

FEES & CHARGES SCHEDULE AND CHARGING DIRECTORIES FROM 2021/22 ONWARDS

Committee: Planning and Licensing
Service Area: Building Control

Objectives/rationale of the fee/charge (e.g. Full cost recovery)

The primary objective of the charge is cost recovery. The level of charge also helps maintain the high level of service provision for the Borough.

Proposed change in fee/charge from previous year (%)

We propose to keep the charges the same as for 2020/21.

Justification for revised charge (compared to previous year)

In light of the current pandemic situation we feel it is prudent to keep charges at the same level as they currently are.
The Building Control service has seen a Covid-19 related drop in income and so an increase in fees does not seem to be appropriate at this time.

What benchmarking has been undertaken to inform level of fee/charge (when and frequency)?

Fees were benchmarked against the following local authorities: Basildon, Thurrock, Chelmsford, Harlow, Epping Forest, Southend-on-Sea and London Borough of Havering in preparation for the 20/21 fee setting. The proposed Fees and Charges were deemed average within the benchmarking exercise. We are not aware of other local authorities looking to increase their charges for 21/22.

If significant change in charge, what consultation was undertaken with the general public?

None

Expected budgeted income

£330k across inspections and applications.

PLANNING AND LICENSING
FEES & CHARGES SCHEDULE FROM 1 APRIL 2021

DESCRIPTION OF CHARGE	VAT	FEE	CHARGES		CHARGES	
			April 2020-March 2021		April 2021-March 2022	
			Excl VAT	Inc VAT	Excl VAT	Inc VAT

SERVICE AREA: BUILDING CONTROL

CHARGING AREA: NEW DWELLINGS NOT EXCEEDING 300m2

HO1

Houses Bungalows less than 4 storeys 1 plot Plan and Inspection	S	D	647.50	777.00	647.50	777.00
Houses Bungalows less than 4 storeys 1 plot Building Notice	S	D	747.50	897.00	747.50	897.00
Houses Bungalows less than 4 storeys 1 plot Regularisation	O	D	1,080.00	1,080.00	1,080.00	1,080.00

HO2

Houses Bungalows less than 4 storeys 2 plot Plan and Inspection	S	D	958.33	1,150.00	958.33	1,150.00
Houses Bungalows less than 4 storeys 2 plot Building Notice	S	D	1,055.83	1,267.00	1,055.83	1,267.00
Houses Bungalows less than 4 storeys 2 plot Regularisation	O	D	1,526.00	1,526.00	1,526.00	1,526.00

HO3

Houses Bungalows less than 4 storeys 3 plot Plan and Inspection	S	D	1,279.17	1,535.00	1,279.17	1,535.00
Houses Bungalows less than 4 storeys 3 plot Building Notice	S	D	1,477.50	1,773.00	1,477.50	1,773.00
Houses Bungalows less than 4 storeys 3 plot Regularisation	O	D	2,136.00	2,136.00	2,136.00	2,136.00

HO4

Houses Bungalows less than 4 storeys 4 plot Plan and Inspection	S	D	1,616.67	1,940.00	1,616.67	1,940.00
Houses Bungalows less than 4 storeys 4 plot Building Notice	S	D	1,725.00	2,070.00	1,725.00	2,070.00
Houses Bungalows less than 4 storeys 4 plot Regularisation	O	D	2,494.00	2,494.00	2,494.00	2,494.00

HO5

Houses Bungalows less than 4 storeys 5 plot Plan and Inspection	S	D	1,950.00	2,340.00	1,950.00	2,340.00
Houses Bungalows less than 4 storeys 5 plot Building Notice	S	D	2,047.50	2,457.00	2,047.50	2,457.00
Houses Bungalows less than 4 storeys 5 plot Regularisation	O	D	2,960.00	2,960.00	2,960.00	2,960.00

FO1

Houses Bungalows less than 4 storeys 1 flat Plan and Inspection	S	D	647.50	777.00	647.50	777.00
Houses Bungalows less than 4 storeys 1 flat Building Notice	S	D	747.50	897.00	747.50	897.00
Houses Bungalows less than 4 storeys 1 flat Regularisation	O	D	1,080.00	1,080.00	1,080.00	1,080.00

