



# Ryedale District Council

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

**DATE:** 29 September 2010

**REPORTING OFFICER:** Maria Podgorski, Senior Administration Officer

**SUBJECT:** Development Enquiry – Proposed Charges

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## **1.0 PURPOSE OF REPORT**

- 1.1** To establish a charge for responding as to whether building regulations approval is required for development enquiries.

## **2.0 RECOMMENDATIONS**

- 2.1** That from 1 October 2010 a charge of £20.00 be introduced for a written response to a development enquiry that is made directly to the partnership in relation to the building regulations.
- 2.2** That from 1 October 2010 negotiations to be entered into with Development Management Departments, to provide a joint response for both planning and building control information and that the partnership receives a payment of £10 per enquiry for its contribution of information to enable Development Management to formulate a joint response.

## **3.0 BACKGROUND**

- 3.1** It has been general practice, amongst local authorities, to advise members of the public as to whether they require planning permission, listed building consent or building regulations on development enquiries submitted either by letter or on a form that has been specifically designed to cater for such a query.
- 3.2** Enquiries are usually logged on the Uniform system and a response generated in the form of a formal letter. Members of the public are advised to keep the letter in the event of the sale of their property.
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- 3.3** Over the last couple of years there has been an increase in the number of authorities who charge for this service. Within the Partnership area there are several different ways of dealing with these:-
- 3.3.1** Hambleton – Development Management consult with Building Control as to whether Building Regulations Approval is required and respond on behalf of both functions with a charge applied. Building Control receive no income for this.
- 3.3.2** Richmondshire – Development Management consult with Building Control as to whether Building Regulations Approval is required and respond on both functions with no charge applied. It is felt that due to joint working with Hambleton that a charge may be applied in the future.
- 3.3.3** Ryedale - Development Management consult with Building Control as to whether Building Regulations Approval is required and respond on behalf of both functions with a charge applied. Building Control receive no income for this.
- 3.3.4** Scarborough - Development Management consult with Building Control as to whether Building Regulations Approval is required and respond on both functions with no charge applied.
- 3.3.5** Selby – recently ceased their agreement with Building Control to undertake a joint response. Development Management now deal with their enquiries at the Customer First Centre, where a planner is on duty to answer queries in person, with no reference to Building Control. No charge is made for this service. Should a member of the public contact Building Control a verbal or written response is provided.

## **4.0 POLICY CONTEXT**

- 4.1** This Report impacts on the Partnership's values, competitive high quality, dynamic professional services' and excellence in client services.

## **5.0 REPORT**

- 5.1** For charging purposes it is proposed to introduce a fee of £20 plus VAT to cover the cost of administering this function where there is no liaison between Development Management and Building Control.
- 5.2** For charging purposes it is proposed that a fee of £10 be added to the planning charge for work undertaken by Building Control to enable a joint response and that the Director responsible for Building Control seek relevant authorisation from their local authority to achieve this.

## **6.0 FINANCIAL IMPLICATIONS**

- 6.1** It is estimated that should this charge have been in place for the year 2009 to 2010 with a joint response for both Development Management and Building Control in place the Partnership could have realised income of:-

Hambleton – approximately 520 (RDE) applications logged on the planning system x £10 = £5,200

Richmondshire – approximately 133 (ENQ) applications logged on the planning system x £10 = £1,330

Ryedale – approximately 172 applications (EX) logged on the building control system x £10.00 = £1,720

Scarborough 1258 (PE and PD) applications logged on the planning system x £10.00 = £12,580

Selby – approximately 436 applications (PD) logged on the planning system = £4,360

- 6.2** It is important to note that if the development enquiry process is not undertaken as a joint venture between Development Management and Building Control the potential income for Building Control will be reduced, due to the general lack of public knowledge regarding the need for Building Control as opposed to Planning.
- 6.3** Agreeing these charges will improve the cost effectiveness of the partnership.

## **7.0 LEGAL IMPLICATIONS**

- 7.1** Members approval required to comply with Financial Standing Orders for Fees and Charges.

## **8.0 RISK ASSESSMENT**

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

## **9.0 CONCLUSION**

- 9.1** It is essential that the partnership continues to deliver a consistent and cost-effective service across all of its partner areas and where possible this consistency should be applied when undertaking joint services with other departments.

- 9.2** Should negotiations with the Development Management Departments be successful the joint approach will enhance the customers experience as they will be able to obtain development enquiry information through one form of communication rather than two.

**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](mailto:maria.podgorski@nybcp.org).