

MAYOR AND CABINET		
Report Title	Approval of Lewisham Building Regulations Charges - Scheme No 5, 2007	
Key Decision	Yes	Item No. 11
Ward	All	
Contributors	Executive Director Customer Services	
Class	Part 1	Date: April 18 2007

1. Summary

- 1.1 The Building (Local Authority Charges) Regulations 1998 require local authority building control to operate on the basis of a trading account with income from fees for chargeable services covering the cost of delivering the building regulation activities. The overall building control budget is a combination of the fee income from chargeable building regulations and general fund contribution.
- 7.1 The trading account element of the budget is required to break even over a rolling three year period. It is now necessary to increase the building regulations fees in order to prevent the trading account being in deficit at the end of financial year 2007/08.
- 7.2 This report seeks approval of Lewisham Building Regulations Charges Scheme No 5, 2007 and delegated authority to the Executive Director Customer Services to determine the building regulation charges annually, for the next three years

2. Purpose

- 2.1 The purpose of this report is to seek the Mayors approval of Lewisham Building Regulations Charges Scheme No 5, 2007 and the delegated authority to the Executive Director Customer Services to determine the building regulation charges annually, for the next three years, in accordance with the Building (Local Authority Charges) Regulations 1998.

3. Policy Context

- 3.1 It is the Council's policy to ensure that the Authority's statutory duties under the Building Acts are properly discharged. A fair and equitable charging system is a necessary part of achieving this aim.

4. Recommendations

The Mayor is recommended to :

1. Approve the Lewisham Building Regulations Charges Scheme No 5, 2007.
2. Approve the delegated authority to the Executive Director Customer Services to determine the building regulation charges annually, for the next three years, in accordance with the Building (Local Authority Charges) Regulations 1998.

5. Narrative

- 5.1 The Building (Local Authority Charges) Regulations 1998 require the local authority's building control to operate on the basis of a trading account with fee income from chargeable building regulation functions covering the cost of delivering the activities. The trading account element of the overall building control budget is required to break even over a rolling three year period. It is now necessary to increase the fees in order for the trading account not to be in deficit at the end of financial year 2007/08.
- 5.2 The current fee scheme No. 4, was introduced in 2003 effecting minor changes to the scheme set in place in February 2002 and since then, year on year, the trading account has shown a surplus.
- 5.3 Not all activities performed by building control can be charged for. Activities such as : providing general advice on the building regulations, liaising with other statutory authorities and dealing with applications for works to provide access and facilities for disabled persons in dwellings and buildings to which the public have access must be funded separately.
- 5.4 Fee income is dependant on homeowners carrying out work to their property and also commercial and other development works being carried out in the borough. There is also competition from 'Approved Inspectors' to provide building regulations approval which impacts on the level of fee income. The London Borough of Lewisham building control currently delivers around 90% of the building regulations work in the borough.
- 5.5 Changes to the building regulations over the last few year have increased the workload and cost of delivering the building control function An example is the introduction under Part P of the building regulations in 2005 for a specialist electrical contractor to test and report on any electrical works carried out to domestic properties. Also Part L - Conservation of Fuel and Power has significantly changed in order to meet government energy efficiency and sustainability agenda and further changes are planned in the near future.
- 5.6 Given the estimated fee income and market factors it is proposed to increase the fees across the three fee schedules which form the Charges Scheme, by an average of 10 %. Given that the fees have not been significantly increased since 2002 the 10% rise represents an approximate annual increase of 2%, which is below the annual inflation figures year on year for the five year period.
- 5.7 The fees charged by other London boroughs namely; Bexley, Bromley, Croydon, Greenwich, Lambeth, Southwark, Tower Hamlets and Wandsworth were reviewed and the London Borough of Lewisham fees in Charges Scheme No: 5 are around the average figure for the other councils.