FO2

Houses Bungalows less than 4 storeys 2 flat Plan and Inspection	S	D	958.33	1,150.00	958.33	1,150.00
Houses Bungalows less than 4 storeys 2 flat Building Notice	S	D	1,055.83	1,267.00	1,055.83	1,267.00
Houses Bungalows less than 4 storeys 2 flat Regularisation	O	D	1,526.00	1,526.00	1,526.00	1,526.00

FO3

Houses Bungalows less than 4 storeys 3 flat Plan and Inspection	S	D	1,279.17	1,535.00	1,279.17	1,535.00
Houses Bungalows less than 4 storeys 3 flat Building Notice	S	D	1,477.50	1,773.00	1,477.50	1,773.00
Houses Bungalows less than 4 storeys 3 flat Regularisation	O	D	2,136.00	2,136.00	2,136.00	2,136.00

FO4

Houses Bungalows less than 4 storeys 4 flat Plan and Inspection	S	D	1,616.67	1,940.00	1,616.67	1,940.00
Houses Bungalows less than 4 storeys 4 flat Building Notice	S	D	1,725.00	2,070.00	1,725.00	2,070.00
Houses Bungalows less than 4 storeys 4 flat Regularisation	O	D	2,494.00	2,494.00	2,494.00	2,494.00

FO5

Houses Bungalows less than 4 storeys 5 flat Plan and Inspection	S	D	1,950.00	2,340.00	1,950.00	2,340.00
Houses Bungalows less than 4 storeys 5 flat Building Notice	S	D	2,047.50	2,457.00	2,047.50	2,457.00
Houses Bungalows less than 4 storeys 5 flat Regularisation	O	D	2,960.00	2,960.00	2,960.00	2,960.00

CV01

Conversion to a Single Dwelling House Plan and Inspection	S	D	715.83	859.00	715.83	859.00
Conversion to a Single Dwelling House Building Notice	S	D	787.50	945.00	787.50	945.00
Conversion to a Single Dwelling House Regularisation	O	D	1,087.00	1,087.00	1,087.00	1,087.00

CV02

Conversion to a Single Flat Plan and Inspection	S	D	645.83	775.00	645.83	775.00
Conversion to a Single Flat Building Notice	S	D	710.83	853.00	710.83	853.00
Conversion to a Single Flat Regularisation	O	D	1,034.00	1,034.00	1,034.00	1,034.00

ED

Notifiable Electrical Work where a satisfactory certificate will not be issued by a Part P registered electrician.	S	D	346.67	416.00	346.67	416.00
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PLANNING AND LICENSING
FEES & CHARGES SCHEDULE FROM 1 APRIL 2021

DESCRIPTION OF CHARGE	VAT	FEE	CHARGES April 2020-March 2021		CHARGES April 2021-March 2022	
			Excl VAT	Inc VAT	Excl VAT	Inc VAT

SERVICE AREA: BUILDING CONTROL

CHARGING AREA: WORK TO A SINGLE DWELLING (NOT MORE THAN 3 STOREYS HIGH ABOVE GROUND LEVEL)

