



Ryedale District Council

REPORT TO: North Yorkshire Building Control Partnership Board

DATE: 6 February 2009

REPORTING OFFICER: Building Control Manager
Les Chapman

SUBJECT: Proposed Increased Charges

1.0 PURPOSE OF REPORT

- 1.1 To revise the Building Regulation Charges for the Building Control Partnership for the financial year 2009/10.

2.0 RECOMMENDATIONS

The scale of charges as set out in Appendix 1 be adopted with effect from 1 April 2009.

3.0 BACKGROUND

- 3.1 Members will be aware that in April 1999 changes to the Building (Local Authority charges) Regulation 1998 required each Authority to establish charges to recover cost for the delivery of their Building Regulation service and in accordance with CIPFA guidance.
- 3.2 Members will be aware that when setting the charges for the current year the level of increase reflected the Board's aspirations to achieve a balanced budget in 2010/11 and thereafter returning a surplus.
- 3.3 The proposed Budget for 2009/10 assumes a similar volume of work as the current year. However, 10% reduction in fee income is predicted due to a reduction in high fee earning commercial applications.

4.0 POLICY CONTEXT

- 4.1 This policy will have an effect on the implementation of the North Yorkshire Building Control Partnership's Business Plan.
-

5.0 REPORT

- 5.1** In the proposed charges as set out in Appendix 1, adjustments have taken place to restore deposit charges to the same level as those prior to changes in the vat rate in December 2008. This uniform approach significantly benefited agents when depositing applications with numerous authorities and simplified our administrative process. Appendix 2 indicates the level of charge as at 1 April 2008.
- 5.2** In Schedule 1 the first five dwellings have been increased in line with the retail price index as at October 2008 of approximately 4% rounded to the nearest whole pound. Applications above five remain unchanged. The increase has been placed on the inspection charge leaving the deposit charge unchanged.
- 5.3** It is proposed that charges in Schedule 2, domestic extensions etc, are increased in line with the retail price index as at October 2008 of approximately 4% rounded to the nearest whole pound. The increase has been placed on the inspection charge leaving the deposit charge unchanged.
- 5.4** Schedule 3 will remain unchanged as the level of charge fluctuates with the estimated cost of work.

6 FINANCIAL IMPLICATIONS

- 6.1** It is anticipated that by adopting these revised charges the overall impact on the Budget will be an increase of approximately £46,000, which has been accounted for in the proposed budget for 2009/10 prior to a 10% reduction on the total chargeable income.

7 LEGAL IMPLICATIONS

- 7.1** There are no legal implications.

8 RISK ASSESSMENT

- 8.1** By not increasing the scale of charges there is a possibility that the Partnership will not be able to achieve its proposed income therefore increasing it's deficit and extending the period of recovery, which will impact on future investment and service delivery.

9 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: None.

OFFICER CONTACT:

Please contact Les Chapman, Building Control Manager 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.