- 5.8 A copy of the London Borough of Lewisham Building Regulations Charges Scheme No: 5 - 2007 is attached to this report, as Appendix A. It is proposed to implement the Charges Scheme No: 5 with effect from the 4 June 2007, subject to approval of this report

6 Financial Implications

- 6.1 Since the start of the 1999/2000 financial year the trading account element of the building control budget has been required to break even over a rolling three-year trading cycle. Charges were increased in 2002 to ensure continuing break even and break even has been maintained since then without the need to increase fees. 2005/06 financial year was the final year of the most recent three-year cycle and the service ended with a surplus of £46k. The table below shows a summary of the three year trading cycle position since 1999/2000:

Period	Surplus/(Deficit) £000			
	Year 1	Year 2	Year 3	Total
1999/2000 - 2001/02	(9)	12	5	8
2000/01 - 2002/03	12	5	130	147
2001/02 - 2003/04	5	130	62	197
2002/03 - 2004/05	130	62	(68)	124
2003/04 – 2005/06	62	(68)	52	46
2004/05 – 2006/07	(68)	52	est-18	est-2
2005/06 – 2007/08	52	est-18	n/a	

- 6.2 The 2006/7 Building Control budget has a gross budget of £748k which is offset by fee income from chargeable building regulation & other works of £532k to give a net General Fund budget of £216k. The actual gross expenditure on the building control service for 2006-07 is forecast at £882,000, which is offset by a predicted building regulations fee income of £641,000 to give a net expenditure position of £241,000. This represents a predicted overspend of £25,000 against the available budget for 2006-07. The predicted position of the trading account at the end of 2006-07 is for a surplus of £18,000 which will give an overall surplus for the three year trading cycle ending in 2006/7 of just 2k.
- 6.3 In 2007/8 the Building Control budget will face additional inflationary pressures of some £30k plus additional costs resulting from the current restructuring of the Building Control Team which cannot be fully quantified until the relevant job evaluations have been agreed. It is estimated that the proposed fee increase from June 2007 this will generate around £50,000 in additional fee income in the 2007-08 financial year. This will ensure the Building Control income stays in pace with the identified inflationary and regrading cost pressures on the overall budget and that the building control trading account remains at break even at the end of the 2007-08 trading cycle.
- 6.4 The actual expenditure and fee income for 2007/08 will be reviewed during the course of the year to ensure that the cost of providing the chargeable building regulations activities is covered by fee income and that the trading account continues to break even.

7. Legal and Human Rights Implications

- 7.1 The Building (Local Authority Charges) Regulations 1998 enables local authorities to fix and recover charges for the performance of their building regulations control functions; and for doing so within the accounting and administrative requirements laid down in the regulations. The regulations set out the five charges which can be made in respect of the

five building control regulation functions, and the mathematical relationship which must apply between them.

- 7.2 The basic principle set out in the regulations is that the income derived over any 3 year period shall not be less than the costs directly or indirectly incurred. The regulations require the preparation of a statement setting out the scheme and matters relating to it. The regulations exclude the costs from the provision in respect of functions carried out on building work solely for disabled persons.
- 7.3 Under the Council's Scheme of Delegation, decisions relating to charges for services are reserved to Members.
- 7.4 The Local Government Act 1999 places a duty on local authorities to secure continuous improvement in the way its functions are exercised having regard to the combination of economy, efficiency and effectiveness.
- 7.5 Local Authorities are public authorities for the purposes of the Human Rights Act 1998. Accordingly, pursuant to section 6 of the 1998 Act they are under a duty to act compatibly with Convention rights in the exercise of their functions. Article 8(1) of the Convention provides that everyone has the right to respect for his private and family life. This is a "qualified right", in that Article 8(2) provides that there shall be no interference by a public authority with the exercise of this right except such as in accordance with the law and is necessary in a democratic society in the interests of national security, public safety or the economic well-being of the Country, for the prevention of disorder or crime, for the protection of health or morals, or for the protection of the rights and freedoms of others.

8. Crime and Disorder Implications

- 8.1 No implications identified.

9. Equalities Implications

- 9.1 The implementation of this Statutory Function will be in compliance with Lewisham Boroughs Policy on Equal opportunities. Building Control will continue to ensure that all sectors of the public and business communities have the opportunity to access the services we are required to deliver under the Building Regulations and London Building Acts. However it is believed that there are no specific implications generated by this report.

10. Environmental Implications

- 10.1 None identified

11. Conclusion

- 11.1 There is a necessity to increase the fees in order for the Building Control trading account not to be in deficit for chargeable building regulation activities at the end of financial year 2007/08. It is therefore recommended that the Mayor approves the new fee scheme.

