

**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 1st November 2005

SCHEME FOR THE RECOVERY OF COSTS

Principles of This Scheme

Charges have been set for the functions prescribed in **Regulation 4 of the Building (Local Authority Charges) Regulations 1998**, namely: -

- **A Plan Charge**, payable when plans of the building work are deposited with the Local Authority.
- **An Inspection Charge**, payable on demand after the Local Authority carry out the first inspection in respect of which the charge is payable.
- **A Building Notice Charge**, payable when a building notice is given to the Local Authority.
- **A Reversion Charge**, payable for building work in relation to a building:-
 - which has been substantially completed before plans are first deposited with the Local 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 the Local Authority in accordance with Regulation 20 of the Approved Inspectors Regulations,
 - on the first occasion on which those plans have been deposited.
- **A Regularisation Charge**, which is payable at the time of the application to the Local Authority in accordance with Regulation 21 of the Building Regulations.

You are advised that: -

- The sum of the Plan Charge and the Inspection Charge will be equal to the Building Notice Charge.
- The Reversion Charge shall be equal to the Building Notice Charge.
- The Regularisation Charge shall be 20% greater than the Building Notice Charge.
- Any Charge, except the Regularisation Charge, which is payable to the Local Authority shall be subject to Value Added Tax at the standard rate.
- Where the Charge is based on an estimated cost of work and the estimated cost is below £7,001 a separate Inspection Charge is not payable.
- Where the Charge is for the erection of an attached or detached building which consists of a garage or carport, or both, having a floor area not exceeding 40m² in total and is intended only to accommodate vehicles and be used in common with an existing dwelling, and which is not an exempt building, the Inspection Charge is payable as a single stage payment at the time of plan deposit. Details of buildings, which are exempt, are contained within Schedule 2 of the Building Regulations.
- Where an extension to a dwelling, the total floor area of which exceeds 60m², including means of access and work in connection with that extension, the Charge is based on the estimated cost of the work in accordance with Schedule 3 subject to the sum of the Plan Charge and the Inspection Charge or the Building Notice Charge being not less than the Charge payable for Band D in Schedule 2 (£474.89)
- Where an extension or alteration to a dwelling consists of the provision of one or more rooms in a roof space, the Charge is based on the estimated cost of the work in accordance with Schedule 3

subject to the sum of the Plan Charge and the Inspection Charge or the Building Notice Charge being not less than the Charge payable for Band C in Schedule 2 (£355.75).

- 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 that:
 1. "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".
 2. "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.
 3. 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".

Principles Relating to the Erection of Small Domestic Buildings, Certain Garages, Carports and Extensions

1. Where building work comprises-
 - a. the erection of one or more small domestic buildings; or
 - b. the erection of a detached or attached building which consists of a garage or carport (or both) with a total floor area not exceeding 40m² and is intended only to accommodate vehicles and be used in common with an existing dwelling or
 - c. 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, as the case may be, and in the case of the work mentioned in sub-paragraph (c) above, the charges so determined shall cover any associated work relating to means of access.

2. Where any building work of a kind mentioned in paragraph 1c. 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 dwelling, the total floor areas of all such extensions shall be aggregated to determine the relevant Charge payable.
3. Where the aggregation of the floor area of all extensions referred to in paragraph 1c. does not exceed 60m², the relevant Charge is based on the total floor area of the extensions.
4. Where the total or the aggregation of the floor area of one or more extensions referred to in paragraph 1c. 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 calculated in accordance with Schedule 3.
5. Where work consists of the alterations of a dwelling to form a room or room(s) in a roof space the Charge payable shall be calculated in accordance with Schedule 3.

Details of Charges are given in Schedule 1 in respect of the erection of small domestic buildings.

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.

6. When 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 B, C and D in Schedule 2 relates then the Charge for this additional work shall be calculated by reference to Schedule 3.

All Other Building Work

All Charges other than those referred to above are determined by reference to the estimated cost of the building work. These Charges relate to any existing or proposed use of a building or whether the building work is in respect of the construction of a new building or an alteration or extension to an existing building. These Charges are detailed in Schedule 3.

