an estimate, accepted by the local authority, of such reasonable amount as would be charged for the carrying out of that building work by a person in business to carry out such building work (excluding the amount of any value added tax chargeable), and references to estimated costs shall be construed accordingly.

"extension" means an extension which has no more than three storeys, each basement level (if any) counting as one storey;

"local authority" means the Carlisle City Council.

"the Principal Regulations" means the Building Regulations 2000 ;

"small domestic building" means a building (including connected drainage work within the curtilage of that building) -

(a) which is used or intended to be used wholly for the purposes of one or more dwellings, none of which has a floor area exceeding 300m², excluding any garage or carport;

(b) the whole of which is -

(i) shown on plans deposited for the purposes of section 16 of the Act,

(ii) shown on plans accompanying a Building Notice, or

(iii) shown on plans given to a local authority in accordance with regulation 20 of the Approved Inspectors Regulations;

- a. which has no more than three storeys, each basement level being counted as one storey, including such a building which incorporates an integral garage or to which is attached a garage or carport or both which shares one or more walls with that building.

Including such a building which incorporates an integral garage or to which is attached a garage or carport, or both, which shares one or more walls with that building.

(2) In this scheme-

(a) the floor area of-

(i) any storey of a dwelling or extension; or

(ii) garage or carport,

is the total floor area 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;

(b) the total floor area of any dwelling is the total floor area of all the storeys which comprise that dwelling; and

(c) the total floor area of an extension of a dwelling is the total floor areas of all the storeys in the extension.

3 The Charges

The charges are set in accordance with the requirements of the Building (Local Authority Charges) Regulations 1998 ("the 1998 Regulations") which are in force as from 1 April 1999.

The 1998 Regulations authorise local authorities to make the following charges:

- Plan charge
- Inspection charge
- Building Notice charge
- Reversion charge
- Regularisation charge

Note: The charges have the meanings as defined in regulation 4 of the of the 1998 Regulations

The 1998 Regulations provide:

- the sum of the plan charge and the inspection charge must equal the Building Notice charge;
- the reversion charge must equal the Building Notice charge;
- the regularisation charge must be 20% greater than the Building Notice charge.

4 Payment and Refunding of Charges

(1) A plan charge is payable when plans of the building work are deposited with the local authority.

(2) An inspection charge is payable on demand made after the local authority carry out the first inspection of the building work in respect of which a charge is payable.

(3) A Building Notice charge is normally payable when the Building Notice is given to the local authority.

(4) A reversion charge is payable for building work in relation to a building-

(a) which has been substantially completed before plans are deposited with the local authority in accordance with regulation 20 of the Approved Inspectors Regulations, or

(b) in respect of which plans for further building work have been deposited with the local authority in accordance with regulation 20 of the Approved Inspectors Regulations.

(5) A regularisation charge is payable at the time of the application to the local authority in

accordance with regulation 21 of the Principal Regulations.

(6) Any charge which is payable to the local authority shall be paid together with an amount equal to any value added tax payable in respect of that charge.

N.B. No value added tax is payable in respect of a regularisation charge.

(7) Notwithstanding sub paragraphs (1) to (5) of this section of the scheme, part of any charge payable to the local authority may, in a particular case, and with the agreement of the local authority be paid by instalments of such amounts, and payable on such dates, as the local authority may specify.

(8) Where a plan charge has been paid and not refunded the local authority may, where it considers it reasonable, not make a further plan charge in respect of plans subsequently deposited for substantially the same building work on the same site.

(9) Where the local authority do not give notice of passing or rejection of plans within the period required by section 16 of the Act, the plan charge paid will be refunded.

(10) A plan charge, inspection charge, reversion charge, or Building Notice charge is payable by the person who carries out the building work, or on whose behalf the building work is carried out, and any regularisation charge is payable by the owner of the building.

(11) Where plans are deposited other than in accordance with paragraph (1) of this section, they are not deposited in accordance with section 16 of the Act.