DW00	Single Storey extension not exceeding 10 sq m Plan and Inspection Charge	S	D	295.00	354.00	295.00	354.00
	Single Storey extension not exceeding 10 sq m Building Notice	S	D	324.17	389.00	324.17	389.00
	Single Storey extension not exceeding 10 sq m Regularisation Charge	O	D	448.00	448.00	448.00	448.00
DW01	Single Storey extension not exceeding 40 sq m Plan and Inspection Charge	S	D	556.67	668.00	556.67	668.00
	Single Storey extension not exceeding 40 sq m Building Notice	S	D	612.50	735.00	612.50	735.00
	Single Storey extension not exceeding 40 sq m Regularisation Charge	O	D	845.00	845.00	845.00	845.00
DW02	Single Storey extension not exceeding 100 sq m Plan and Inspection Charge	S	D	695.83	835.00	695.83	835.00
	Single Storey extension not exceeding 100 sq m Building Notice	S	D	765.00	918.00	765.00	918.00
	Single Storey extension not exceeding 100 sq m Regularisation Charge	O	D	1,056.00	1,056.00	1,056.00	1,056.00
DW03	Extension with some part 2 or 3 storeys in height and total floor not exceeding 40 sq m Plan and Inspection Charge	S	D	648.33	778.00	648.33	778.00
	Extension with some part 2 or 3 storeys in height and total floor not exceeding 40 sq m Building Notice	S	D	713.33	856.00	713.33	856.00
	Extension with some part 2 or 3 storeys in height and total floor not exceeding 40 sq m Regularisation Charge	O	D	984.00	984.00	984.00	984.00
DW04	Extension with some part 2 or 3 storeys in height and total floor not exceeding 100 sq m Plan and Inspection Charge	S	D	721.67	866.00	721.67	866.00
	Extension with some part 2 or 3 storeys in height and total floor not exceeding 100 sq m Building Notice	S	D	793.33	952.00	793.33	952.00
	Extension with some part 2 or 3 storeys in height and total floor not exceeding 100 sq m Regularisation Charge	O	D	1,095.00	1,095.00	1,095.00	1,095.00
DW05	Erection of non-exempt domestic extension comprising of garage, carport or store not exceeding 100 sq m Plan and Inspection Charge	S	D	355.00	426.00	355.00	426.00
	Erection of non-exempt domestic extension comprising of garage, carport or store not exceeding 100 sq m Building Notice	S	D	390.83	469.00	390.83	469.00
	Erection of non-exempt domestic extension comprising of garage, carport or store not exceeding 100 sq m Regularisation Charge	O	D	539.00	539.00	539.00	539.00
DW06	Erection of non-exempt detached non-habital domestic building not exceeding 100 sq m Plan and Inspection Charge	S	D	456.67	548.00	456.67	548.00
	Erection of non-exempt detached non-habital domestic building not exceeding 100 sq m Building Notice	S	D	501.67	602.00	501.67	602.00
	Erection of non-exempt detached non-habital domestic building not exceeding 100 sq m Regularisation Charge	O	D	693.00	693.00	693.00	693.00
DW07	First Floor & Second Floor loft conversion Plan and Inspection Charge	S	D	535.83	643.00	535.83	643.00
	First Floor & Second Floor loft conversion Building Notice	S	D	589.17	707.00	589.17	707.00
	First Floor & Second Floor loft conversion Regularisation Charge	O	D	813.00	813.00	813.00	813.00
DW08	Other Works Plan and Inspection Charge	S	D	318.33	382.00	318.33	382.00
	Other Works Building Notice	S	D	350.00	420.00	350.00	420.00
	Other Works Regularisation Charge	O	D	483.00	483.00	483.00	483.00
DW09	Re-roofing, installation of solar panels or photovoltaic cells Plan and Inspection Charge	S	D	195.00	234.00	195.00	234.00
	Re-roofing, installation of solar panels or photovoltaic cells Building Notice	S	D	214.17	257.00	214.17	257.00
	Re-roofing, installation of solar panels or photovoltaic cells Regularisation Charge	O	D	296.00	296.00	296.00	296.00
DW10	Replacement of windows, roof lights, roof windows or external glazed doors Plan and Inspection Charge	S	D	175.00	210.00	175.00	210.00
	Replacement of windows, roof lights, roof windows or external glazed doors Building Notice	S	D	192.50	231.00	192.50	231.00
	Replacement of windows, roof lights, roof windows or external glazed doors Regularisation Charge	O	D	265.00	265.00	265.00	265.00
DW11	Cost of work not exceeding £5,000 Plan and Inspection Charge	S	D	233.33	280.00	233.33	280.00
	Cost of work not exceeding £5,000 Building Notice	S	D	256.67	308.00	256.67	308.00
	Cost of work not exceeding £5,000 Regularisation Charge	O	D	354.00	354.00	354.00	354.00
DW12	Cost of work exceeding £5,000 but not exceeding £25,000 Plan and Inspection Charge	S	D	451.67	542.00	451.67	542.00
	Cost of work exceeding £5,000 but not exceeding £25,000 Building Notice	S	D	497.50	597.00	497.50	597.00
	Cost of work exceeding £5,000 but not exceeding £25,000 Regularisation Charge	O	D	686.00	686.00	686.00	686.00
DW13	Cost of work exceeding £25,000 but not exceeding £100,000 Plan and Inspection Charge	S	D	746.67	896.00	746.67	896.00
	Cost of work exceeding £25,000 but not exceeding £100,000 Building Notice	S	D	820.83	985.00	820.83	985.00
	Cost of work exceeding £25,000 but not exceeding £100,000 Regularisation Charge	O	D	1,133.00	1,133.00	1,133.00	1,133.00
ED	Notifiable electrical work where a satisfactory certificate will not be issued by a Part P registered electrician	S	D	346.67	416.00	346.67	416.00