12. Appendices and Background Documents

- 12.1 Appendices

Appendix A - London Borough of Lewisham Building Regulations Charges Scheme No: 5
– 2007.

12.2 Background Papers

The Building (Local Authority Charges) Regulations 1998

Appendix A

LONDON BOROUGH OF LEWISHAM

The Building (Local Authority Charges) Regulations 1998

Building Regulations Charges Scheme No. 5, 2007

1. This scheme may be cited as the London Borough of Lewisham Building Regulations Charges Scheme No 5, 2007 (the Charges Scheme).
2. This Charges Scheme is made under the Building (Local Authority Charges) Regulations, 1998 (The Charges Regulations). The Charges Scheme includes the following clauses and definitions and tables of charges as set out in Annex A. It may be advisable to read this Charges Scheme in conjunction with the Charges Regulations.
3. The Council of the London Borough of Lewisham (Herein referred to as 'the Council') is authorised, subject to and in accordance with the Charges Regulations, to fix charges by means of their Charges Scheme and to recover such charges as they determine for or in connection with the performance of their functions relating to building regulations, as provided by the Charges Regulations.
4. The Council is authorised, subject to and in accordance with the Charges Regulations, to amend, revoke or replace any scheme which has been made by them in accordance with clause 2 above.
5. The Council is authorised within its Charges Scheme and has determined :
 - a) Plan charges for or in connection with the passing or rejection by the local authority of plans of proposed building work deposited with them in accordance with Section 16 of the Building Act 1984.
 - b) Inspection charges for or in connection with the inspection of building work for and with Section 16 of the Building Act 1984.
 - c) Building Notice charges for or in connection with the consideration of a building notice, which has been given to the local authority in accordance with the Building Regulations 2000.
 - d) Reversion charges for or in connection with the consideration of building work reverting to local authority control.
 - e) Regularisation charges for or in connection with the consideration of an application under Building Regulation 21 (unauthorised building work) and the inspection of any building work to which the application relates.

Such charges within the London Borough of Lewisham Charges Scheme are as set out in the attached tables in Annex A.

6. The Charges Scheme has been fixed such that the Council can recover its proper costs incurred in performing its building regulations control function over a three-year accounting period and at the end of each financial year, the Council will publish a "building control statement".
7. The following definitions apply to this Charges Scheme and should be read in conjunction with the other clauses and tables which constitute the Charges 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 regulation 13 of the Building Regulations 2000.

'building work' means :

1a Any of the following -

- i. The erection or extension of a building;
- ii. The provision or extension of a controlled service or fitting in or in connection with a building;
- iii. The material alteration of a building, or a controlled service or fitting;
- iv. Work required by Building Regulation 6 (requirements relating to material change of use);
- v. The insertion of insulating material into the cavity wall of a building;
- vi. Work involving the underpinning of a building.

1b The provision or extension of a controlled service or fitting -

- i. In or in connection with an existing Dwelling; and
- ii. Being a service or fitting in relation to which paragraph L1, but not Part G,H, or J of Schedule 1 imposes a requirement,

Shall only be building work where that work consists of the provision of a window, roof-light, roof window, door (being a door which together with its frame has more than 50 per cent of its internal face area glazed), a space heating or hot water service boiler, or hot water vessel.

'carport' means a building forming a shelter for a vehicle, open on at least two sides.

(Note : certain carports are exempt under class VII of Schedule 2 to the Building Regulations 2000).

'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.

'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 cost" shall be construed accordingly.

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

'small domestic building' means a building (including connected drainage work within the cartilage 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 300 sqm., excluding any garage or carport;
- b) the whole of which is –
 - i. shown on plans deposited for the purposes of Section 16 of the Building Act 1984.
 - ii. shown on plans accompanying a building notice
 - iii. shown on plans given to a local authority in accordance with regulation 18 of the Building (Approved Inspectors etc.) Regulations 1985.
- c) 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.

'floor area'

- a) the floor area of –
 - i. any storey of a dwelling or extension; or
 - ii. a 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 of the floor area of all the storeys which comprise that dwellings and
- c) the total floor area of an extension of a dwelling is the total of the floor areas of all the storeys in the extension.