Estimates

In order to determine the correct Charge the Local Authority must receive a written estimate of the cost of the building work when the plans or the building notice is deposited. A written estimate is also required when building work reverts to a Local Authority in accordance with Regulation 11(2) of the Building (Local Authority Charges) Regulations 1998. The 'estimate' is required to be such reasonable amount as would be charged by a person in business to carry out such building work (excluding the amount of any value added tax chargeable)

If the estimated cost of work has been established by a Local Authority other than the authority in which the development is to be built or by a business development director working on behalf of Local Authority building control then this estimated cost shall be considered as being reasonable

Reductions

1. Except as detailed in paragraph (2) below, where one application or building notice is in respect of two or more buildings or building works all of which are substantially the same as each other a 30% reduction in the charge will be made for all work detailed in Schedule 3.
2. Where one application or building notice is in respect of two or more buildings and relates to building works that consists of the provision or replacement or extension of windows, roof lights, roof windows and external doors and the building work is substantially the same a 30% reduction in the building notice charge will be made.
3. Where in accordance with Regulation 8b of the Building (Local Authority Charges) Regulations 1998 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 previously inspected by the same local authority, and where that 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 charge will be made.
4. In relation to work to which Schedule 2 applies the reduction shall be calculated as a percentage of the average plan charge of each individual extension and in relation to Schedule 3 the reduction shall be calculated as a percentage of the plan charge of those buildings or building works which are substantially the same as each other.

Payment by Instalment

The Local Authority accepts payment by instalment in respect of all building work detailed in Schedules 1 and 3. The Local Authority on request will specify the amounts payable and dates on which instalments are to be paid.

Other Matters

1. Where a Plan Charge has been paid and not refunded, the Local Authority will 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;
2. 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;
3. 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.

Non-Payment of a Charge

Attention is drawn to Regulation 10(2) of the Building (Local Authority Charges) Regulations 1998 which explains that plans are not treated as being deposited for the purposes of Section 16 of the 1984 Act or building notices given unless the Council have received the correct Charge.

Transitional Provisions

1. The councils scheme for the recovery of charges dated 1st April 2001 continues to apply in relation to building work for which plans were first deposited or a building or initial notice given between 1st April 2001 and 31st March 2002 (inclusive).

2. The councils 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).

CHARGES FOR ONE OR MORE SMALL DOMESTIC BUILDINGS AND CONNECTED WORK

[Charges for Schedule 1 includes works of drainage in connection with the erection of a building or buildings even where those works are commenced in advance of the plans for the building(s) being deposited]

1. Plan Charge

Where a Plan Charge is payable in respect of the erection of one or more small domestic buildings shown on the deposited plan, the Plan Charge payable for that building or those buildings or for those works is the total of the amounts shown in, or calculated by reference to columns (2) and (3) of the Table as relevant for the number of dwellings in that building or those buildings.

2. Inspection Charge

The Inspection Charge payable in respect of the erection of one or more small domestic buildings or connected works is the total of the amounts shown in, or calculated by reference to, columns (4) and (5) of Schedule 1.

3. Building Notice Charge

The Building Notice Charge payable in respect of the erection of one or more small domestic buildings is the total of the Plan Charge and the Inspection Charge which would be payable in accordance with the Schedule if plans for the carrying out of that work had been deposited in accordance with the Building Regulations.

4. Reversion Charge

The Reversion Charge payable in respect of the erection of one or more small domestic buildings is the amount of building notice charge which would be payable under these Regulations if a building notice in relation to the carrying out of that work had been given in accordance with the Building Regulations at the time the Reversion Charge is payable.

5. Regularisation Charge

The Regularisation Charge payable in respect of the erection of one or more small domestic buildings is an amount equal to 120 percent of the total of the building notice charge which would be payable in accordance with the Schedule if a building notice for the carrying out of that work had been given at the time of the application for regularisation in accordance with the Building Regulations.

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 SMALL DOMESTIC BUILDINGS

	Plan Charge	Inspection Charge
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Number of Dwellings	Basic Charge	Additional charge for each dwelling above minimum number in the band in column (1)	Basic Charge	Additional charge for each dwelling above minimum number in the band in column (1)
(1)	£ (2)	£ (3)	£ (4)	£ (5)
1	135	-	405	-
2	170	-	510	-
3	205	-	615	-
4	240	-	720	-
5	275	-	825	-
6	310	-	930	-
7	345	-	1,035	-
8	380	-	1,140	-
9	415	-	1,245	-
10	450	-	1,350	-
11	485	-	1,455	-
12	520	-	1,560	-
13	555	-	1,665	-
14	590	-	1,770	-
15	625	-	1,875	-
16	660	-	1,980	-
17	695	-	2,085	-
18	730	-	2,190	-
19	765	-	2,295	-
20	800	-	2,400	-
21	835	-	2,505	-
22	870	-	2,610	-
23	905	-	2,715	-
24	940	-	2,820	-
25	975	-	2,925	-
26	1,010	-	3,030	-
27	1,045	-	3,135	-
28	1,080	-	3,240	-
29	1,115	-	3,345	-
30	1,150	-	3,450	-
31 and over	1,150	20	3,450	60

CHARGES FOR CERTAIN SMALL BUILDINGS, EXTENSIONS AND ALTERATIONS

1. 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 in relation to that work
- b. The Inspection Charge payable is the amount shown in column (3) of the Schedule in relation to that work
- c. The Building Notice Charge payable is the amount shown in column (4) of the Schedule in relation to that work
- d. The Reversion Charge payable is the amount shown in column (4) of the Schedule in relation to that work
- e. The Regularisation Charge payable is the amount shown in column (5) of the Schedule in relation to that work.

