

**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 17 July 2008**

# 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 60m<sup>2</sup> 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. £670.00).
8. 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.
9. 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.
10. 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;

11. Non-Payment of a Charge - in accordance with Regulation 10(2) of the Building (Local Authority Charges) Regulations 1998, Full Pans 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.

12. 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".

## **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**

Where building work relates to new buildings of houses, flats or maisonettes not exceeding 3 storeys in height or 300 m<sup>2</sup> 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 Dwellings

<b>Number of Dwellings</b> (1)	<b>Plan Charge</b> £ (2)	<b>Inspection Charge</b> £ (3)	<b>Building Notice or Reversion Charge</b> £ (4)	<b>Regularisation Charge</b> £ (5)
1	340.43	340.43	680.85	817.02
2	425.53	502.13	927.66	1,113.19
3	510.64	663.83	1,174.47	1,409.36
4	595.74	825.53	1,421.28	1,705.53
5	680.85	987.23	1,668.09	2,001.70
6	765.96	1,148.94	1,914.89	2,297.87
7	851.06	1,310.64	2,161.70	2,594.04
8	936.17	1,472.34	2,408.51	2,890.21
9	1,021.28	1,634.04	2,655.32	3,186.38
10	1,106.38	1,795.74	2,902.13	3,482.55
10 and over	1,106.38	1,795.74	2,902.13	3,482.55
Add for every dwelling more than 10 no.	+ 51.06	+ 76.60	+ 127.66	+ 112.34

## **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 40m<sup>2</sup>, 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 60m<sup>2</sup>.
- (c) 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 60m<sup>2</sup>, 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 60m<sup>2</sup>, 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 60m<sup>2</sup> 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 40m<sup>2</sup> 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 60m<sup>2</sup> 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, Domestic Extensions and certain alterations

Band	Type of Work (1)	Plan Charge £ (2)	Inspection Charge £ (3)	Building Notice or Reversion Charge £ (4)	Regularisatio n Charge £ (5)
A	Garage or carport having a floor area not exceeding 40m <sup>2</sup>	161.70	-	161.70	194.04
B	Extension of a dwelling the total floor area of which does not exceed 10m <sup>2</sup>	153.19	204.26	357.45	428.94
C	Extension of a dwelling the total floor area of which exceeds 10m <sup>2</sup> but does not exceed 40m <sup>2</sup>	161.70	306.38	468.09	561.70
D	Extension of a dwelling the total floor area of which exceeds 40m <sup>2</sup> but does not exceed 60m <sup>2</sup>	165.96	408.51	574.47	689.36
E	Loft Conversion up to 50m <sup>2</sup>	204.26	263.83	468.09	561.70
F	Replacement Windows (domestic <u>only</u> )	102.13	-	102.13	122.55
G	Electrical Installations	212.77	-	212.77	255.32

**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 m<sup>2</sup> in total floor area, or
  - (b) existing buildings which are to be extended or altered and converted into dwelling unitsthe 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 over 50m<sup>2</sup> 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 not detailed in schedule 2, 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 in respect of any work is shown in Schedule 3 based on the estimated cost of that work.



### Schedule 3 - Charges for All Other Building Work

<b>Band</b>	<b>Type of Work (1)</b>	<b>Plan Charge £ (2)</b>	<b>Inspection Charge £ (3)</b>	<b>Building Notice or Reversion Charge £ (4)</b>	<b>Regularisation Charge £ (5)</b>
A	£1,000 or less	110.64	-	110.64	132.77
B	£1,001 to £2,000	161.70	-	161.70	194.04
C	£2,001 to £4,000	212.77	-	212.77	255.32
D	£4,001 to £6,000	76.60	157.45	234.04	280.85
E	£6,001 to £8,000	85.11	170.21	255.32	306.38
F	£8,001 to £10,000	93.62	182.98	276.60	331.91
G	£10,001 to £12,000	102.13	195.74	297.87	357.45
H	£12,001 to £14,000	110.64	208.51	319.15	382.98
I	£14,001 to £16,000	119.15	221.28	340.43	408.51
J	£16,001 to £18,000	127.66	234.04	361.70	434.04
K	£18,001 to £20,000	136.17	246.81	382.98	459.57
L	£20,001 to £22,000	144.68	259.57	404.26	485.11
M	£22,001 to £24,000	153.19	272.34	425.53	510.64
N	£24,001 to £26,000	161.70	285.11	446.81	536.17
O	£26,001 to £28,000	170.21	297.87	468.09	561.70
P	£28,001 to £30,000	178.72	310.64	489.36	587.23
Q	£30,001 to £32,000	187.23	323.40	510.64	612.77
R	£32,001 to £34,000	195.74	336.17	531.91	638.30
S	£34,001 to £36,000	204.26	348.94	553.19	663.83
T	£36,000 to £38,000	212.77	361.70	574.47	689.36
U	£38,001 to £40,000	221.28	374.47	595.74	714.89
V	£40,001 to £45,000	255.32	391.49	646.81	776.17
W	£45,001 to £50,000	272.34	425.53	697.87	837.45
X	£50,001 to £55,000	289.36	459.57	748.94	898.72
Y	£55,001 to £60,000	306.38	493.62	800.00	960.00
Z	£60,001 to £65,000	323.40	527.66	851.06	1,021.28
AA	£65,001 to £70,000	340.43	561.70	902.13	1,082.55
BB	£70,001 to £75,000	357.45	595.74	953.19	1,143.83
CC	£75,001 to £80,000	374.47	629.79	1,004.26	1,205.11
DD	£80,001 to £85,000	391.49	663.83	1,055.32	1,266.38
EE	£85,001 to £90,000	408.51	697.87	1,106.38	1,327.66
FF	£90,001 to £95,000	425.53	731.91	1,157.45	1,388.94
GG	£95,001 to £100,000	442.55	765.96	1,208.51	1,450.21

<b>Band</b>	<b>Type of Work</b> <b>(1)</b>	<b>Plan Charge</b> <b>£</b> <b>(2)</b>	<b>Inspection Charge</b> <b>£</b> <b>(3)</b>	<b>Building Notice or Reversion Charge</b> <b>£</b> <b>(4)</b>	<b>Regularisation Charge</b> <b>£</b> <b>(5)</b>
HH	£100,001 to £1,000,000				
	Base	442.55	765.96	1,208.51	1,450.21
	Add for every £1,000 (or part) over £100,000	1.71	3.40	5.11	6.13
JJ	£1 million to £10 million				
	Base	1,981.55	3,825.96	5,807.51	6,969.00
	Add for every £1,000 (or part) over £1million	1.28	2.55	3.83	4.60
KK	More than £10 million				
	Base	13,501.55	26,775.96	40,277.51	48,369
	Add for every £1,000 (or part) over £10 million	0.86	1.70	2.55	3.06