8. The sum of the plan charge and the inspection charge is equal to the building notice charge.

9. The reversion charge is equal to the building notice charge.

10. The regularisation charge is 20% greater than the building notice charge.

11. Where –

One application or building notice is in respect of two or more buildings or building works all of which is substantially the same as each other; or

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 approved or building works inspected by the Council and where the local authority are satisfied that the owner of the plans who deposits them or who gives a building notice in respect of them, is the same person who originally deposited the plans or gave a building notice in respect of them.

A 30% reduction in the plan charge or building notice charge payable will be applied, and up to 30% reduction in the inspection charge payable will also be applied, but only in the case of small domestic building erected on estate layouts.

12. With the exception of certain types of residential building i.e. the erection of one or more small domestic buildings, detached garages / carports not exceeding 40 sqm. floor area; extensions of dwellings not exceeding 60 sqm. floor area; and the provision or extension of a controlled service or fitting, each charge fixed in the Charges Scheme is related to the estimated cost of the building work. The charges payable in respect of the estimated cost of the building work apply to all uses and types of building work involved and include the existing use of the building, the proposed use of the building after completion of the building work and whether the building work is in respect of a new building, or an alteration or an extension to an existing building.
13. No charge is made for the inspection function where the estimated cost of the building work (with the exception of certain types of residential building as listed in clause 12 above) is below £10,000.00 or where the certain types of residential building have a floor area of less than 10 sqm. Or the provision or extension of a controlled service or fitting within a small domestic building.
14. Where building work comprises –
 - b)the installation of cavity fill insulation in accordance with Part D of Schedule 1 to the Building Regulations 2000 where the installation is not certified to an approved standard or is not installed by an approved installer or is not part of a larger project comprising other building work, or
 - c)The installation of an unvented hot water system in accordance with Part G of Schedule 1 to the Building Regulations 2000 where the installation is not part of a larger project comprising other building work

the Council is authorised to fix their charges by reference to the estimated cost of the building work only, save that the plan charge will be made in respect of such building work. Where the building work relating to cavity fill insulation and unvented hot water systems is certified to an approved standard or installed by an approved installer or is part of a larger project comprising other building work, no charge will be made in respect of such building work.

15. The estimated cost of building work is of that work which requires approval for building regulations by the local authority. Estimates should therefore be aggregated or disaggregated as appropriate to establish the correct amounts to be charged.
16. In the case of an existing dwelling house not exceeding two storeys to which a storey, together with associated building work relating to means of access thereto, is to be added by converting the existing roof space into habitable rooms, thereby extending the floor area of the dwelling house, the Council has determined that the charge for such building work will be made by reference to the floor area of the roof room extension, provided that such a floor area, together with any other aggregated extension floor areas proposed to be built at the same time, must not exceed 60 sqm.
17. The Council has fixed charges for small domestic buildings based on maximum floor areas per dwelling and not exceeding three storeys in height. The erection of small domestic buildings is usually associated with new building construction. However, there may be some instances where an existing whole building has been seriously damaged and so much has to be done to repair or replace it. In such circumstances, the Council has determined that the building work should be treated as if a new building was being erected and such charges will therefore be based on the erection of a new small domestic building. Where the floor area of a small domestic building exceeds 300 sqm., or where the small domestic building exceeds three storeys in height, including basement levels if appropriate, then the building work falls to be charged according to the estimated cost of the building work.

