

## Building Control

### Building Control Charges 2010/11 Top Ten Changes 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.

#### 1 Two Categories

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

#### 2 Standard Charges

The Standard Charges follow a familiar format and are divided into Plan and Inspection Charge for a Full Plans submission and a Building Notice Charge dependant on the type of work.

However, it is important to note that extension floor areas are no longer added together and each individual extension will be charged separately.

#### 3 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, 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 (i.e. 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**.

#### 4 Percentage split

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

#### 5 Building Notice Charge

The Building Notice Charge may no longer be the sum of the Full Plans submission Plan & Inspection Charges.

#### 6 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.

#### 7 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.

#### Example

	<b>Plan Charge £</b>	<b>Inspection Charge £</b>	<b>Total £</b>
Single storey extension with a floor area 10m <sup>2</sup> to 40m <sup>2</sup>	150.30	322.06	472.36
Alterations less than £5,000	78.73	107.35	186.08
50% reduction applied alterations	39.37	53.67	93.04
Reduced Charges (a + c)	189.67	375.73	565.40
<b>Note:</b> the Inspection Charge of £322.06 has been reduced Charge based notifiable on the already includes			

## **8 Notifiable Electrical Work**

If a satisfactory certificate is not issued by a Part P registered Electrician, the Council can now charge for employing an Electrical Contractor to inspect this aspect of the works.

## **9 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.

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

## **10 Supplementary Charges and refunds**

These Standard Charges have been set by the Authority taking into account,

- the time spent by the Authority in carrying out their function,
- that the building work does not consist of, or include, innovative or high risk construction techniques,
- that the duration of the building work from commencement to completion does not exceed 12 month and
- that 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.

You can request a refund 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)**.