2. Interpretation of Schedule 2

- a. 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 Schedule 2. Where the aggregated floor area is greater than 60m² the Charge payable is calculated in accordance with Schedule 3.
- b. In the Schedule below 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.

SCHEDULE 2 - CHARGES FOR CERTAIN SMALL BUILDINGS, EXTENSIONS AND ALTERATIONS

	Type of Work	Plan Charge	Inspection Charge	Building Notice or Reversion Charge	Regularisation Charge
	(1)	£	£	£	£
		(2)	(3)	(4)	(5)
A	Erection or extension of a detached or attached building which consists of a garage or carport, or both, having a floor area not exceeding 40m ² in total and intended to only to accommodate vehicles and be used in common with an existing dwelling, and which is not an exempt building.	118.30	-	118.30	141.96
B	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.	118.30	126.81	245.11	294.13
C	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.	126.81	228.94	355.75	426.90
D	Any extension of a dwelling the total floor area of which exceeds 40m ² , but does not exceed 60m ² , including means of access and work in connection with that extension.	135.52	339.57	474.89	569.87

For Charges relating to applications for cavity wall insulation, 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 Schedule 3.

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 in Bands B, C and D (in the above Schedule 2) relates then the Charge for this additional work shall be calculated by reference to Schedule 3 multiplied by the factor included in Schedule 3 for the relevant work.

Work other than to which Schedules 1 and 2 Apply (Schedule 3)

1. Building Notice Charge and Reversion Charge

- a. Subject to (b) below, the amount of the Building Notice Charge or Reversion Charge for any work shall be that shown in Schedule 3 in relation to 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 £60.00 and the Regularisation Charge shall be £72.00.

2. Plan Charge

- a. The amount of the Plan Charge for any work shall be that shown in Schedule 3 in relation to the estimated cost of that work.

3. Inspection Charge

- a. No Inspection Charge is payable in respect of any work the estimated cost of which is £7,000 or less.
- b. The amount of the Inspection Charge for any work shall be that shown in Schedule 3 in relation to the estimated cost of that work.

4. Regularisation Charge

- a. The amount of the Regularisation Charge for any work shall be 120% of the Building Notice Charge in relation to the estimated cost of that work.

NOTE: The following minimum charges apply:

Where an extension to a dwelling, the total floor area of which exceeds 60m², including means of access and work in connection with that extension the sum of the plan charge and the inspection charge or the building notice charge must not be less than £474.89.

Where an extension or alteration to a dwelling consists of the provision of one or more rooms in a roof space, the sum of the plan charge and the inspection charge or the building notice charge must not be less than £355.75.

SCHEDULE 3 - CHARGES FOR ALL OTHER BUILDING WORK

	Type of Work		Plan Charge	Inspection Charge	Building Notice or Reversion Charge	Regularisation Charge
	(1)		£	£	£	£
			(2)	(3)	(4)	(5)
A	£1,000	or Less	70		70	84
B	£1,001	to £2,000	120	-	120	144
C	£2,001	to £5,000	170	-	170	204
D	£5,001	to £6,000	180	-	180	216
E	£6,001	to £7,000	190	-	190	228
F	£7,001	to £8,000	60	140	200	240
G	£8,001	to £9,000	65	145	210	252
H	£9,001	to £10,000	70	150	220	264
I	£10,001	to £11,000	75	155	230	276
J	£11,001	to £12,000	80	160	240	288
K	£12,001	to £13,000	85	165	250	300
L	£13,001	to £14,000	90	170	260	312
M	£14,001	to £15,000	95	175	270	324
N	£15,001	to £16,000	100	180	280	336
O	£16,001	to £17,000	105	185	290	348
P	£17,001	to £18,000	110	190	300	360
Q	£18,001	to £19,000	115	195	310	372
R	£19,001	to £20,000	120	200	320	384
S	£20,000	to £100,000				
		Base	120	200	320	384
		and for every £1,000 (or part) over £20,000 add	2	6	8	9.60
T	£100,000	to £1,000,000				
		Base	280	680	960	1,152
		and for every £1,000 (or part) over £100,000 add	1	2	3	3.60
U	£1 million	to £10 million				
		Base	1,180	2,480	3,660	4,392
		and for every £1,000 (or part) over £1 million add	0.9	1.8	2.7	3.24
V	More than £10 million					
		Base	1,180	2,480	27,960	33,552
		and for every £1,000 (or part) over £10 million add	0.7	1.4	2.1	2.52