

EPPING FOREST DISTRICT COUNCIL

THE BUILDING (LOCAL AUTHORITY CHARGES) REGULATIONS 1998

SCHEME OF CHARGES

1.0 Commencement

This Scheme of Charges shall come into force on the **xxxxxxxxxx** and is pursuant to The Building (Local Authority Charges) Regulations 1998

2.0 Interpretation

(1) In this Scheme, unless the context otherwise requires-

□ carport means a building forming a shelter for a vehicle, open on at least two sides;

□ cost does not include any professional fees paid to an architect, quantity surveyor or any other person;

□ estimate in relation to the cost of carrying out building work, means an estimate, accepted by the Council, of such reasonable amount as would be charged for the carrying out of that building work by a person in business to carry out such building work (excluding the amount of any value added tax chargeable), references to □ estimated cost □ shall be construed accordingly;

□ extension means an extension, which has no more than three storeys, each basement storey (if any) counting as one storey;

□ small domestic means a building (including connected drainage work within the curtilage of that building)-

(a) Which is intended to be used wholly for the purposes of one or more dwellings, none of which has a floor area exceeding 300m², excluding any garage or carport

(b) The whole of which is-

(i) Shown on plans deposited for the purposes of section 16 of the Act,

(ii) Shown on plans accompanying a building notice, or

(iii) Shown on plans given to the Council in accordance with regulation 18 of the Approved Inspectors Regulations;

(c) Which has no more than three storeys, each basement storey counting as one storey, including such building which incorporates an integral garage or to which

is attached a garage carport or both which shares one or more walls with that building.

(2) All other interpretation of this Scheme shall be made by reference to the definitions and terms contained in The Building (Local Authority Charges) Regulations 1998.

3.0 Principles of the Scheme

(1) This Scheme fixes the recovery of the following charges;

(a) **A Plan Charge** - for or in connection with the passing or rejection by the Council of plans of proposed building work deposited in accordance with section 16 of the Act;

(b) **An Inspection Charge** - for or in connection with the inspection of building work for which plans have been deposited in accordance with the Principle Regulations and with section 16 of the Act;

(c) **A Building Notice Charge** - for or in connection with the consideration of a building notice, which has been given to the Council in accordance with the Principle Regulations;

(d) **A Reversion Charge** - for or in connection with the consideration of building work reverting to the control of the Council;

(e) **A Regularisation Charge** - for or in connection with the consideration of an application under regulation 13A of the Principle Regulations and the inspection of any building work to which that application relates.

(2) The sum of the Plan Charge and the Inspection Charge shall be equal to the Building Notice Charge.

(3) The Reversion Charge shall be equal to the Building Notice Charge.

(4) The Regularisation Charge shall be 20% greater than the Building Notice Charge.

(5) Where 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 previously been approved or building works inspected by the Council and any such approval has not been declared to be of no effect in accordance with section 32 of the Act, and where the Council is satisfied that the owner of the plans who deposits them or who gives a building notice in respect of them, is the same person who originally deposited the plans or gave a building notice in respect of them, the Council will not require a further Plan Charge or Building Notice Charge.

4.0 Amount of charges

(a) Schedule 1 shall have effect to determine the amount of charges payable in the case of the erection of one or more small domestic buildings and certain connected work specified in that schedule;

(b) Schedule 2 shall have effect to determine the amount of charges payable in the case of the erection of certain garages, carports, alterations, extensions and minor works specified in that schedule;

(c) Schedule 3 shall have effect to determine the amount of charge payable in any case other than one mentioned in sub-paragraph (a) or (b) above

5.0 Exemption in relation to work for disabled people

(1) The Council is not authorised seek to recover a charge:

(a) Where the Council is satisfied that the whole of the building work in question consists of an alteration: and-

(b) Where the building work is-

(i) Solely for the purpose of providing means of access to enable disabled persons to get into or out of an existing building and to or from any part of it, or of providing facilities designed to secure the greater health, safety, welfare or convenience of such persons; and

(ii) Is to be carried out in relation to-

(a) An existing building to which members of the public are admitted (whether on payment or otherwise); or

(b) An existing building which is, or is to be, occupied by a disabled person.

(2) The Council will not recover a charge, which consists solely of a charge in respect of building work for the provision or extension of a room in a dwelling where it is satisfied that the sole use of the room is or will be-

(a) For the carrying out of medical treatment of a disabled person which cannot be reasonably be carried out in any other room of the dwelling; or

(b) For the storage of medical equipment for the use of a disabled person; or

(c) To provide necessary accommodation or a necessary facility by adapting or replacing accommodation or a facility which already existed within the dwelling which was incapable of being used, or used without assistance, by the disabled person.

(3) For the purposes of this Scheme, 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(a) applied, as that section was extended by section 8(2) of the Mental Health Act 1959) (b), but not taking into account amendments made to section 29(1) by paragraph 11 of schedule 13 to the Children's Act 1989(c).

