

# **BUILDING REGULATION CHARGES SCHEME**

**FOR**

**DOVER DISTRICT COUNCIL**

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# SCHEME FOR THE RECOVERY OF BUILDING REGULATION CHARGES

This scheme and table of charges has been prepared in accordance with the Building (Local Authority Charges) Regulations 2010 and may be amended, revoked or replaced at any time.

## Definitions

The following definitions apply to this Charging Scheme and should be read in conjunction with the other clauses and tables which constitutes the Charging Scheme.

### **‘building’**

Means any permanent or temporary building but not any other kind of structure or erection, and a reference to a building includes a reference to part of a building.

### **‘building notice’**

Means a notice given in accordance with regulations 12(2)(A)(a) and 13 of the Building Regulations 2000 (as amended).

### **‘building work’** means:

- a) The erection or extension of a building;
- b) The provision or extension of a controlled service or fitting in or in connection with a building;
- c) The material alteration of a building, or a controlled service or fitting;
- d) Work required by building regulation 6 (requirements relating to material change of use);
- e) The insertion of insulating material into the cavity wall of a building;
- f) Work involving the underpinning of a building;
- g) Work required by building regulation 4A (requirements relating to thermal elements);
- h) Work required by building regulation 4B (requirements relating to a change of energy status);
- i) Work required by building regulation 17D (consequential improvements to energy performance);

### **‘chargeable function’** means a function relating to the following –

- a) The passing or rejection of plans of proposed building work which has been deposited with the Council in accordance with Section 16 of the Building Act 1984 (as amended).
- b) The inspection of building work for which plans have been deposited with the Council in accordance with the Building Regulation 2000 (as amended) and with Section 16 of the Building Act 1984 (as amended).
- c) The consideration of a building notice which has been given to the Council in accordance with the Building Regulations 2000 (as amended).
- d) The consideration of building work reverting to the Council under the Building (Approved Inspectors etc) Regulations 2000 (as amended).
- e) The consideration of a regularisation application submitted to the Council under regulation 21 of the Building Regulations 2000 (as amended).

**‘cost’** does not include any professional fees paid to an architect, quantity surveyor or any other person.

**‘dwelling’** includes a dwelling-house and a flat.

**‘dwelling-house’** does not include a flat or a building containing a flat.

**‘flat’** means a separate and self-contained premise constructed or adapted for use for residential purposes and forming part of a building from some other part of which it is divided horizontally.

**‘floor area of a building or extension’** is the total area of all the storeys which comprise that building. It is calculated by reference to the finished internal faces of the walls enclosing the area, or if at any point there is not enclosing wall, by reference to the outermost edge of the floor.

**‘relevant person’** means:

- a) In relation to a plan charge, inspection charge, reversion charge or building notice charge, the person who carries out the building work or on whose behalf the building work is carried out;
- b) In relation to a regularisation charge, the owner of the building; and
- c) In relation to chargeable advice, any person requesting advice for which a charge may be made pursuant to the definition of ‘chargeable advice’.

### **Principles of this Scheme**

The set charges or method of establishing the charge have been established in this scheme for the functions prescribed in the Building (Local Authority Charges) Regulations 2010 (referred to as the chargeable functions), 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 authority carry out the first inspection in respect of which the charge is payable.

**A building notice charge**, payable for building work in relation to a building: -

1. Which has been substantially completed before plans are first deposited with the Authority in accordance with Regulation 20(2)(a)(i) of the Approved Inspectors Regulations, or
2. In respect of which plans for further building work have been deposited with the Authority in accordance with the Regulation 20(3) of the Approved Inspectors Regulations, on the first occasion on which those plans are or have been deposited.

**A regularisation charge**, payable at the time of the application to the authority in accordance with Regulation 21 of the Building Regulations.

**Chargeable advice**, A charge can be made for giving advice in anticipation of the future exercise of a chargeable function (i.e. before an application or notice is received for a particular case), which is payable after the first hour of advice, on demand after Notice has been given, required by Regulation 7(7) of the Building (Local Authority) Charges Regulations 2010 (i.e. the charge has been confirmed in writing following an individual determination). This charge can be discounted from a subsequent application or notice received for the work in question.

