

**THE SCHEME FOR THE RECOVERY OF
BUILDING REGULATION COSTS
AND ASSOCIATED MATTERS**

FOR

THE VALE OF WHITE HORSE DISTRICT COUNCIL

To Be Read In Conjunction With

The Building [Local Authority Charges] Regulations 1998

This Scheme is effective as of 1 October 2007

SCHEME FOR THE RECOVERY OF COSTS

Principles of this Scheme

1. This Authority has set a range of Charges for functions relating to Building Regulations as prescribed in **Regulation 4** of the **Building (Local Authority Charges) Regulations 1998**:
 - **Plan Charge**: payable when Full Plans of the building work are deposited with this Authority.
 - **Inspection Charge**: payable after the first inspection is made by this Authority.
 - **Building Notice Charge**: payable when a Building Notice is given to this Authority.
 - **Reversion Charge**: payable for building work in relation to buildings
 - that have been substantially completed before plans are first deposited with this Authority in accordance with Regulation 20 of the Approved Inspectors Regulations, or
 - in respect of which plans for further building work have been deposited with this Authority in accordance with Regulation 20 of the Approved Inspectors Regulations,
 - on the first occasion on which those plans have been deposited.
 - **Regularisation Charge**: payable at the time of making an application to this Authority.
2. All Charges, other than the Regularisation Charge, which are payable to this Authority shall be subject to Value Added Tax at the standard rate.
3. The sum of the Plan Charge and the Inspection Charge shall be equal to the Building Notice Charge.
4. The Reversion Charge shall be equal to the Building Notice Charge.
5. The Regularisation Charge in respect of any work shall be 20% greater than the respective Building Notice Charge.
6. In the case of a Full Plans application the Inspection Charge is payable as a single payment.
7. In the case of an extension to a dwelling, which has a floor area exceeding 60m² and is based on the estimated cost of the work (in accordance with Schedule 3), the Building Notice Charge or the sum of the Plan Charge and the Inspection Charge payable to this Authority shall be not less than that specified in Band D in Schedule 2 (i.e. £536.17).
8. In the case of an extension or alteration to a dwelling consisting of one or more rooms in a roof space the Charge payable to this Authority shall be not less than that specified in Band C in Schedule 2 (i.e. £400.00).
9. Where a Plan Charge has been paid and not refunded, this Authority may, in any case they consider reasonable, decide not to make a further Plan Charge in respect of plans subsequently deposited for substantially the same building work.
10. 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.

11. Where for any reason notice of passing or rejection of plans is not given within the period required by Section 16 of the Act, the Plan Charge paid shall be refunded;
12. Non-Payment of a Charge - in accordance with Regulation 10(2) of the Building (Local Authority Charges) Regulations 1998, Full Plans are not treated as deposited for the purposes of Section 16 of the 1984 Act or Building Notices given unless this Authority has received the correct Charge.
13. Charges are not payable in respect of work, which is carried out for the benefit of a disabled person in accordance with Regulation 9 of the Building (Local Authority Charges) Regulations 1998, which states:

"A Local Authority is not authorised to fix by means of a scheme and recover a Charge

- a. *where they are satisfied that the whole of the building works 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 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*
 - 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 disabled person".*

"A Local Authority is not authorised to fix by means of a scheme and recover a charge which consists solely of a Charge in respect of building work for 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 dwelling or*
- b. *for the storage of medical equipment for the use of a disabled person 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 disabled person.*

In this regulation, "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".

Transitional Provisions

The Council's scheme for the recovery of Charges dated 1st April 2002 continues to apply in relation to building work for which plans were first deposited or a building or initial notice given between 1st April 2002 and 31st March 2003 (inclusive).

Estimates

In order to determine the correct Charge, this Authority requires a written estimate of the cost of the building work to be submitted together with the any application for Building Regulations

A written estimate is also required when building work reverts to this Authority in accordance with Regulation 11(2) of the Building (Local Authority Charges) Regulations 1998.