(6) Estimates to be provided in certain cases

(1) No later than the time when plans are deposited with the under section 16 of the Act, or a building notice given to the Council, the Council shall, except in the case of building work described in regulation 7(1); have received a written estimate of the cost of the building work.

(2) Where building work of a kind -

(a) Not described in regulation 7(1); and

(b) In respect of which a reversion charge is payable,

reverts to the control of the Council, any plans relating to that building work given to the Council in accordance with regulation 18 of the Approved Inspectors Regulations shall be accompanied by a current estimate in writing of the cost of that building work.

SCHEDULE 1

CHARGES FOR ONE OR MORE SMALL DOMESTIC BUILDINGS AND CONNECTED WORK

1. **Plan Charge** - The plan charge is payable in respect of the erection of one or more small domestic buildings it shall be the total of the sums shown in, or calculated by reference to columns (2) and (3) of the Table in this schedule as relevant for the number of dwellings in that building or those buildings.

2. **Inspection Charge** - The inspection charge payable in respect of the erection of one or more small domestic buildings or connected works is the total of the sums shown in, or calculated by reference to, columns (4) and (5) of the Table in this Schedule.

3. **Building Notice Charge**- 0The building notice charge payable in respect of the erection of one or more small domestic buildings is the total of the plan charge and inspection charge which would be payable in accordance with the Table in this Schedule if plans for the carrying out the building work had been deposited in accordance with the Principal Regulations.

4. **Reversion Charge** - The reversion charge payable in respect of the erection of one or more small domestic buildings is the amount of building notice charge which would be payable in accordance with these Regulations if a building notice in relation to the carrying out of that building work had been deposited in accordance with the Principal Regulations.

5. **Regularisation Charge** - The regularisation charge payable in respect of the erection of one or more small domestic buildings is an amount equal to 120 percent of the total of the building notice charge which would be payable in accordance with the Table in this Schedule if a building notice in relation to the carrying out of that building work had been deposited at the time of the application for regularisation in accordance with the Principal Regulations.

6. For the purposes of the Table, the reference in the heading to column (1) is a reference to the number of dwellings in the building or buildings referred to in paragraph 1 above.

TABLE TO SCHEDULE 1

Charges For Small Domestic Buildings

Number of Dwellings	Plan Charge			Inspection Charge		
	Charge (Ex Vat)	Charge (Inc VAT @15%)	Additional Charge for each dwelling above the minimum number in the band in column (1)	Charge (Ex Vat)	Charge (Inc VAT @15%)	Additional Charge for Each dwelling above the minimum number in the band in column (1)
(1)	(2)		(3)	(4)		(5)
	£		£	£		£
1	205.22	236.00	-	233.91	269.00	-
2	300.00	345.00	-	439.13	505.00	-
3	396.52	456.00	-	636.52	732.00	-
4	490.43	564.00	-	841.74	968.00	-
5	592.17	681.00	-	1039.13	1195.00	-
6	695.65	800.00	-	1147.83	1320.00	-
7	724.35	833.00	-	1382.61	1590.00	-
8	753.91	867.00	-	1616.52	1859.00	-
9	783.48	901.00	-	1850.43	2128.00	-
10	790.43	909.00	-	2106.96	2423.00	-
11	797.39	917.00	-	2311.30	2658.00	-
12	805.22	926.00	-	2515.65	2893.00	-
13	812.17	934.00	-	2720.87	3129.00	-
14	819.13	942.00	-	2925.22	3364.00	-
15	826.09	950.00	-	3130.43	3600.00	-
16	833.91	959.00	-	3334.78	3835.00	-
17	841.74	968.00	-	3540.00	4071.00	-
18	848.70	976.00	-	3744.35	4306.00	-
19	855.65	984.00	-	3949.57	4542.00	-
20	864.35	994.00	-	4153.91	4777.00	-
21 to 30	878.26	1010.00	15.65 (ex vat) 18.00 (inc vat)	4300.87	4946.00	146.96 (ex vat) 169.00 (inc vat)
31 and over	1034.78	1190.00	6.96 (ex vat) 8.00 (inc vat)	5770.43	6636.00	110.43 (ex vat) 127.00 (inc vat)

SCHEDULE 2

CHARGES FOR CERTAIN SMALL BUILDINGS, EXTENSIONS AND ALTERATIONS

1. Calculation of Charges

For building work specified in column (1) of the Table in this Schedule:

- (a) **Plan Charge** - the plan charge payable is the amount, if any shown in column (2) of the table in relation to that building work;
- (b) **Inspection Charge** - the inspection charge payable is the amount, if any shown in column (3) of the Table in relation to that building work;
- (c) **Building Notice Charge** - the building notice charge payable is the amount shown in column (4) of the Table in relation to that building work;
- (d) **Reversion Charge** - the reversion charge payable is the amount shown in column (4) of the Table in relation to that building work;
- (e) **Regularisation Charge** - The regularisation charge payable is the amount shown in column (4) of the Table in relation to that building work;

2. Interpretation of Schedule

- (a) Where the building work in question comprises or includes the erection of more than one extension of a building used or intended to be used for the purpose of a single private dwelling, the total floor areas of all such extensions may, be aggregated in determining the charge payable in accordance with the Table in this Schedule.
- (b) In the Table in this Schedule: a reference to a dwelling is a reference also to a building consisting of a garage or carport or both which is occupied in common with a house or with a building consisting of flats or maisonettes or both.