(12) Where a Building Notice is given other than in accordance with paragraph (3) of this section, it has not been validly given for the purposes of the Principal Regulations unless the Council agrees in a particular case that the Building Notice charge can be paid at a later date.

(13) Where an applicant requests cancellation of a Building Notice within 12 months of deposit, and providing the work has not commenced, the Council may return part of the Building Notice Charge, subject to a minimum retention of £25.00 plus VAT.

14. Where an applicant requests cancellation of a Full Plans application, and providing the work has not commenced, the Council may, if it considers it reasonable to do so, refund part of the charge, subject to a minimum retention of £25.00 plus VAT.
15. Notwithstanding paragraphs 13 & 14, a full refund of a Building Notice Charge or a Full Plans Charge may be made in exceptional circumstances where the Council has been shown to be at fault.
16. In cases where the proposed work falls within both Schedules 2 and 3, and all of the work is intended to be carried out simultaneously, the local authority may use its discretion to charge for all of the work in accordance with Schedule 3.
17. Where the charge is for the erection of a detached building which consists of a garage or carport, or both, having a floor area not exceeding 40m² in total and intended to be used in common with an existing building which is not an exempt building, the inspection charge is payable as a single stage payment at the time of plan deposit. Details of buildings which are exempt are contained within Schedule 2 of the Principal Regulations.

5 Repetitive Building Work

Schedules 1, 2 and 3 include discounts for repetitive work in accordance with regulation 8. Please refer to each individual schedule for details.

6. Reductions to Schedule 3 Charges for Certain Types of Work

Schedule 3 Charges are to be reduced by 30% for dwellings over 300 square metres in floor area and/or over 3 storeys in height.

7 Building Work Solely Required by People with Disabilities

(1) Regulation 9 provides that a local authority cannot fix within its scheme a charge in circumstances where-

(a) the local authority is satisfied that the whole of the building work in question consists of an alteration; and

(b) where the building work is-

(i) solely for the purpose of providing means of access to enable people with disabilities to get in or out of an existing building and to or from any part of it, or of providing facilities designed to secure the greater health, safety or welfare or convenience of such people; and

(ii) is to be carried out in relation to-

(a) an existing building to which members of the public are admitted (whether on payment or otherwise); or

(b) an existing dwelling which is, or is to be, occupied by a person with disabilities.

(2) Regulation 9 also prevents a local authority from fixing within its scheme of charges and recovering by a charge where the building work consists solely of the provision or extension of a room in a dwelling where it is satisfied that the sole use of the room is or will be-

(a) for the carrying out of medical treatment of a person with disabilities which cannot be reasonably be carried out in any other room in the dwelling; or

(b) for the storage of medical equipment for the use of a person having disabilities; or

(c) to provide necessary accommodation or a necessary facility by adapting or replacing accommodation or a facility which already existed within the building which was incapable of being used, or used without assistance, by the person with disabilities.

3. In this scheme, "a person with disabilities" means a person who is within any of the descriptions of persons to whom section 29(1) for the National Assistance Act 1948 applied, as that section was extended by virtue of section 8(2) of the Mental Health Act 1959, but not taking into account amendments made to section 29(1) by paragraph 11 of schedule 13 of the Children Act 1989.

8. Provision of Estimates

Deposited plans or Building Notices falling within Schedule 3 of this scheme must be accompanied by a written estimate of the cost of the building work.

Where building work is of a type not described in regulation 7 (1) reverts to local authority control, and in respect of which a reversion charge is payable, any plans relating to the building work given to the local authority in accordance with regulation 20 of the Approved Inspectors Regulations shall be accompanied by a current estimate in writing of the cost of that building work.

9 Partner Authority Scheme

In order to assist with the operation of the national Partner Authority Scheme:

If the estimated cost of work has been established by an authority other than Carlisle City Council, or by a Business Development Director working on behalf of local authority building control, then this estimated cost should be considered as being reasonable within the context of the Charges Regulations.