The above charges are payable by the relevant person (see page 3 for definition).

Any charge which is payable, in a particular case, and with prior agreement, be paid by instalments of such amounts payable on such dates as may be specified. With agreement an inspection charge can be fully or partly paid up front with the plans charge.

The charge for providing a chargeable function or chargeable advice is based on the principle of achieving full cost recovery. The charges will be calculated by using the Surveyor's average hourly rate stated in the charging scheme, multiplied by the time taken to carry out the functions/advice, taking the following factors into account, as applicable, in estimating the time required by Surveyors to carry out the function/advice.

1. The existing use of a building, or the proposed use of the building after completion of the building work;
2. The different kinds of building work described in regulation 3(1) (a) to (i) of the building work;
3. The floor area of the building or extension;
4. The nature of the design of the building work and whether innovation or high risk construction techniques are to be used;
5. The estimated duration of the building work and the anticipated number of inspections to be carried out;
6. The estimated cost of the building work;
7. Whether a person who intends to carry out part of the building work is a person mentioned in regulation 12(5) or 20B(4) of the Building Regulations (i.e. related to competent person/self-certification schemes);
8. Whether in respect of the building work a notification will be made in accordance with regulation 20A(4) of the Building Regulations (i.e. where design details approved by Robust Details Ltd have been used);
9. Whether an 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;
10. Whether 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 been previously been deposited or building works inspected by the same local authority;
11. Whether chargeable advice has been given which is likely to result in less time being taken to perform that function;
12. Whether it is necessary to engage and incur the costs of a consultant to provide specialist advice in relation to a particular aspect of the building work.

**Principles of the scheme in respect of the erection of domestic buildings, garages, carports and extensions.**

Where the charge relates to an erection of a dwelling the charge includes for the provision of a detached or attached domestic garage or carport providing it is constructed at the same time as the dwelling.

Where any building work comprises or includes the erection of more than one extension to a building, the total floor areas of all such extensions shall be aggregated to determine the relevant charge payable, providing that the building work for all aggregated extensions is carried out at the same time.

### **Exemption from charges**

This Authority has not fixed by means of its scheme, nor intends to recover a charge in relation to an existing dwelling that is , or is to be, occupied by a disabled person as a permanent residence; and where the whole of the building work in question is solely;

- a) For the purpose of providing means of access for the disabled person by way of entrance or exist to or from the dwelling or any part of it, or
- b) For the purpose of providing accommodation or facilities designed to secure the greater health, safety, welfare or convenience of the disabled person.

The Council has not fixed by means of its scheme, nor intends to recover a charge for the purpose of providing accommodation or facilities designed to secure the greater health, safety, welfare or convenience of a disabled person in relation to an existing dwelling, which is, or is to be, occupied by that disabled person as a permanent residence where such work consists of;

- a) The adaptation or extension of existing accommodation or an existing facility or the provision of alternative accommodation or an alternative facility where the existing accommodation or facility could not be used by the disabled person or could be used by the disabled person only with assistance; or
- b) The provision of extension of a room which is or will be used solely;
  - I. For the carrying out for the benefit of the disabled person of medical treatment which cannot reasonably be carried out in any other room in the dwelling, or
  - II. For the storage of medical equipment for the use of the disabled person, or
  - III. To provide sleeping accommodation for a carer where the disabled person requires 24-hour care.

The Council has not fixed by means of its scheme, nor intends to recover a charge in relation to an existing building to which members of the public are admitted (whether on payment or otherwise); and where the whole of the building work in question is solely;

- a) For the purpose of providing means of access for disabled persons by way of entrance or exist to or from the building or any part of it; or
- b) For the provision of facilities designed to secure the greater health, safety, welfare or disabled persons.

Note: '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, as extended by virtue of Section 8(2) of the Mental Health Act 1959, applied but disregarding the amendments made by paragraph 11 of Schedule 13 to the Children Act 1989. The works in section 8(2) of the Mental Health Act 1959 which extend the meaning of disabled person in section 29(1) of the National Assistance Act 1948, are prospectively repealed by the National Health Service and Community Care Act 1990, section 66(2), Schedule 10, as form a day to be appointed.