The "estimate" is required to be an amount as would be reasonably charged by a person in business carrying out such building work (excluding value-added tax)

Reductions

1. Except as detailed in paragraph 2 below, where one application for Building Regulations 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 Charge may be applied by this Authority.
2. Where an application for Building Regulations relates to the replacement of windows, roof lights, roof windows and external doors and the building work is substantially the same a reduction in the relevant Charge may be applied by this Authority.
3. In accordance with Regulation 8b of the Building (Local Authority Charges) Regulations 1998, a reduction in the relevant Charge may be applied by this Authority provided
 - (a) an application for Building Regulations relates to building work that is substantially the same as:
 - i. plans that have previously been approved by this Authority or
 - ii. building works that have previously been inspected by this Authority, and
 - (b) this Authority is satisfied that the applicant is the same person who submitted the original application

Charges for New Dwellings or Conversions into Dwellings

Where building work relates to new buildings of houses, flats or maisonettes not exceeding 3 storeys in height or 300 m² in total floor area the Charges for that building work are detailed in Schedule 1.

1. The Plan Charge payable in respect of the erection, or creation, of one or more dwellings is shown in column (2) of Schedule 1
2. The Inspection Charge payable in respect of the erection, or creation, of one or more dwellings is shown in column (3) of Schedule 1.
3. The Building Notice Charge payable in respect of the erection, or creation, of one or more dwellings is shown in column (4) of Schedule 1.
4. The Reversion Charge payable in respect of the erection, or creation, of one or more dwellings is shown in column (4) of Schedule 1.
5. The Regularisation Charge payable in respect of the erection, or creation, of one or more dwellings is an amount equal to 120 percent of the relevant Building Notice Charge and as shown in column (5) of Schedule 1.
6. Interpretation of Schedule 1.

For the purposes of the Schedule, the reference in the heading to column (1) is a reference to the number of dwellings in the building or buildings referred to.

Schedule 1 - Charges for New or Converted Dwellings

Number of Dwellings (1)	Plan Charge £ (2)	Inspection Charge £ (3)	Building Notice or Reversion Charge £ (4)	Regularisation Charge £ (5)
1	150	410	560	672
2	200	510	710	852
3	250	610	860	1,032
4	300	710	1,010	1,212
5	350	810	1,160	1,392
6	400	910	1,310	1,572
7	450	1,010	1,460	1,752
8	500	1,110	1,610	1,932
9	550	1,210	1,760	2,112
10	600	1,310	1,910	2,292
11	650	1,410	2,060	2,472
12	700	1,510	2,210	2,652
13	750	1,610	2,360	2,832
14	800	1,710	2,510	3,012
15	850	1,810	2,660	3,192
16	900	1,910	2,810	3,372
17	950	2,010	2,960	3,552
18	1,000	2,110	3,110	3,732
19	1,050	2,210	3,260	3,912
20	1,100	2,310	3,410	4,092
21	1,150	2,410	3,560	4,272
22	1,200	2,510	3,710	4,452
23	1,250	2,610	3,860	4,632
24	1,300	2,710	4,010	4,812
25	1,350	2,810	4,160	4,992
26	1,400	2,910	4,310	5,172
27	1,450	3,010	4,460	5,352
28	1,500	3,110	4,610	5,532
29	1,550	3,210	4,760	5,712
30	1,600	3,310	4,910	5,892
31 and over	1,600+	3,310+	4,910+	5,892+
Add for every dwelling more than 30 no.	30	70	100	108

Charges For Garages, Carports and Domestic Extensions and Alterations

1. Where building work comprises:

- (a) the erection of a detached or attached building consisting of a garage or carport (or both) having a total floor area not exceeding 40m², is intended only to accommodate vehicles and is used in common with an existing dwelling or
- (b) the extension of any dwelling by a floor area not exceeding 60m².

the Charges for that building work are set by reference to the floor area of the building or extension.

2. In the case of 1(c) above,

- where there is more than one extension to a building used (or intended to be used) for the purposes of a single dwelling, the floor area of all such extensions shall be aggregated to determine the relevant Charge payable
- where the aggregate of the floor area of all extensions does not exceed 60m², the relevant Charge is based on the total floor area of the extensions.
- where the aggregate of the floor area of the extension(s) exceeds 60m², the relevant Charge is based on the estimated cost of the building work as prescribed in Regulation 6 of the Building (Local Authority Charges) Regulations 1998 and shall be determined in accordance with Schedule 3.

3. Details of Charges are given in Schedule 2 in respect of extensions of any dwelling by a floor area not exceeding 60m² and of the erection of a detached or attached building which consists of a garage or car port or both with a total floor area not exceeding 40m² and intended for use with an existing dwelling.