SCHEDULE 1

CHARGES FOR ONE OR MORE SMALL DOMESTIC BUILDINGS AND CONNECTED WORK (Not exceeding 300m² floor area and not more than 3 Storeys)

(Charges for Schedule 1 include works of drainage in connection with the erection of a building or buildings, even where those works are commenced in advance of the plans of the building(s) being deposited)

1 Plan Charge

The amount of the plan charge for small domestic buildings is that shown in column (2) of Table 1A to this Schedule and is calculated in relation to the total number of dwelling types contained in a Full Plans Application. No plan charge shall be made in relation to dwellings which have previously been approved for the same applicant under Building Regulations by Carlisle City Council, subject to a minimum charge for one house type. In the case of an application for a single dwelling which has previously been approved by Carlisle City Council, a discount of 50% of the normal plan charge will apply.

2 Inspection Charge

The inspection charge payable in respect of the erection of one or more small domestic buildings or connected works is the total of the sums shown in, or calculated by reference to, columns (2) and (3) of Table 1B to this Schedule.

3 Building Notice Charge

The Building Notice charge is the sum of the plan and inspection charges which would apply in the case of a Full Plans Application.

4 Reversion Charge

The reversion charge payable in respect of the erection of one or more small domestic buildings is the amount of the Building Notice charge which would be payable under these regulations if a Building Notice in relation to the carrying out of that work had been given in accordance with the Principal Regulations at the time the reversion charge is payable.

5 Regularisation Charge

The regularisation charge payable in respect of the erection of one or more small domestic buildings is an amount equal to 120% of the total of the Building Notice charge which would be payable in accordance with Tables 1A and 1B to this Schedule if a Building Notice of that work had been deposited at the time of the application for regularisation in accordance with the Principal Regulations.

N.B. No value added tax is payable in respect of a regularisation charge.

6 Interpretation of the Schedule

For the purposes of Tables 1A & 1B to this Schedule, the reference in the heading to column (1) is a reference to the number of dwelling types, or dwellings, in the building or buildings referred to in paragraph 1 above.

SCHEDULE 1 (W.E.F 1.04.03)

CHARGES FOR NEW DWELLINGS (MAX 3 STOREYS AND 300M² FLOOR AREA)

Table 1A Table 1B

PLAN CHARGE				INSPECTION CHARGE				
Number of dwelling types	Plan Charge	VAT	Total	Number of dwellings	Inspection Charge	VAT	Total	Addition charge for each dwelling above the minimum number in column (1)
(1)								(3)

	(2)			(1)	(2)			
1	£150.00	£26.25	£176.25	1	£340.00	£59.50	£399.50	-
2	£205.00	£35.88	£240.88	2	£470.00	£82.25	£552.25	-
3	£270.00	£47.25	£317.25	3	£596.00	£104.30	£700.30	-
4	£335.00	£58.63	£393.63	4	£690.00	£120.75	£810.75	-
5	£405.00	£70.88	£475.88	5	£848.00	£148.40	£996.40	-
6	£475.00	£83.13	£558.13	6	£953.00	£166.78	£1119.78	-
7	£495.00	£86.63	£581.63	7	£1018.00	£178.15	£1196.15	-
8	£515.00	£90.13	£605.13	8	£1187.00	£207.73	£1394.73	-
9	£535.00	£93.63	£628.63	9	£1356.00	£237.30	£1593.30	-
10	£540.00	£94.50	£634.50	10	£1541.00	£269.68	£1810.68	-
11	£545.00	£95.38	£640.38	11	£1688.00	£295.40	£1983.40	-
12	£550.00	£96.25	£646.25	12	£1834.00	£320.95	£2154.95	-
13	£555.00	£97.13	£652.13	13	£1982.00	£346.85	£2328.85	-
14	£560.00	£98.00	£658.00	14	£2103.00	£368.03	£2471.03	-
15	£565.00	£98.88	£663.88	15	£2249.00	£393.58	£2642.58	-
16	£570.00	£99.75	£669.75	16	£2395.00	£419.13	£2814.13	-
17	£575.00	£100.63	£675.63	17	£2541.00	£444.68	£2985.68	-
18	£580.00	£101.50	£681.50	18	£2687.00	£470.23	£3157.23	-
19	£585.00	£102.38	£687.38	19	£2800.00	£490.00	£3290.00	-
20	£590.00	£103.25	£693.25	20	£2944.00	£515.20	£3459.20	-
				21	£3011.00	£526.93	£3537.93	-
				22	£3113.00	£544.78	£3657.78	-
				23	£3215.00	£562.63	£3777.63	-
				24	£3317.00	£580.48	£3897.48	-
				25	£3420.00	£598.50	£4018.50	-
				26	£3522.00	£616.35	£4138.35	-

