



# Ryedale District Council

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**REPORT TO:** North Yorkshire Building Control Partnership Board

**DATE:** 29 June 2011

**REPORTING OFFICER:** Les Chapman  
Head of Building Control

**SUBJECT:** Proposed Increase in Charges

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## 1.0 PURPOSE OF REPORT

- 1.1 To approve a revision to the Building Regulation Charges scheme for the Building Control Partnership from 1 September 2011.

## 2.0 RECOMMENDATIONS

The scale of charges as set out in Annex 1 is adopted with effect from 1 September 2011.

## 3.0 REPORT

- 3.1 Members will be aware that a new scheme of charges was introduced last year following the publication in March 2010 of new charging regulations and CIPFA guidance.
- 3.2 The new charging regime as set out in Annex 1 has to be based on an hourly charge to recover costs of the chargeable service. Any surpluses or deficits within the chargeable area of operations are to be held within a reserve. It is important to note that the Partnership should not build up excessive reserves and where these are foreseen the charging scheme should be amended accordingly. If a deficit occurs actions need to be taken to bring the budget back into line and to a "break even" point within an agreed time period. Due to operational needs of the Partnership it is viewed that the break even position is when the Partnership has £150,000 in its reserves in accordance with the Partnership's legal agreement. This level of reserve will facilitate the Partnership's operational requirements as it is not practical to request capital

expenditure from each of the Partners as and when required or to request monies to maintain the agreed level of operational reserve.

**3.3** The scheme of charges as set out in Annex 1 has been established using the hourly rate times the number of inspections and hours taken plan checking. Annex 2 shows the current scheme of charges. Should an applicant agree to pay the inspection charge at the same time as paying the deposit charge on a full plans application a 5% discount has been introduced as the costs associated with the application are reduced as there is no need for invoicing and debt recovery. These savings can be passed on to the applicant. This hopefully will encourage more people to submit full plans applications.

**3.4** The overall increase of charges is based on 4% increase on the hourly charge rounded to the nearest full £.

#### **4.0 POLICY CONTEXT**

**4.1** This budget will have an effect on delivery and implementation of the North Yorkshire Building Control Partnership's Business Plan.

#### **5.0 FINANCIAL IMPLICATIONS**

**5.1** It is anticipated that by adopting these revised charges there will be an overall positive impact on the agreed budget of approximately £15,000.

#### **6.0 LEGAL IMPLICATIONS**

**6.1** The Board is required to review its charges on at least an annual basis and to make appropriate adjustments to ensure a break even position.

#### **7.0 RISK ASSESSMENT**

**7.1** Not reviewing the scheme of charges annually could result in the Partnership trading in a negative position incurring costs to partner authorities.

#### **8.0 CONCLUSION**

It is essential that the charges are set at an appropriate level and within the guidelines of the LGA Model Scheme of Charges to deliver locally accountable building control services, whilst remaining competitive against charges set by Approved Inspectors.

**Background Papers:** The Budget Report September 2010.

**OFFICER CONTACT:**

Please contact Les Chapman, Head of Building Control if you require any further information on the contents of this report. The officer can be contacted on 01347 825760, or at [les.chapman@nybcp.org](mailto:les.chapman@nybcp.org).