

Notice of:	Cabinet Member for Regeneration, Enterprise and Economic Development
Decision Number:	PH28/2019
Relevant Officer:	Alan Cavill, Director of Communications and Regeneration
Relevant Cabinet Member:	Councillor Mark Smith, Cabinet Member for Regeneration, Enterprise and Economic Development
Date of Meeting:	4 March 2019

FEES AND CHARGES 2019/2020 – BUILDING CONTROL

1.0 Purpose of the report:

1.1 To consider the fees and charges for Building Control for 2019/2020.

2.0 Recommendation(s):

2.1 To agree the revised fees payable as attached at Appendix A with effect from 1 April 2019 to 31 March 2020.

2.2 To agree the other fees and charges for Building Control as outlined at Appendix B with effect from 1 April 2019 to 31 March 2020, as a nil increase.

3.0 Reasons for recommendation(s):

3.1 The charges represent the costs of providing the service and have been benchmarked with other neighbouring authorities.

3.2a Is the recommendation contrary to a plan or strategy adopted or approved by the Council? No

3.2b Is the recommendation in accordance with the Council's approved budget? Yes

3.3 Other alternative options to be considered:

To set a different level of increase to fees and charges to be applied, however these options would not reflect the costs of providing the service.

4.0 Council Priority:

4.1 The relevant Council Priority is: “The economy: Maximising growth and opportunity across Blackpool”.

5.0 Background Information

5.1 The introduction of the Building (Local Authority Charges) Regulations 2010 came into effect in April 2010. They had the impact of requiring Local Authority Building Control services to produce a scheme of charges for work in connection with the Building Regulations. The first scheme of charges introduced under these Regulations came into force in October 2010.

Following a review of the charges applicable and actual time spent undertaking the Building Regulations function, the decision has been taken to increase the level of Charge on certain types of application. The main change has been to applications for new dwellings formed by conversion and regularisation fees will now be based on an individual charge rather than a standard fee.

5.2 Background and reason for change

The Building Regulations are legal minimum standards applicable to the majority of building work undertaken to virtually every building type. The Building Control team perform a monitoring and enforcement service to ensure these standards are met through assessing, commenting on and approving building plans and then inspecting these works as they progress on-site.

There are two types of Building Regulations applications: the ‘Full Plans submission’ and the ‘Building Notice’. The Full Plans submission route requires plans and specifications of the proposed works to be submitted to the council for approval. If all the building work is undertaken in accordance with the approved plans, compliance with the Regulations is assured. Site visits are undertaken to verify the work is in accordance with these approved plans. The Full Plans route is available on all types of building and is the recommended route. The Building Notice route is only available on domestic projects of any type. The route is a more informal method of gaining Building Regulations compliance whereby no plans are required and compliance is verified only through inspection of the works in progress.

Where unauthorised works has been carried out after 11 November 1985 there is an option to submit an application for a regularisation certificate. This option is normally undertaken to assist in the sale of a property when no proof of building regulation approval can be provided.

In general terms, dwellings formed by conversion works invariably require more involved site inspections mainly due to the constraints of the existing building layout and how this affects obtaining compliance with, for example, fire safety and means of escape. Regularisations require more in-depth investigation to verify compliance than a similar Full Plans or Building Notice submission, mainly due to the work having been completed some time ago and works potentially having been covered over. This necessitates a more involved inspection service by Building Control and takes up more Surveyor time therefore costs the service more.

The current financial climate and widespread budget cuts have also influenced the decision to raise charges in this instance. It should also be borne in mind that these charges subject to increase have remained generally constant since 2011 with only limited changes made.

5.3 **Comparison of Charges between the current and proposed schemes and other proposed changes**

As mentioned earlier, the main proposed change is to increase fees for dwellings formed by conversion contained within table A below. The other change is to withdraw the standard fee for regularisation previously contained and an individual charge be introduced.

Current Blackpool Building Control Charges;

New Dwellings – formed by conversion

Number of dwellings	Submission Charge £	Inspection Charge (IC) £	Building Notice Charge (BN) £	Regularisation Charge (RG) £	Part P * Additional £
1	150	250	440	440	120
2	250	350	660	660	120
3	250	550	880	880	240
4	350	650	1100	1100	240
5	350	850	1320	1320	360

Proposed Blackpool Building Control Charges;

Number of dwellings	Submission Charge £	Inspection Charge (IC) £	Building Notice Charge (BN) £	Part P * Additional £
1	200	350	600	120
2	250	550	880	120
3	350	650	1100	240
4	450	750	1320	240
5	450	945	1550	360

If these amendments are approved, it is proposed that the other fees and charges for Building Control are held at the same rates as the new fee structure more accurately reflects the balance of the workload for Building Control.

5.4 Does the information submitted include any exempt information? No

5.5 List of Appendices

Appendix A: Proposed Revised fees for new dwellings

Appendix B: Fees and Charges for Building Control 2019-2020 (no change)

6.0 Legal considerations:

7.1 None.

8.0 Human Resources considerations:

8.1 None.

9.0 Equalities considerations:

9.1 None.

10.0 Financial considerations:

10.1 Details contained within in the Background Information section and Appendices A and B.

11.0 Risk management considerations:

11.1 None.

12.0 Ethical considerations:

12.1 None.

13.0 Internal/ External Consultation undertaken:

13.1 Proposed fees discussed at the Local Authority Building Control (LABC), North West Regional Meeting.

14.0 Background papers:

14.1 None.

15.0 Key decision information:

15.1 Is this a key decision? No

15.2 If so, Forward Plan reference number:

15.3 If a key decision, is the decision required in less than five days? No

15.4 If **yes**, please describe the reason for urgency:

16.0 Call-in information:

16.1 Are there any grounds for urgency, which would cause this decision to be exempt from the call-in process? No

16.2 If **yes**, please give reason:

TO BE COMPLETED BY THE HEAD OF DEMOCRATIC GOVERNANCE

17.0 Scrutiny Committee Chairman (where appropriate):

Date informed:

Date approved:

18.0 Declarations of interest (if applicable):

18.1 None.

19.0 Executive decision:

19.1 The Cabinet Member agreed the recommendation as outlined above namely:

1. To agree the revised fees payable as attached at Appendix A with effect from 1 April 2019 to 31 March 2020.
2. To agree the other fees and charges for Building Control as outlined at Appendix B with effect from 1 April 2019 to 31 March 2020, as a nil increase.

19.2 Date of Decision:

4 March 2019

20.0 Reason(s) for decision:

The charges represent the costs of providing the service and have been benchmarked with other neighbouring authorities.

20.1 Date Decision published:

4 March 2019

21.0 Executive Members in attendance:

21.1

22.0 Call-in:

22.1

23.0 Notes:

23.1