				27	£3624.00	£634.20	£4258.20	-
				28	£3726.00	£652.05	£4378.05	-
				29	£3828.00	£669.90	£4497.90	-
				30	£3885.00	£679.88	£4564.88	-
				31 and over	£3940.00	£689.50*	£4629.50	£75.0

*** VAT is payable on the total Inspection Charge**

PLAN CHARGE

The plan charge for new dwellings is that shown in column (2) of Table 1A above and is calculated in relation to the total number of dwelling types contained in a Full Plans Application. No plan charge shall be made in relation to dwellings which have previously been approved under Building Regulations by Carlisle City Council, subject to a minimum charge for one house type. In the case of an application for a single dwelling which has previously been approved by Carlisle City Council, a discount of 50% of the normal plan charge will apply.

BUILDING NOTICE CHARGE

The Building Notice charge is the sum of the plan and inspection charges which would apply in the case of a Full Plans Application.

Example

20 dwellings with 5 dwelling types

Plan Charge = £405.00 + £70.88 VAT = **£475.88**

Inspection Charge = £2,944.00 + £515.20 VAT = **£3,459.20**

Building Notice Charge = £405.00 + £2,944.00 = £3,349.00 + £586.08 VAT = **£3,935.08**

SCHEDULE 2

CHARGES FOR CERTAIN SMALL BUILDINGS, EXTENSIONS AND ALTERATIONS

1 Calculation of Charges

For work specified in column (1) of Table 2 to this schedule:

- (a) the plan charge is the amount, if any, shown in column (2) of the Table (TABLE 2) in relation to that work;
- (b) the inspection charge is the amount, if any, shown in column (3) of the Table (TABLE 2) in relation to that work;
- (c) the Building Notice charge is the amount, if any, shown in column (4) of the Table (TABLE 2) in relation to that work which equals the combined plan and inspection charges;
- (d) the reversion charge is the amount, if any, shown in column (4) of the Table (TABLE 2) in relation to that work;
- (e) the regularisation charge is the amount, if any, shown in column (5) of the Table (TABLE 2) in relation to that work.
- (f) there shall be a 25% reduction in the plan charge in relation to repetitive work on more than one building where all such buildings are contained within the same application or Building Notice.
- (g) there shall be a 25% reduction in the plan charge or the plan charge element of the Building Notice charge in respect of building work which has previously been approved for the same applicant under Building Regulations by Carlisle City Council.

2 Interpretation of the Schedule

(a) Where the work in question comprises or includes the erection of more than one extension to a building used or intended to be used for the purposes of a single private dwelling, the total floor areas of all such extensions are to be aggregated in determining the charge payable in accordance with the table (TABLE 2) and where the aggregated floor area exceeds 60m² the charge payable will be in accordance with TABLE 3 of Schedule 3.

(b) In the Table (TABLE 2):

- (i) a reference to an "extension" is a reference to an extension which has no more than three storeys, each basement level counting as one storey; and
- (ii) a reference to a dwelling is a reference also to a building consisting of a garage or carport or both which is occupied in common with a house or with a building consisting of flats or maisonettes or both.

