



Ryedale District Council

REPORT TO: North Yorkshire Building Control Partnership Board

DATE: 29 September 2010

REPORTING OFFICER: Maria Podgorski, Senior Administration Officer

SUBJECT: Demolition Notifications – Proposed Charges

1.0 PURPOSE OF REPORT

- 1.1** To set out a proposed charge to be introduced for the serving of a Section 81 Notice in relation to the demolition or part demolition of a building. To take effect from 1 October 2010.

2.0 RECOMMENDATIONS

- 2.1** That from 1 October 2010 a charge of £240.00 be introduced for serving a Section 81 notice in relation to the demolition or part demolition of a building and associated site inspections.

3.0 BACKGROUND

- 3.1** Any person wishing to demolish a building, or part of, that is over 50 cubic metres must give notice to the local authority under Section 80 of the Building Act.
- 3.2** Serving of a Section 81 Notice (Demolition) is a function carried out by the Partnership, on behalf of Hambleton, Richmondshire, Scarborough and Selby Councils.
- 3.3** In addition to the administering and serving of the notice site inspections are carried out to ensure schedule requirements are adhered to. The cost of undertaking this work in the past has been absorbed within the partnerships budget, however, with the changes to the financial regulations and the requirement to recover legitimate costs it is necessary to set a charge.
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4.0 POLICY CONTEXT

- 4.1** This Report impacts on a number of the Partnership's objectives and values as outlined in the Business Plan relating to delivering a competitive, high quality, dynamic, professional service and excellence in client services.

5.0 REPORT

- 5.1** The partnership has reviewed the scheme of charges applied in other local authority areas which include Barnsley, Doncaster, Havering, Reading, Spelthorpe, Surrey and West Berkshire. These range from £54.00 to £300.00.
- 5.2** The charge the partnership is proposing is £240.00 based on the time associated with carrying out the function.

6.0 FINANCIAL IMPLICATIONS

- 6.1** It is estimated that should this charge have been in place for the year 2009 to 2010 the Partnership would have realised income of approximately £9920 plus VAT for 40 notifications (excluding Richmondshire and Ryedale).
- 6.2** Agreeing these charges will improve the financial position of the Partnership.

7.0 LEGAL IMPLICATIONS

- 7.1** It is a legal requirement of The Building Act 1984 Section 80 that no one can start demolition work unless the local authority has been notified.
- 7.2** The notice served by the local authority must be issued within 'the relevant period'. Where a person proposing demolition has served notice upon the local authority under Section 80, the period is six weeks.
- 7.3** To enable the Partnership to charge for this work and to comply with Financial Standing Orders Members' approval is required.

8.0 RISK ASSESSMENT

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- 8.1 There are no perceived risks in introducing these charges which are common across other local authorities.

9.0 CONCLUSION

- 9.1 To ensure the partnership continues to deliver a cost-effective and efficient service it is essential to recover all legitimate costs.

Background Papers: None

OFFICER CONTACT:

Please contact Maria Podgorski, Senior Administration Officer, if you require any further information on the contents of this report. The officer can be contacted on 01347 825750, or at maria.podgorski@nybcp.org.