18. The Council has fixed charges based on floor areas for detached buildings consisting of a garage or carport or both where the floor area does not exceed 40 sqm. Where the floor area of a garage or carport or both exceed 40 sqm., the building works then falls to be charged according to the estimated cost of the building work.
19. The Council has fixed charges based on floor areas for extensions to dwellings, including extensions by the erection or extension of an attached garage or carport, which is intended for use with the dwelling. The charges are based on the total floor area of the extensions, if more than one extension is proposed and intended for the purposes of a single dwelling. The charges for extensions based on floor areas also cover any associated building works relating to means of access, and such associated building work is excluded from the floor area limits. Means of access includes stairways, ramps and landings, save that landings, exceeding the width of associated stairway flights are to be included in the floor area limits. Where the floor area of any extension or extensions exceeds 60 sqm. Then the building work falls to be charged according to the estimated cost of building work.
20. The Council has not fixed by means of its scheme, nor intends to recover a charge –
 - b) where they are satisfied that the whole of the building work in question consists of an alteration; and
 - c) where the building work is –
 - i. Solely for the purpose of providing means of access to enable disabled persons to get into 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, welfare or convenience of such persons; and
 - ii. Is to be carried out in relation to –
 - b) an existing building to which members of the public are admitted (whether on payment or otherwise); or
 - c) an exiting dwelling which is, or is to be, occupied by disabled person.
21. The Council has not fixed by means of a scheme, nor intends to recover a charge for building work which consists of the provision or extension of a room in a dwelling where they are satisfied that the sole use of the room is or will be –
 - a) for the carrying out of medical treatment of a disabled person which cannot reasonably be carried out in any other room in the dwellings; or
 - b) for the storage of medical equipment for the use of a disabled person; or
 - c) to provide necessary accommodation of a necessary facility which already exists within the building which was capable of being used, or used without assistance by the disabled person.

Specifically, no charge will be made to cover the provision by way of alteration or extension of a downstairs bedroom of a dwelling of more than one storey.

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 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 to the Children Act 1989.

22. Any plan charge shall be payable when the plans of the building work are deposited with the local authority.
23. Any inspection charge shall be payable on demand made after the local authority carry out the first inspection in respect of which the charge is payable.
24. Any building notice charge shall be payable when the building notice is given to the local authority.
25. Any reversion charge shall be payable for building work in relation to a building -
 - i. which has been substantially completed before plans are first deposited with the local authority in accordance with regulation 18(2)(a)(i) of the Building (Approved Inspectors etc.) Regulations 1985.
 - ii. In respect which plans for further building work have been deposited with the local authority in accordance with Regulation 18(3) of the Building (Approved Inspectors etc.) Regulations 1985 on the first occasion on which those plans have been deposited.
26. Any regularisation charge shall be payable at the time of the application to the local authority in accordance with Regulation 21 (unauthorised building work) of the Building Regulations 2000.

27. 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.
28. Part of any charge which is payable to the local authority, may in a particular case, and with the agreement of the Council be paid in instalments of such amounts payable on such dates as may be specified. No instalment of a plan charge, inspection charge or building notice charge shall be less than £500.00 in any circumstances and such instalments must be paid to the local authority before the completion of building work.
29. Any plan charge, inspection charge, reversion charge or building notice charge is to be 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 to be payable by the owner of the building.
30. There is no entitlement to a refund of any regularisation charge paid, particularly if the local authority cannot determine what work is required to comply with the relevant requirements.
31. Written estimates of the cost of the building work must be submitted to the local authority in the cases where charges are based on estimated costs of work, no later than the time when plans are deposited under Section 16 of the Building Act 1984 or a building notice is given.
32. Where the reversion charge is payable when building work reverts to the local authority and plans are given to the local authority in accordance with Regulation 18 of the Building (Approved Inspectors etc.) Regulations 1985, a written estimate of the cost of the building work shall accompany the plans submitted.
33. Contravention of any of the Building (Local Authority Charges) Regulations 1998 and or the non-payment of any charge which becomes payable are not treated as offences under Section 35 of the Building Act 1984 (penalty for contravening building regulations).
34. The Building (Prescribed Fees) Regulations 1994 and previous Building Regulations Charges Schemes will continue to apply to building work within the London Borough of Lewisham area for which plans were first deposited or a building notice or initial notice was given before the 4 June 2007. The Building (Prescribed Fees) Regulations 1994 are revoked by the Building (Local Authority Charges) Regulations 1998 from the 1st April 1999.
35. Further information and advice concerning building regulations charges and the London Borough of Lewisham Charges Scheme, can be obtained from :

Building Control Services
 2nd Floor Laurence House
 1 Catford Road
 Catford
 London
 SE6 4RU

Tel : 020 8314 8233
 Fax : 020 8314 3138
 e-mail : business_regulatoryservices@lewisham.gov.uk

Signed :

Executive Director Customer Services
 (The officer appointed for this purpose)