SCHEDULE 2 (W.E.F. 1.4.03)**TABLE 2****CHARGES FOR CERTAIN SMALL BUILDINGS, EXTENSIONS AND ALTERATIONS**

TYPE OF WORK (1)	PLAN CHARGE			INSPECTION CHARGE			BUILDING NOTICE CHARGE		
	Charge (2)	VAT	Total	Charge (3)	VAT	Total	Charge (4)	VAT	Total
1. Erection or extension of a detached or attached building which consists of a garage or carport or both having a floor area not exceeding 40m ² in total and intended to be used in common with an existing building, and which is not an exempt building	£110.64	£19.36	£130.00	-	-	-	£110.64	£19.36	£130.00
2. Erection or extension of a detached or attached building which consists of a garage or carport or both having a floor area exceeding 40m ² but does not exceed 60m ² in total and intended to be used in common with an existing building, and which is not an exempt building.	£110.64	£19.36	£130.00	£113.19	£19.81	£133.00	£223.83	£39.17	£263.00
3. Any extension of a dwelling the total floor area of which does not exceed 4m ² , including means of access and work in connection with that extension.	£110.64	£19.36	£130.00	-	-	-	£110.64	£19.36	£130.00

4. Any extension of a dwelling the total floor area of which exceeds 4m ² but does not exceed 10m ² , including means of access and work in connection with that extension.	£110.64	£19.36	£130.00	£113.19	£19.81	£133.00	£223.83	£39.17	£263.00
5. Any extension of a dwelling the total floor area of which exceeds 10m ² but does not exceed 40m ² , including means of access and work in connection with that extension.	£110.64	£19.36	£130.00	£217.02	£37.98	£255.00	£327.66	£57.34	£385.00
6. Any extension of a dwelling the total floor area of which exceeds 40m ² , but does not exceed 60m ² , including means of access and work in connection with that extension.	£110.64	£19.36	£130.00	£327.66	£57.34	£385.00	£438.30	£76.70	£515.00

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1. There shall be a 25% reduction in the plan charge in relation to repetitive work on more than one building where all such buildings are contained within the same application or Building Notice.

2. There shall be a 25% reduction in the plan charge or the plan charge element of the Building Notice charge in respect of building work which has previously been approved under Building Regulations by Carlisle City Council.

3. Where the work comprises or includes the erection of more than one extension to a single private dwelling, the total floor areas of all such extensions are to be aggregated in determining the charge payable in accordance with the above table (TABLE 2), and where the aggregated floor area exceeds 60m² the charge payable will be in accordance with TABLE 3 of Schedule 3.

4. Charges for applications relating to:

- applicable cavity wall insulation;
- applicable unvented hot water systems;
- any extension or alteration of a dwelling consisting of the provision of one or more rooms in a roof space, including means of access (NB. Minimum charge is £237.00 + VAT);
- extensions over 60m² floor area (NB. Minimum charge is £450.00 + VAT);
- replacement windows (NB. Minimum charge is £55.00 + VAT).
- Installation of oil or non-mains gas fuel storage systems (NB. Minimum charge is £55.00 + VAT)
- New dwellings of more than 3 storeys or over 300m² in floor area

Please refer to Schedule 3

SCHEDULE 3

WORK OTHER THAN WORK TO WHICH SCHEDULES 1 AND 2 APPLY

1 Building Notice Charge and Reversion Charge

(a) Subject to 1(b) below, the amount of the Building Notice charge or reversion charge for any work shall be that shown in TABLE 3, in relation to the estimated cost of that building work.

(b) There shall be a 25% reduction in the plan charge element of the Building Notice charge in relation to repetitive work on more than one building where all such buildings are the subject of the same Building Notice.