## **Information required to determine charges**

Where additional information is required to enable the correct charge, additional information can be requested under the provisions of regulations 9 of The Building (Local Authority Charges) Regulation 2010).

The standard information required for all applications is detailed on Building Regulation application forms. This includes the existing and proposed use of the building and a description of the building work.

Additional information may be required in relation to:

- The floor area of the building or extension
- The estimated duration of the building work and the anticipated number of inspections to be carried out.
- Any accreditations held by the builder or other member of the design team.
- The nature of the design of the building work and whether innovative or high-risk construction is to be used.
- The estimated cost of the building work. If this is used as one of the factors in establishing a charge 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).

## **Establishing the Charge**

We have established standard charges using the principles contained within The Building (Local Authority Charges) Regulation 2010. Standard charges are detailed in the following tables. In the tables, any reference to number of storeys includes each basement level as one-storey and floor areas are cumulative.

If the building work that you are undertaking is not listed as a standard charge it will be individually determined in accordance with the principles and relevant factors contained within The Building (Local Authority Charges) Regulation 2010. If it is necessary to engage and incur the costs of a consultant to provide specialist advice or services in relation to a particular aspect of building work, those costs will also be included in setting the charge.

When the charge is individually determined we will calculate the charge in the same way a standard charge was set by using the average hourly rate of surveyors time, multiplied by the estimated time taken to carry out their building regulation functions in relation to that particular piece of building work and taking into account the applicable factors listed in regulation 7(5) of the charges regulations.

Individually determined charges will be confirmed in writing or by e-mail specifying the amount of the charge and the factors that have been taken into account in determining the charge.

Where more than one standard charge applies to the building work and, with the agreement of the relevant person, we will establish the charge by individually determining the charge.

## **Other matters relating to calculation of charges**

In calculating these charges, refunds or supplementary charges, an officer hourly rate of £78.17 has been used.

Any charge payable to the authority shall be paid with an amount equal to any value added tax payable in respect of that charge.

Charges are not payable for the first hour when calculating an advice charge.

The Council will, on request, accept payment of the inspection fee invoice by instalments in respect of all building work where the customer is not able to settle the invoice in full. In such circumstances the customer will negotiate the amounts payable with the Corporate Income Team and the dates on which instalments are to be paid.

## **Reductions**

We will make a reduction in a standard or individually determined charge when chargeable advice has been given before receipt of an application or notice for proposed building work, which is likely to result in less time being taken by the local authority to perform the chargeable function for that work.

Where, in accordance with Regulation 7(5) (i) of the charges regulations:

- More than one standard charge applies to the building work; AND/OR
- The 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; AND/OR
- The application relates to building work, which is substantially the same as building work in respect of which plans have previously been deposited or building works inspected by the same local authority, then the charge may be individually determined, with the agreement of the applicant.

## **Refunds and supplementary charges**

If the basis on which the charge has been set or determined changes, we will refund or request a supplementary charge and provide a written statement setting out the basis of the refund/supplementary charge and also state how this has been calculated. In the calculation of refunds/supplementary charges no account shall be taken of the first hour of the surveyors time.

## **Non-Payment of a Charge**

Your attention is drawn to Regulation 8(2) of the Building (Local Authority Charges) Regulations 2010, which explains that plans are not treated as being deposited for the purposes of Section 16 of the Building Act or building notices given unless the Council has received the correct charge. In other words, relevant timescales do not start until the agreed payment has been made. The debt recovery team of the authority will also pursue any non-payment of a charge.

## **Complaints about Charges**

If you have a complaint about the level of charges you should initially raise your concern with the relevant officer. The Council has a comprehensive complaint handling process. If your complaint is not satisfactorily responded to by the officer concerned, details of how to resolve your complaint is available on request and can be viewed on the Council's website [www.dover.gov.uk](http://www.dover.gov.uk).

## **STANDARD CHARGES**

Standard charges include works of drainage in connection with the erection or extension of a building or buildings, even where those works are commenced in advance of the plans for the building(s) being deposited.

