

Proposed changes to the Scheme for the Recovery of Building Regulation Costs and Associated Matters

The scheme for building regulation fees has not changed since 1st April 2008.

There is a need for the fees to be changed between now and April 2010 to bring the fees into line with the fee harmonisation proposals formulated for the joint working initiative being investigated between Amber Valley Borough Council, Derby City Council, Erewash Borough Council and South Derbyshire District Council.

The following tables for the recovery of costs follows the format of the present scheme with modifications where necessary.

It is proposed that the scheme be changed for charges on February 2009 and again in September 2009. This will then leave the need for them to change again in April 2010. The step changes proposed in February 2009 and September 2009 have been calculated to ensure the equal changes based on the guide fees proposed by the joint working harmonisation report for the fee levels in April 2010. The equal steps will ensure that we do not have the need for a single large increase in charges at some point in the future.

To align with the harmonisation proposals the following introductions/ changes are proposed

Table A

- Expanding the existing guidance to give specific fees for new dwelling developments exceeding the 'only up to 5' as on the fee advice sheet at present. This will enable developers to work out their own fee rather than requiring them to keep ringing the Building Control department for a quotation.

Table B

- New description proposal of detached garage/carport over 40m² but not exceeding 60m²
- New description proposal for the 'upgrading thermal elements'
- New description proposal for work solely involving electrical installation work

Table C1

- New lower limit of estimated costs from £2000 to £1000
- New proposed breakdown of the estimated cost bandings

The proposal for a set fee on the work described below is considered necessary in order to cover the costs incurred by employing our specialist contractor

- New description proposal for work solely involving electrical installation work

September 2009

Number of Dwellings	TABLE A: CHARGES FOR NEW DWELLINGS												
	FULL PLANS SUBMISSION						BUILDING NOTICE						
	Plan Charge		Inspection Charge		Building Notice Charge		Plan Charge		Inspection Charge		Building Notice Charge		
rounded plan fee	rounded vat	plan fee inc vat	rounded insp fee	rounded vat	inspection fee	rounded fee	rounded vat	rounded plan fee	rounded vat	inspection fee	rounded fee	rounded vat	inc vat
1	158.26	23.74	182.00	369.57	55.43	425.00	527.83	79.17	607.00				
2	217.39	32.61	250.00	530.43	79.57	610.00	747.83	112.17	860.00				
3	278.26	41.74	320.00	680.00	102.00	782.00	958.26	143.74	1,102.00				
4	321.74	48.26	370.00	827.83	124.17	952.00	1,149.57	172.43	1,322.00				
5	373.91	56.09	430.00	958.26	143.74	1,102.00	1,332.17	199.83	1,532.00				
6	408.70	61.30	470.00	1,105.22	165.78	1,271.00	1,513.91	227.09	1,741.00				
7	450.43	67.57	518.00	1,217.39	182.61	1,400.00	1,667.83	250.17	1,918.00				
8	482.61	72.39	555.00	1,373.04	205.96	1,579.00	1,855.65	278.35	2,134.00				
9	531.30	79.70	611.00	1,513.04	226.96	1,740.00	2,044.35	306.65	2,351.00				
10	557.39	83.61	641.00	1,673.91	251.09	1,925.00	2,231.30	334.70	2,566.00				
11	600.00	90.00	690.00	1,796.52	269.48	2,066.00	2,396.52	359.48	2,756.00				
12	613.91	92.09	706.00	1,945.22	291.78	2,237.00	2,559.13	383.87	2,943.00				
13	653.91	98.09	752.00	2,069.57	310.43	2,380.00	2,723.48	408.52	3,132.00				
14	662.61	99.39	762.00	2,217.39	332.61	2,550.00	2,880.00	432.00	3,312.00				
15	699.13	104.87	804.00	2,343.48	351.52	2,695.00	3,042.61	456.39	3,499.00				
16	704.35	105.65	810.00	2,497.39	374.61	2,872.00	3,201.74	480.26	3,682.00				
17	739.13	110.87	850.00	2,621.74	393.26	3,015.00	3,360.87	504.13	3,865.00				
18	756.52	113.48	870.00	2,782.61	417.39	3,200.00	3,539.13	530.87	4,070.00				
19	770.43	115.57	886.00	2,898.26	434.74	3,333.00	3,668.70	550.30	4,219.00				
20	822.61	123.39	946.00	3,060.87	459.13	3,520.00	3,883.48	582.52	4,466.00				
21 to 30 extra							115.33						
per plot													
31							5152.11						
over 31 extra							86.02						