Dated :

LONDON BOROUGH OF LEWISHAM

The Building (Local Authority Charges) Regulations 1998

BUILDING REGULATIONS CHARGES SCHEME No 5, 2007

Revised Levels of Charges to come into operation on 4th June 2007

Signed :-----

Lesley Seary

Executive Director of Customer Services

CHARGES FOR SMALL DOMESTIC BUILDINGS – TABLE A

Number of Dwellings	Plan Charge		Inspection Charge	
	Basic Charge £	Additional charge for each dwelling above the minimum number in the band in Column (1)	Basic Charge	Additional charge for each dwelling above the minimum number in the band in Column (1)
(1)	(2)	(3)	(4)	(5)
1	154	-	237	-
2	220	-	402	-
3	286	-	567	-
4	363	-	732	-
5	429	-	897	-
6	495	-	1062	-
7	517	-	1216	-
8	539	-	1370	-
9	561	-	1524	-
10	583	-	1678	-
11	594	-	1821	-
12	605	-	1964	-
13	616	-	2107	-
14	627	-	2250	-
15	638	-	2393	-
16	649	-	2536	-
17	660	-	2679	-
18	671	-	2822	-
19	682	-	2965	-
20	693	-	3108	-
21	699	-	3218	-
22	704	-	3328	-
23	710	-	3438	-
24	715	-	3548	-
25	721	-	3658	-
26	726	-	3768	-
27	732	-	3878	-
28	737	-	3988	-
29	743	-	4098	-
30	748	-	4208	-
31 and over	748	5	4208	50

CHARGES FOR CERTAIN SMALL BUILDINGS, EXTENSIONS AND ALTERATION

TABLE B

Calculation of Charges

1. For work specified in column (1) of Table B :

- (1) The Plan Charge payable is the amount, if any, shown in column (2) of the Table in relation to that work;
- (2) The Inspection Charge payable is the amount, if any, shown in column (3) of the Table in relation to that work;
- (3) The Building Notice charge payable is the amount shown in column (4) of the Table in relation to that work;
- (4) The Reversion Charge payable is the amount shown in column (5) of the Table in relation to that work;
- (5) The Regularisation charge payable is the amount shown in column (5) of the Table in relation to that work.

Interpretation of Table B

2. (1) 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 shall be aggregated in determining the charge payable in accordance with Table B below. Where the aggregated floor area is above 60m² the charge payable is calculated in accordance with Table C1 and C2.
- (2) In the Table over the page 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.

CHARGES FOR CERTAIN SMALL BUILDINGS, EXTENSIONS AND ALTERATIONS

TABLE B

Type of Work (1)	Amount of Plan Charge (2) £	Amount of Inspection Charge (3) £	Amount of Building Notice Charge or Reversion Charge (4) £	Amount of Regularisation Charge (5) £
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 30m ² in total and intended to be used in common with an existing building and which is not an exempt building.	135.00	Included in Plan Charge	135.00	162.00
2. Erection or extension of a detached or attached building which consists of a garage or carport or both having a floor area exceeding 30m 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	255.00	Included in Plan Charge	255.00	306.00
3. Any extension of a dwelling the total floor area of which does not exceed 10m ² , including means of access and work in connection with that extension	255.00	Included in Plan Charge	255.00	306.00
4. 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	140.00	260.00	400.00	480.00
5. Any extension of a dwelling the total floor area of which exceeds 40m ² but does not exceed 60m ² including the means of access and work in connection with that extension	185.50	344.50	530.00	636.00

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 – Refer to Table C.

If it is intended to carry out additional building work on a dwelling at the same time that any of the work to which type of work categories 3, 4 and 5 in the above Table B relates then the charge for this additional work shall be calculated by reference to Table C1 multiplied by the factor included in Table C2 for the relevant work (8).

Loft Conversions : The minimum fee payable is £400.00 plus VAT.

Extensions : If the total internal floor area exceeds 60m² or exceeds 3 storeys and the fee is based on costs, the minimum fee payable is £530.00 plus VAT.

WORK OTHER THAN WORK TO WHICH TABLES A AND B APPLY

TABLE C1 AND C2

Building Notice Charge and Reversion Charge

1. (a) Subject to (b) below, the amount of the Building Notice charge or Reversion charge for any work shall be shown in Table C1 in relation to the estimated cost of that work.