These standard charges have been set by the authority on the basis that the building work does not consist of, or include, innovative or high-risk construction techniques and/or the duration of the building work from commencement to completion does not exceed 12 months.

**The charges have also been set on the basis that the design and building work is undertaken by a person or company that is competent to carry out the design and building work referred to in the standard charges tables that they are undertaking. If not, the work may incur supplementary charges.**

If chargeable advice has been given in respect of any of the work detailed in these tables and this is likely to result in less time being taken by the authority, then a reduction to the standard charge will be made.

## **Plan and Inspection Charges**

The plan charge and inspection charge are listed in the following tables.

### **Building Notice Charge**

Where building work is of a relatively minor nature the Building Notice charge is the same as the total plan and inspection charge. In relation to more complex work the time to carry out the building regulation function on site is higher and the resultant additional costs of using the Building Notice procedure results in the higher charge as detailed in the following tables.

### **Reversion Charge**

These charges will be individually determined.

### **Regularisation Charge**

The charge is listed in the following tables and in all other circumstances will be individually determined.



**Table 1**  
**Standard Charges for the Creation or Conversion to New Dwellings**

The standard charges below relate to creation or construction of new dwellings each unit not exceeding 300m<sup>2</sup> in floor area.

Number of Dwellings	Initial Submission Charge	Inspection Charge	Building Notice Charge	Regularization Charge
1	£280	£800	£1285	£1335

For schemes where the number of units exceeds 1 or floor area of an individual unit exceeds 300m<sup>2</sup> please contact Building Control to obtain an individual fee quotation for the work.

**Table 2**  
**Standard Charges for Domestic Extensions & Alterations**

All fees shown below are inclusive of VAT at 20%

Category	Description	Initial Submission Charge (FP)	Inspection Charge (FP)	Building Notice Charge	Regularization Charge (VAT Exempt)
1	Extension up to 10m <sup>2</sup>	£290	£305	£595	£745
2	Extension over 10m <sup>2</sup> and up to 30m <sup>2</sup>	£290	£430	£795	£885
3	Extension over 30m <sup>2</sup> and up to 60m <sup>2</sup> or Loft Conversion <b>without</b> dormer(s) – up to 60m <sup>2</sup>	£290	£550	£995	£1020
4	Loft Conversion <b>with</b> dormer(s) – up to 60m <sup>2</sup>	£290	£640	£1110	£1135
5	Conversion of Garage to Habitable Room	£180	£290	£470	£565
6	Removal of load bearing wall to create 'through room' in domestic dwelling	£265	N/A	£265	£335

Category	Description	Initial Submission Charge (FP)	Inspection Charge (FP)	Building Notice Charge	Regularization Charge (VAT Exempt)
7	Renovation of thermal elements (re-roof, re-render, replacement floor etc.)	£285	N/A	£285	£350
8	Installation of woodburning appliance	£285	N/A	£285	£350
9	Electrical installation to a single dwelling	£280	N/A	£280	£345
10	Replacement windows, roof lights & external doors (value up to £20,000 – Domestic Only)	£190	N/A	£190	£235
	All other Domestic Alterations and/or where building work consists of work falling within a combination of categories in Table 2 the charges will be individually determined.				

**Table 3**  
**Standard Charges for Domestic Alterations to a Single Building**

Estimated Cost	Initial Submission Charge	Inspection Charge	Building Notice Charge	Regularization Charge
Up to £2000	£265	-	£265	£335
£2000-£5000	£325	-	£325	£405
£5,000-£10000	£185	£290	£475	£590
£10000-£15000	£185	£380	£675	£710
£15000-£20000	£185	£475	£790	£825
£20,000-£25,000	£185	£565	£900	£945

For work exceeding an estimated cost of £25,000 please contact us to obtain an individually determined charge for the work.

### **Electrical works not undertaken by a Part P registered electrician**

Where electrical installations are **not** to be certified by an installer registered with one of the Governments Competent Persons Schemes an additional charge of £280 (inc. VAT) will be required for each unit. This is to enable checks and tests on the work to be made by our nominated contractor to establish that the work meets with the requirements of Approved Document P.