(c) There shall be a 25% reduction in the plan charge element of the Building Notice charge in respect of a building which has previously been approved under Building Regulations by Carlisle City Council.

2 Plan Charge

(a) The amount of the plan charge for any work, the estimated cost of which is £5,000 or less, shall be the amount of the Building Notice charge which would by virtue of paragraph 1 be payable in respect of that work.

(b) The amount of the plan charge for any work, the estimated cost of which is more than £5,000, shall be 25% of the Building Notice charge which would by virtue of paragraph 1 be payable in respect of that work.

(c) There shall be a 25% reduction in the plan charge in relation to repetitive work on more than one building where all such buildings are contained within the same application.

(d) There shall be a 25% reduction in the plan charge or the plan charge element of the Building Notice charge in respect of a building which has previously been approved for the same applicant under Building Regulations by Carlisle City Council.

3 Inspection Charge

(a) No inspection charge is payable in respect of any work, the estimated cost of which is £5,000 or less, notwithstanding that an inspection is carried out.

(b) The amount of the inspection charge for any work, the estimated cost of which is more than £5,000 shall be 75% of the Building Notice charge which would by virtue of paragraph 1 be payable in respect of that work.

4 Regularisation Charge

The amount of the regularisation charge for any work shall be 120% of the Building Notice charge which would, by virtue of paragraph 1, be payable in respect of that work. Regularisation charges are not subject to VAT.

5 Minimum or Standard Charges

(a) Where an extension to a dwelling, the total floor area of which exceeds 60m², including means of access and work in connection with that extension, the sum of the plan charge and the inspection charge or the building notice charge must not be less than £450.00 plus VAT.

- b. Where an extension or alteration to a dwelling consists of the provision of one or more rooms in a roof space, the sum of the plan charge and the inspection charge or the building notice charge must not be less than £237.00 plus VAT.
- c. The standard charge for a scheme of window and/or door replacements, not being part of the 'FENSA' self certification scheme, shall be £55.00 plus VAT. The charge for schemes involving multiple dwellings within single ownership and located within individual housing estates, shall be £55.00 + VAT. In the case of non-domestic work, the charge shall be 10% of the normal charge based on the estimated cost of the work, subject to a minimum charge of £55.00 plus VAT.
- d. The standard charge for the installation of oil, or non-mains gas, fuel storage systems, shall be £55.00 plus VAT.

SCHEDULE 3 (OTHER WORK) W.E.F. 1.4.03

TABLE 3

Where the estimated cost if £1,000 or less the sum of	£50.00
Where the estimated cost exceeds £1,000 but does not exceed £2,000 the sum of	£100.00
Where the estimated cost exceeds £2,000, but does not exceed £5,000	£148.50

the sum of	
(a) Where the estimated cost exceeds £5,000, but does not exceed £20,000	£148.50
the sum of	£8.10
together with	
(b) For every £1,000 (or part thereof) by which the cost exceeds £5,000	
the sum of	
(a) Where the estimated cost exceeds £20,000, but does not exceed £100,000	£270.00
the sum of	£7.20
together with	
(b) For every £1,000 (or part thereof) by which the cost exceeds £20,000	
the sum of	
(a) Where the estimated cost exceeds £100,000, but does not exceed £1,000,000	£846.00
the sum of	£3.15
together with	
(b) For every £1,000 (or part thereof) by which the cost exceeds £100,000	
the sum of	
(a) Where the estimated cost exceeds £1,000,000, but does not exceed £10,000,00	£3,681.00
the sum of	£2.48
together with	

<p>(b) For every £1,000 (or part thereof) by which the cost exceeds £1,000,000</p> <p>the sum of</p>	
<p>(a) Where the estimated cost exceeds £10,000,000</p> <p>the sum of</p> <p>together with</p> <p>(b) For every £1,000 (or part thereof) by which the cost exceeds £10,000,00</p> <p>the sum of</p>	<p>£25,956.00</p> <p>£1.80</p>

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