TABLE A: CHARGES FOR NEW DWELLINGS

Number of Dwellings	FULL PLANS SUBMISSION					BUILDING NOTICE			
	Plan Charge		Inspection Charge			Building Notice Charge			
	rounded plan fee exc. vat	rounded vat	plan fee inc vat	rounded insp fee exc. vat	rounded vat	inspection fee	Rounded fee	rounded vat	Inc vat
1	158.26	23.74	182.00	395.65	59.35	455.00	527.83	79.17	607.00
2	213.04	31.96	245.00	523.48	78.52	602.00	736.52	110.48	847.00
3	273.91	41.09	315.00	671.30	100.70	772.00	945.22	141.78	1,087.00
4	314.78	47.22	362.00	810.43	121.57	932.00	1,125.22	168.78	1,294.00
5	361.74	54.26	416.00	930.43	139.57	1,070.00	1,292.17	193.83	1,486.00
6	397.39	59.61	457.00	1,073.91	161.09	1,235.00	1,471.30	220.70	1,692.00
7	429.57	64.43	494.00	1,160.87	174.13	1,335.00	1,590.43	238.57	1,829.00
8	462.61	69.39	532.00	1,316.52	197.48	1,514.00	1,779.13	266.87	2,046.00
9	511.30	76.70	588.00	1,456.52	218.48	1,675.00	1,967.83	295.17	2,263.00
10	539.13	80.87	620.00	1,617.39	242.61	1,860.00	2,156.52	323.48	2,480.00
11	578.26	86.74	665.00	1,735.65	260.35	1,996.00	2,313.91	347.09	2,661.00
12	593.04	88.96	682.00	1,878.26	281.74	2,160.00	2,471.30	370.70	2,842.00
13	631.30	94.70	726.00	2,000.00	300.00	2,300.00	2,631.30	394.70	3,026.00
14	637.39	95.61	733.00	2,133.91	320.09	2,454.00	2,771.30	415.70	3,187.00
15	673.91	101.09	775.00	2,254.78	338.22	2,593.00	2,928.70	439.30	3,368.00
16	709.57	106.43	816.00	2,373.91	356.09	2,730.00	3,083.48	462.52	3,546.00
17	728.70	109.30	838.00	2,509.57	376.43	2,886.00	3,238.26	485.74	3,724.00
18	746.09	111.91	858.00	2,647.83	397.17	3,045.00	3,393.91	509.09	3,903.00
19	775.65	116.35	892.00	2,751.30	412.70	3,164.00	3,526.96	529.04	4,056.00
20	809.57	121.43	931.00	2,871.30	430.70	3,302.00	3,680.87	552.13	4,233.00
21 to 30 extra									
per plot									
31									
over 31 extra									

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Proposed SDDC fee Feb 2009

TABLE B: CHARGES FOR CERTAIN DOMESTIC BUILDINGS AND EXTENSIONS						
Description	FULL PLANS SUBMISSION				BUILDING NOTICE	
	Plan charge		Inspection charge		Building Notice Charge	
	exc vat	inc vat	exc vat	inc vat	ex VAT	inc vat @ 15%
detached garage /carport max 40m2					117.64	135.29
detached garage /carport max 60m2					237.29	272.88
extension max 10m2	150.00	172.50	88.39	101.65	238.39	274.15
extension 10-40m2	150.00	172.50	207.02	238.07	357.02	410.57
extension 40-60m2	150.00	172.50	324.19	372.82	474.19	545.32
extension over 60m2	150.00	172.50	327.02	376.07	Min charge 477.02	548.57
Electrical Installation					175.00	201.25
Replacement Window					62.55	71.93
Upgrading Thermal Elements					62.55	71.93

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TABLE B: CHARGES FOR CERTAIN DOMESTIC BUILDINGS AND EXTENSIONS

Proposed Sept 2009	FULL PLANS SUBMISSION						BUILDING NOTICE			
	Plan Charge		Inspection charge		ex VAT	inc VAT	ex VAT	VAT	inc VAT 15%	
Description	Ex VAT	VAT	inc VAT	ex VAT	VAT	inc VAT	Min charge	ex VAT	VAT	inc VAT 15%
detached garage /carport max 40m2	£124.64	£21.50	£143.34					£124.64	£21.50	£143.34
detached garage /carport max 60m2	£251.41	£43.37	£289.12					£251.41	£43.37	£289.12
extension max 10m2	£130.43	£19.57	£150.00	£118.55	£17.78	£136.33		£248.98	£42.95	£286.33
extension 10-40m2	£130.43	£19.57	£150.00	£239.57	£35.93	£275.50		£370.00	£63.83	£425.50
extension 40-60m2	£130.43	£19.57	£150.00	£357.73	£53.66	£411.38		£488.16	£84.21	£561.38
extension over 60m2	£130.43	£19.57	£150.00	£354.88	£53.23	£408.11	Min charge	£465.31	£83.72	£558.11

