

## Building Control

### Guide to the new Building Control Charges 2010/11 Effective from 1<sup>st</sup> October 2010

Rochford District Council will introduce a new scheme of Building Regulation Charges (in accordance with The Building [Local Authority Charges] Regulations 2010) on 1 October 2010. The effect is to introduce new charges for the recovery of the costs incurred the Council in carrying out the Building Regulation process.

Building Regulation Charges will now be split into two categories depending on the type of work that is being carried out.

#### 1 Standard Charges

Standard Charge Tables A, B & C have been produced for common types of work and although the categories of work differ from what we are used to the format is the same.

##### a. Full Plans Submission is still sub-divided into:

- The **Plan Charge** is paid when the plans are deposited of the plans with the Council.
- The **Inspection Charge** will be invoiced to the applicant (unless otherwise stated) after our first site inspection carried out.

**Note:** The Plan Charge may no longer be 25% of the Total Charge.

##### b. Building Notice

- The Building Notice Charge is paid when the Notice is submitted to the Council.

**Note:** Please note that the Building Notice Charge may no longer be the sum of the Full Plans submission Plan & Inspection Charges.

**Reduced Charges** – Inspection Charges in Tables A & B have been reduced on the basis that any notifiable work i.e. a controlled electrical installation, is being carried out, tested and certified by a member of an appropriate Competent Persons Scheme i.e. a Part P registered Electrician. If when the works start the installation is not carried out by a

person competent to do so, then the applicant will be invoiced for any supplementary charges incurred by the Council as a result of employing a Contractor to inspect the installation.

**Multiple work reductions** – Where more than one type of work is being carried out at the same time, the Standard Charges allow for a reduction in the Charge for secondary works i.e an extension and alterations. So the Charge is calculated by paying the **full amount for the most expensive element** and **only 50%** for the other works.

**Note:** this does not include Electrical Works where the Charge given in the Tables A & B is the cost to the Council of employing an Electrical Contractor to inspect this aspect of the works.

**Example:**

	<b>Plan Charge £</b>	<b>Inspection Charge £</b>	<b>Total £</b>
a. Single storey extension with a floor area 10m2 to 40m2	150.30	322.06	472.36
b. Alterations less than £5,000	78.73	107.35	186.08
c. 50% reduction applied alterations	39.37	53.67	93.04
d. Reduced Charges (a + c)	189.67	375.73	565.40
<b>Note:</b> the Inspection Charge of £322.06 is a reduced Charge based notifiable on the already includes			

**2 Individually Determined Charges**

Where the Standard Charge Tables do not apply, the Council will provide a written estimate for carrying out the Building Control function and this is known as an Individually Determined Charge.

You can ask for an Individually Determined Charge where:

- the project falls outside the specific categories of Tables A, B & C
- these categories do not cover all aspects of the project
- the categories do not reflect a reasonable charge (ie excessive number of categories are applicable)
- the control of the works reverts to the Local Authority from an Approved Inspector (the **Reversion Charge** is VAT zero rated).
- The works have been substantially carried out and a **Regularisation Certificate** must be submitted to the Council (This Charge is VAT zero rated).

To obtain an Individually Determined Charge please email a copy of your plans to **[building.control@rochford.gov.uk](mailto:building.control@rochford.gov.uk)**.

### **Chargeable advice**

Local Authorities can now make a charge for giving pre-application advice as long as they give notice as required by Regulation 7(7) of the Building (Local Authority) Charges Regulations 2010. This Charge can be discounted from a subsequent application or notice received for the work in question.

**Note:** The Authority can only Charge for advice if they spend more than one hour on that particular case.

### **Supplementary Charges and refunds**

These Standard Charges have been set by the Authority on the basis that;

- the time spent by the Authority
- the building work does not consist of, or include, innovative or high risk construction techniques,
- the duration of the building work from commencement to completion does not exceed 12 months,
- the design and building work is undertaken by a person or company that is competent to carry to do so.

If not, the work may incur supplementary charges.

If the basis on which the Charge has been calculated significantly changes, i.e. you decide not to build part of the works for which you have been invoiced, the Council will review the circumstances and either provide you with a refund of all or part of the applicable Charge or set out in writing their reasons for refusing to give a refund.

### **Complaints about Charges**

If you have a complaint about the Rochford District Council Building Control Charges, you should initially raise your concern(s) with the Building Control Manager. If your complaint is not satisfactorily resolved you can make a formal complaint by visiting Council's web site: **[www.rochford.gov.uk](http://www.rochford.gov.uk)**.