TABLE TO SCHEDULE 2

Charges For Certain Small Buildings, Extensions and Alterations

(1) Type of Work	(2) Amount of Plan Charge £		(3) Amount of Inspection Charge £		(4) Amount of Building Notice Charge or Reversion Charge £		(5) Amount of Regularisation Charge £
	Ex Vat	Inc Vat	Ex Vat	Inc Vat	Ex Vat	Inc Vat	(No Vat)
	1. Erection of a detached building which consists of a garage or carport or both having a floor area not exceeding 40m ² in total and intended to be used in common with an existing building, and which is not an exempt building.	39.13	45.00	104.35	120.00	143.48	165.00
2. Any extension of a dwelling the total floor area of which does not exceed 10m ² , including means of access and work in connection with that extension.	69.57	80.00	209.57	241.00	279.13	321.00	334.96
3. Any extension of a dwelling the total floor area of which exceeds 10m ² , but does not exceed 40m ² , including means of access and work in connection with that extension.	109.57	126.00	329.57	379.00	439.13	505.00	526.96
4. Any extension of a dwelling the total floor area of which exceeds 40m ² but does not exceed 60m ² , including means of access and work in connection with that extension	146.96	169.00	440.00	506.00	586.96	675.00	704.35
5. The replacement of windows, roof doors to an existing dwelling where the estimated cost of the work does not exceed £5,000 lights, roof windows and external	63.48	73.00			63.48	73.00	76.17

SCHEDULE 3

WORK OTHER THAN WORK TO WHICH SCHEDULES 1 AND 2 APPLY

1. Building Notice Charge and Reversion Charge

The amount of any building notice charge or regularisation charge for any building work shall be that shown in the Table to this Schedule, in relation to the estimated cost of that building work.

(b) Where building work is carried out to an existing dwelling and the work consists of the provision or replacement or extension of windows, roof lights, roof windows and external doors and the estimated cost of the work does not exceed £5,000 the building notice charge shall be **£63.48 (ex vat) (£73.00 inc vat @15%)** and the regularisation charge shall be **£76.17** Where one Full Plans application or Building Notice is in respect of two or more dwellings and relates to building work that consists solely of the provision or replacement or extension of windows, roof lights, roof windows and external doors and the building work to each of the dwellings is substantially the same a 25% reduction in the building notice charge will be made.

2. Plan Charge

(a) The amount of any plan charge for building work the estimated cost is £5,000 or less shall be the amount of the building notice charge which would by virtue of paragraph 1 be payable in respect of that work

The amount of the plan charge for any building work the estimated cost of which is more than £5,000 shall be approximately 25 percent of the building notice charge which would by virtue of paragraph 1 be payable in respect of that work.

3. Inspection Charge

(a) No Inspection Charge is payable in respect of any building work the estimated cost of which is £5,000 or less, notwithstanding that an inspection is carried out.

(b) The amount of the inspection charge for any building work the estimated cost of which is more than £5,000 shall be 75 percent of the building notice charge which would by virtue of paragraph 1 be payable in respect of that work.

4. Regularisation Charge

The amount of the regularisation charge for any building work shall be 120 percent of the building notice charge which would by virtue of paragraph 1 be payable in respect of that work.

TABLE TO SCHEDULE 3

Calculation of Charges For All Other Building Work

	Ex Vat	Inc Vat @ 15%
1. Where the estimated cost is £2000 or less	£133.04	£153.00
2. Where the estimated cost exceeds £2,000, but does not exceed £5,000	£235.65	£271.00
3. Where the estimated cost exceeds £5,000, but does not exceed £20,000		
(a) The sum of	£235.65	£271.00
..... together with		
(b) For every 1,000 (or part thereof) by which the estimated cost exceeds £5,000 the sum of.....	£13.04	£15.00
4. Where the estimated cost exceeds £20,000, but does not exceed £100,000		
(a) The sum of	£442.61	£509.00
..... together with		
(b) For every £1,000 (or part thereof) by which the estimated cost exceeds £20,000 the sum of	£11.30	£13.00
.....		
5. Where the estimated cost exceeds £100,000, but does not exceed £1,000,000		
(a) The sum of	£1,379.13	£1586.00
..... together with		
(b) For every £1,000 (or part thereof) by which the estimated cost exceeds £100,000 the sum of	£5.22	£6.00
.....		
6. Where the estimated cost exceeds £1,000,000, but does not exceed £10,000,000		
(a) The sum of	£6074.78	£6986.00
..... together with		
(b) For every £1,000 (or part thereof) by which the estimated cost exceeds £1,000,000 the sum of.	£3.91	£4.50