(b) Where different charges have been set for different purpose groups in Table C1, the Building Notice or Reversion charge will be the figure set in Table C1 multiplied by the factor included in Table C2 for the relevant work (8).

Plan Charge

2. The amount of the Plan charge for any work the estimated cost of which is £10,000 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.

Inspection Charge

3. No Inspection charge is payable in respect of any work the estimated cost of which is £10,000 or less, notwithstanding that an inspection is carried out.

Regularisation Charge

4. The amount of the Regularisation charge for any work shall be 120 per cent of the Building Notice charge which would by virtue of paragraph 1 be payable in respect of that work.

TABLE C1

CALCULATIONS OF CHARGES FOR ALL OTHER BUILDING WORK

(All figures exclude VAT)

Where the estimated cost but does not exceed £2,000.....	£130.00
Where the estimated cost exceeds £2,000 but does not exceed £10,000.....	£250.00
(a) Where the estimated cost exceeds £10,000 but does not exceed £20,000.....	£250.00
together with	
(b) For every £1,000 (or part thereof) by which the cost exceeds £10,000 the sum of	£11.00
(a) Where the estimated cost exceeds £20,000 but does not exceed £100,000.....	£360.00
together with	
(b) For every £1,000 (or part thereof) by which the cost exceeds £20,000 the sum of	£9.25
(a) Where the estimated cost exceeds £100,000 but does not exceed £1,000,000.....	£1,100.00
together with	
(b) For every £10,000 (or part thereof) by which the cost exceeds £100,000 the sum of.....	£44.00
(a) Where the estimated cost exceeds £1,000,000 but does not exceed £2,000,000.....	£5,060.00
together with	
(b) For every £50,000 (or part thereof) by which the cost exceeds £1,000,000 the sum of.....	£97.00
(a) Where the estimated costs exceeds £2,000,000 but does not exceed £10,000,000.....	£7,000.00
together with	
(b) For every £100,000 (or part thereof) by which the cost exceeds £2,000,000 the sum of ...	£225.00
(a) Where the estimated costs exceeds £10,000,000 but does not exceed £20,000,000.....	£25,000.00
together with	
(b) For every £100,000 (or part thereof) by which the cost exceeds £10,000,000 the sum of ...	£120.00
(a) Where the estimated costs exceeds £20,000,000	£37,000.00
together with	
(b) For every £100,000 (or part thereof) by which the cost exceeds £20,000,000 the sum of ...	£120.00

TABLE C2

DIFFERENTIAL MATRIX FOR ALL OTHER WORK

Cost of work	Residential Dwellings [1A,B,C]	Residential Other [2A,B]	Building work carried out on a dwelling at the same time that any of the work to which categories 3,4 and 5 in Table B relates	Office/shop commercial [3] [4]	Assembly Recreation [5]	Industrial [2]	Storage [7A]	Other Non-Residential [7B]	All Other Work	Domestic window replacement
Where the estimated cost is £2,000 or less	1	1	1	1	1	1	1	1	1	0.50
Where the estimated cost exceeds £2,000 but does not exceed £10,000	1	1	1	1	1	1	1	1	1	0.50
Where the estimated cost exceeds £10,000 but does not exceed £20,000	1	1	1	1	1	1	1	1	1	1
Where the estimated cost exceeds £20,000 but does not exceed £100,000	1	1	1	1	1	1	1	1	1	1
Where the estimated cost exceeds £100,000 but does not exceed £1,000,000	1	1	1	1	1	1	1	1	1	1
Where the estimated cost exceeds £1,000,000 but does not exceed £20,000,000	1	1	1	1	1	1	1	1	1	1
Where the estimated cost exceeds £20,000,000	1	1	1	1	1	1	1	1	1	1

NOTE :

1. Bracketed numbers at the head of each column are the building uses as defined in the Purpose Group classification in Appendix D of Approved Document B which provides practical guidance on meeting requirement B (Fire Safety) of the Building Regulations.
2. "All Other Work" (final column) should be used for the installation of a service or fitting and for work involving the underpinning of a building.