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Estimated Cost of the Work	TABLE C1: CHARGES FOR WORK (NOT IN TABLES A & B)										
	FULL PLANS						BUILDING NOTICE				
	Plan Charge		Inspection Charge				BUILDING NOTICE				
	rounded plan fee exc vat	rounded vat	rounded plan fee inc vat	rounded insp fee exc vat	rounded vat	rounded insp fee inc vat	rounded notice fee	rounded vat	rounded total fee		
<1K							94.78	14.22	109.00		
1-2K							102.61	15.39	118.00		
2-5K							166.96	25.04	192.00		
5-10K	48.70	7.30	56.00	144.35	21.65	166.00	193.04	28.96	222.00		
10-15K	60.00	9.00	69.00	180.87	27.13	208.00	240.87	36.13	277.00		
15-20K	71.30	10.70	82.00	213.91	32.09	246.00	285.22	42.78	328.00		
20-25K	81.74	12.26	94.00	246.09	36.91	283.00	327.83	49.17	377.00		
25-30K	92.17	13.83	106.00	276.52	41.48	318.00	369.57	55.43	425.00		
30-35K	102.61	15.39	118.00	307.83	46.17	354.00	410.43	61.57	472.00		
35-40K	113.04	16.96	130.00	338.26	50.74	389.00	451.30	67.70	519.00		
40-45K	122.61	18.39	141.00	367.83	55.17	423.00	490.43	73.57	564.00		
45-50K	133.04	19.96	153.00	398.26	59.74	458.00	531.30	79.70	611.00		
50-60K	147.83	22.17	170.00	443.48	66.52	510.00	591.30	88.70	680.00		
60-70K	167.83	25.17	193.00	504.35	75.65	580.00	672.17	100.83	773.00		
70-80K	187.83	28.17	216.00	565.22	84.78	650.00	753.04	112.96	866.00		
80-90K	208.70	31.30	240.00	625.22	93.78	719.00	833.91	125.09	959.00		
90-100K	227.83	34.17	262.00	684.35	102.65	787.00	912.17	136.83	1,049.00		

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TABLE C1: CHARGES FOR WORK (NOT IN TABLES A & B)

Estimated Cost Of the Work	FULL PLANS						BUILDING NOTICE		
	Plan Charge		Inspection Charge		Building Notice Charge		Exc VAT	VAT	Inc VAT
	Exc VAT	VAT	Exc VAT	VAT	Exc VAT	VAT			
<1K	£90.43	13.57	104.00	-	-	£90.43	13.57	104.00	
1-2K	£104.35	15.65	120.00	-	-	£104.35	15.65	120.00	
2-5K	£169.57	25.43	195.00	-	-	£169.57	25.43	195.00	
5-10K	49.57	7.43	57.00	198.26	29.74	£198.26	29.74	228.00	
10-15K	61.74	9.26	71.00	247.83	37.17	£247.83	37.17	285.00	
15-20K	73.91	11.09	85.00	293.91	44.09	£293.91	44.09	338.00	
20-25K	84.35	12.65	97.00	336.52	50.48	£336.52	50.48	387.00	
25-30K	94.78	14.22	109.00	378.26	56.74	£378.26	56.74	435.00	
30-35K	105.22	15.78	121.00	420.00	63.00	£420.00	63.00	483.00	
35-40K	115.65	17.35	133.00	461.74	69.26	£461.74	69.26	531.00	
40-45K	125.22	18.78	144.00	500.00	75.00	£500.00	75.00	575.00	
45-50K	135.65	20.35	156.00	541.74	81.26	£541.74	81.26	623.00	
50-60K	150.43	22.57	173.00	601.74	90.26	£601.74	90.26	692.00	
60-70K	171.30	25.70	197.00	685.22	102.78	£685.22	102.78	788.00	
70-80K	191.30	28.70	220.00	766.09	114.91	£766.09	114.91	881.00	
80-90K	211.30	31.70	243.00	846.09	126.91	£846.09	126.91	973.00	
90-100K	231.30	34.70	266.00	924.35	138.65	£924.35	138.65	1,063.00	