

GUIDANCE NOTES ON THE COUNCIL'S SCHEME OF BUILDING REGULATION CHARGES

These notes are for guidance only. Statutory Instrument 2010 No. 404 contains the full statement of the law on which the Council's scheme of charges is based.

With effect from 14th July 2014, authorised by the Building (Local Authority Charges) Regulations 2010, Statutory Instrument 2010 No. 404

Explanatory Notes

Before you build, extend, alter, convert, install fittings (e.g. combustion appliances) or new windows, you or your agent (i.e. Architect, Builder, Developer etc.) in most instances, must notify the Council either by submitting a Full Plans application or a Building Notice together with the correct charge.

The charge payable depends on the type of work, the number of dwellings; the floor area of extensions and in other instances the estimated cost of building work. The attached tables give examples of the charges under the Council's scheme.

The charge is proportionate to the amount of work required to appraise applications and adequately inspect work at relevant stages of construction.

If you are having difficulties calculating the charges contact the Building Control Office on Tel 01283 228757.

The charges are payable as follows:

Should you submit a Full Plans application you will pay a plan charge at the time of the submission to cover the appraisal. For most types of work an inspection charge covering all necessary site visits is payable following the first inspection.

Should you submit a Building Notice application, the charge is payable at the time of the submission and covers all necessary checks and visits. The Building Notice charge is usually equivalent to the sum of the relevant plan charge and inspection charge.

VAT at a rate of 20% is payable on all charges except for regularisations.

Should you apply for a Regularisation Certificate, in respect of unauthorised building work, commenced on or after 11 November 1985, you will pay a regularisation fee to cover the cost of assessing your application and all inspections. All Regularisation applications are charged at 1.5 times the pre VAT figure and includes additional written communication usually associated with retrospective applications.

PLEASE NOTE:

Additional inspections

Should further visits be necessary due to complexity of work, abortive visits or to re-inspect corrective work, an additional charge of £50.00 plus VAT may be applied per additional visit.

Pre-application inspections

Site inspections for foundation trial holes or similar will be charged at £50.00 plus VAT per visit and will then be deducted from the charges of the future application when submitted.

Charges for larger projects

For schemes exceeding a £50,000 estimated contract price the charge is individually determined. Please contact the office for further information.

Other charges

Applications over 3 years old that have not been subject to a relevant stage inspection within the previous 12 months are subject to a supplementary file resurrection/inspection charge of £62.50 plus VAT.

Exemptions / Reductions in charges

When it is intended to carry out additional building work on a dwelling to which Table B applies and **at the same time** undertake work falling within the **ESTIMATED COST OF WORK** category then the charge for this additional work may be reduced by 50%.

Certain works to provide access and/or facilities for disabled people to existing dwellings and buildings to which the public have access may be exempt from charges. In the scheme a '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 applies (as amended).

Ways to apply

Application forms can be completed by telephone and payment can be taken by debit/credit card. Please note, a surcharge is payable with credit cards. Payment can also be made by cheque payable to 'South Derbyshire District Council'.

Telephone Please contact Building Control directly on
01283 595737 or 595972

Email **building.control@south-derbys.gov.uk**

Application forms can be found on our website at
www.south-derbys.gov.uk/buildingcontrol