4. **Calculation of Charges**

For work specified in column (1) of Schedule 2:

- (a) the Plan Charge payable is the amount shown in column (2) of the Schedule
- (b) the Inspection Charge payable is the amount shown in column (3) of the Schedule
- (c) the Building Notice Charge payable is the amount shown in column (4) of the Schedule
- (d) the Reversion Charge payable is the amount shown in column (4) of the Schedule
- (e) the Regularisation Charge payable is the amount shown in column (5) of the Schedule

5. **Interpretation of Schedule 2**

- (a) Where the work 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 Schedule 2.
- (b) Where the aggregated floor area is greater than 60m² the Charge payable is calculated in accordance with Schedule 3.
- (c) In the Schedule below an extension is defined as having no more than three storeys, each basement level counting as one storey.

Schedule 2 - Garages, Carports and Domestic Extensions

Band	Type of Work (1)	Plan Charge £ (2)	Inspection Charge £ (3)	Building Notice or Reversion Charge £ (4)	Regularisation Charge £ (5)
A	Erection or extension of a detached or attached building which consists of a garage or carport having a floor area not exceeding 40m ² and is intended to only accommodate vehicles	136.17	-	136.17	163.40
B	Extension of a dwelling the total floor area of which does not exceed 10m ²	136.17	144.68	280.85	337.02
C	Extension of a dwelling the total floor area of which exceeds 10m ² but does not exceed 40m ²	144.68	255.32	400.00	480.00
D	Extension of a dwelling the total floor area of which exceeds 40m ² but does not exceed 60m ²	153.19	382.98	536.17	643.40

Work Other Than To Which Schedules 1 and 2 Apply (i.e. Schedule 3)

1. All Charges other than those referred to above are determined by reference to the estimated cost of the building work and are detailed in Schedule 3 (*Estimated Cost*).
2. Where building work relates to:
 - (a) new buildings of houses, flats or maisonettes exceeding 3 storeys in height 300 m² in total floor area, or
 - (b) existing buildings which are to be extended or altered and converted into dwelling units
 the Charges for that building work are detailed in Schedule 3.
3. Where building work consists of alterations to a dwelling to form a room (or rooms) in a roof space the Charge payable shall be determined in accordance with Schedule 3.
4. Charges relating to cavity wall insulation, unvented hot water systems or any extension or alteration of a dwelling creating one or more rooms in a roof space, are subject to Schedule 3
5. The Plan Charge is payable in respect of any work is shown in Schedule 3 based on the estimated cost of that work.
6. The Inspection Charge is payable in respect of any work is shown in Schedule 3 based on the estimated cost of that work.
7. The Building Notice Charge and Reversion Charge
 - (a) Subject to (b) below, the Building Notice Charge or Reversion Charge in respect of any work is shown in Schedule 3 based on the estimated cost of that work.
 - (b) Where building work is carried out to an existing dwelling and the work consists of the provision or replacement or extension of windows, roof lights, roof windows or external doors the Building Notice Charge shall be £70.00 and the Regularisation Charge shall be £72.00.

Schedule 3 - Charges for All Other Building Work

Band	Type of Work		Plan Charge £	Inspection Charge £	Building Notice or Reversion Charge £	Regularisation Charge £
	(1)		(2)	(3)	(4)	(5)
A	£1,000	or less	90	-	90	108
B	£1,001	to £2,000	150	-	150	180
C	£2,001	to £4,000	190	-	190	228
D	£4,001	to £5,000	55	145	200	240
E	£5,001	to £6,000	60	150	210	252
F	£6,001	to £7,000	65	155	220	264
G	£7,001	to £8,000	70	160	230	276
H	£8,001	to £9,000	75	165	240	288
I	£9,001	to £10,000	80	170	250	300
J	£10,001	to £11,000	85	175	260	312
K	£11,001	to £12,000	90	180	270	324
L	£12,001	to £13,000	95	185	280	336
M	£13,001	to £14,000	100	190	290	348
N	£14,001	to £15,000	105	195	300	360
O	£15,001	to £16,000	110	200	310	372
P	£16,001	to £17,000	115	205	320	384
Q	£17,001	to £18,000	120	210	330	396
R	£18,001	to £19,000	125	215	340	408
S	£19,001	to £20,000	130	220	350	420
T	£20,001	to £100,000	130	220	350	420
		Base				
		Add for every £1,000 (or part) over £20,000	3	7	10	12
U	£100,001	to £1million	2,830	6,520	9,350	11,220
		Base				
		Add for every £1,000 (or part) over £100,000	1.50	3.00	4.50	5.40

Where estimated costs exceed £1 million please contact the office for a quote