

**Building (Prescribed Fees) Regulations 1994
Building Regulations (Amendment) Regulations 1994**

Fees and Charges for the Building Control Service

The Reason for the Decision:	To ensure the Council has an up to date policy for the building control prescribed fees and ancillary charges
Summary of options considered:	<ol style="list-style-type: none">1. Do not change the level of charges2. Determine if the current level is adequate3. Update the charges that have not changed since April 2012
Recommendations:	The attached fees and charges are agreed for implementation on 1 October 2017
Financial/Resource Implications:	<ol style="list-style-type: none">1. Building Regulation income will increase by around 15% if the market share is maintained2. Ancillary charges are designed to encourage a greater market share3. Site inspection charges are ceased and time is saved invoicing4. Invoicing errors are eradicated
Legal Implications:	The building regulation function is required to be self-financing or breakeven in accordance with the CIPFA Local Authority Building Control Accounting
Community Safety Implications:	None
Health and Safety and Risk Management Implications:	None
Equality Duty considered/Impact Assessment Completed:	N/A
Wards Affected:	N/A
The contribution this decision would make to the Council's priorities:	Creating a sustainable business - We aim to develop a commercially focused organisation committed to delivering high quality, sustainable services to the people, communities and businesses of Allerdale
Is this a key decision:	No
Portfolio Holder:	Councillor Mark Fryer
Lead Officer:	Mal Brown – Interim Building Control Business Manager

Introduction:

Allerdale Borough Council Building Control Service operates a Building Control service which is being recognised as entrepreneurial and capable of developing imaginative services.

We are currently in the process of developing a comprehensive, efficient and effective building control service that operates differently to traditional local government building control services.

The Building (Prescribed Fees) Regulations 1994 and the Building Regulations (Amendment) Regulations 1994 allow the local authority to charge for the building regulation service and it is a requirement that this part of the service is breakeven in relation to the income generated from these charges.

The Building Regulation Charges will be changing from the 1 October 2017.

There has been no increase in fees since April 2012 and the small increase has been kept to a minimum.

The fees have been increased by around 15% and this is in line with other local authorities in the area.

The intention is also to combine the plan and inspection charges into one charge that is to be paid upon submission of the building regulation application. This will reduce the recharges for invoicing and reduce the mistakes. A recent audit of the files has revealed over £12K of potential income that had not been invoiced.

The combined the plan and inspection fees will make our processes simpler and this has meant the increase is not as high as originally envisaged.

Partner Authority Scheme:

We are encouraging more agents to formally 'Partner' with us and if you do we can offer the following:

- A 10% reduction in charges
- A mention on our website with a link
- Help with pre-application advice

Level of Fees and Charges:

Refer to attached charges.

Fees and charges for work not included in the schedule will be the subject of a quote.

Recommendation:

The proposed fees and charges are agreed and introduced.

Approved by the Head of Development Services following consultation with the Portfolio Holder and Senior Management Team



Signed:

Date: 11 September 2017