**PLANNING AND LICENSING
FEES & CHARGES SCHEDULE FROM 1 APRIL 2021**

DESCRIPTION OF CHARGE	VAT	FEE	CHARGES April 2020-March 2021		CHARGES April 2021-March 2022	
			Excl VAT	Inc VAT	Excl VAT	Inc VAT

SERVICE AREA: BUILDING CONTROL

CHARGING AREA: ALL OTHER NON-DOMESTIC WORK (NOT MORE THAN 3 STOREYS ABOVE GROUND LEVEL)

Extensions and New Builds

ND01

Single Storey extension not exceeding 40 sq m Plan and Inspection Charge	S	D	550.00	660.00	550.00	660.00
Single Storey extension not exceeding 40 sq m Regularisation Charge	O	D	845.00	845.00	845.00	845.00

ND02

Single Storey extension not exceeding 100 sq m Plan and Inspection Charge	S	D	628.33	754.00	628.33	754.00
Single Storey extension not exceeding 100 sq m Regularisation Charge	O	D	953.00	953.00	953.00	953.00

ND03

Extension with some part 2 or 3 storeys in height and total floor not exceeding 40 sq m Plan and Inspection Charge	S	D	687.50	825.00	687.50	825.00
Extension with some part 2 or 3 storeys in height and total floor not exceeding 40 sq m Regularisation Charge	O	D	1,041.00	1,041.00	1,041.00	1,041.00

ND04

Extension with some part 2 or 3 storeys in height and total floor not exceeding 100 sq m Plan and Inspection Charge	S	D	746.67	896.00	746.67	896.00
Extension with some part 2 or 3 storeys in height and total floor not exceeding 100 sq m Regularisation Charge	O	D	1,129.00	1,129.00	1,129.00	1,129.00

Alterations

ND05

Cost of work not exceeding £5,000 Plan and Inspection Charge	S	D	295.00	354.00	295.00	354.00
Cost of work exceeding £5,000 but not exceeding £25,000 Regularisation Charge	O	D	442.00	442.00	442.00	442.00
Replacement of windows, roof lights, roof windows or external glazed doors Plan and Inspection Charge	S	D	255.83	307.00	255.83	307.00
Replacement of windows, roof lights, roof windows or external glazed doors Regularisation Charge	O	D	374.00	374.00	374.00	374.00
Renewable energy systems not exceeding £20,000 Planning and Inspection Charge	S	D	275.00	330.00	275.00	330.00
Renewable energy systems not exceeding £20,000 Regularisation Charge	O	D	393.00	393.00	393.00	393.00
Installation of new shop front and work not exceeding £5,000 Plan and Inspection Charge	S	D	275.00	330.00	275.00	330.00
Installation of new shop front and work not exceeding £5,000 Regularisation Charge	O	D	393.00	393.00	393.00	393.00

ND06

Cost of work exceeding £5,000 but not exceeding £25,000 Plan and Inspection Charge	S	D	451.67	542.00	451.67	542.00
Cost of work exceeding £5,000 but not exceeding £25,000 Regularisation Charge	O	D	688.00	688.00	688.00	688.00
Replacement of windows, rooflights, roof windows or external glazed doors (exceeding 20 units) Plan and Inspection Charge	S	D	354.17	425.00	354.17	425.00
Replacement of windows, rooflights, roof windows or external glazed doors (exceeding 20 units) Regularisation Charge	O	D	550.00	550.00	550.00	550.00
Installation of raised storage platform not exceeding 250 sqm within an existing building Plan and Inspection Charge	S	D	432.50	519.00	432.50	519.00
Installation of raised storage platform not exceeding 250 sqm within an existing building Regularisation Charge	O	D	609.00	609.00	609.00	609.00

ND07

Cost of work exceeding £25,000 and not exceeding £100,000 Plan and Inspection Charge	S	D	785.83	943.00	785.83	943.00
Cost of work exceeding £25,000 and not exceeding £100,000 Regularisation Charge	O	D	1,198.00	1,198.00	1,198.00	1,198.00
Fit out of building up to 100 sq m Plan and Inspection Charge	S	D	530.83	637.00	530.83	637.00
Fit out of building up to 100 sq m Regularisation Charge	O	D	737.00	737.00	737.00	737.00