

BROMSGROVE DISTRICT COUNCIL**Planning, Regeneration and Leisure Services**

Roundings are generally rounded to the nearest 10p.

Service Category	charge 1st April 2020 £	% Change	Increase / Decrease £	Proposed charge from 2021 £
Development Management				
High Hedge Complaints	595.10	0.00%	0.00	595.10
High Hedge Complaints - reduced for people on benefits	237.60	0.00%	0.00	237.60
Pre Application Fee				
Residential Development/ Development Site Area/Proposed Gross Floor Area				
Householder Development	100.00	2.70%	3.00	103.00
1* Dwelling	216.00	2.70%	6.00	222.00
2-4 Dwellings	324.00	2.70%	9.00	333.00
5-9 Dwellings	649.00	2.70%	17.00	666.00
10 - 49 Dwellings	1,298.00	2.70%	35.00	1,333.00
50 - 99 Dwellings	2,379.00	2.70%	64.00	2,443.00
100 - 199 Dwellings	3,245.00	2.70%	88.00	3,333.00
200+ Dwellings	4,326.00	2.70%	117.00	4,443.00
* includes one-for-one replacements				
Non-residential development (floor space)				
Floor area is measured externally				
Less than 500sqm	300.00	2.70%	8.00	308.00
500 - 999sqm	541.00	2.70%	15.00	556.00
1000 - 1999sqm	1,082.00	2.70%	29.00	1,111.00
2000 - 4999sqm	2,163.00	2.70%	58.00	2,221.00
5000 - 9999sqm	2,704.00	2.70%	73.00	2,777.00
10,000sqm or greater	3,245.00	2.70%	88.00	3,333.00
Non-residential development (site area) where no building operations are proposed				
Less than 0.5ha	325.00	2.70%	9.00	334.00
0.5 - 0.99ha	649.00	2.70%	17.00	666.00
1 - 1.25ha	1,082.00	2.70%	29.00	1,111.00
1.26 - 2ha	2,163.00	2.70%	58.00	2,221.00
2ha or greater	3,245.00	2.70%	88.00	3,333.00
Variation/removal of conditions and engineering operations (flat fee)	200.00	2.70%	5.00	205.00
Recovering Costs for seeking specialist advice in connection with Planning proposals	Full recovery cost		0.00	Full recovery cost
Obligations where the Council is the recipient				
All contributions (financial or non-monetary) - PER OBLIGATION	290.00	2.70%	8.00	298.00
Pre-commencement trigger - PER OBLIGATION	100.00	2.70%	3.00	103.00
Other Triggers (Phased Payments/Provision of Infrastructure) - PER TRIGGER POINT	150.00	2.70%	4.00	154.00
Other obligations (eg. Occupation restrictions or removal of Permitted Development rights) - PER CLAUSE	120.00	2.70%	3.00	123.00
Obligations for another signatory (eg. Worcestershire County Council)				
All contributions (financial or non-monetary) - PER OBLIGATION	175.00	2.70%	5.00	180.00
Pre-commencement trigger - PER OBLIGATION	60.00	2.70%	2.00	62.00
Other Triggers (Phased Payments/Provision of Infrastructure) - PER TRIGGER POINT	90.00	2.70%	2.00	92.00
Ongoing Monitoring of large sites	400.00	2.70%	10.00	410.00

Fee Concessions

Some pre-application advice will still be provided free of charge. For example where the development is for the direct benefit of a disabled person (and as such there would be no fee incurred to make the planning application) or where works relate to a listed building.

Some advice is provided at a reduced or concessionary rate. If the proposal is being submitted by or is for the benefit of a Parish Council or other Local Authority, then the appropriate fee is reduced by 50%. In addition if the scheme relates to a solely affordable housing scheme, the Applicant is a Registered Social Landlord or Housing Association the fee for pre application advice would also be reduced by 50%.

Comments

Pre application advice; This is a discretionary service provided alongside the main focus of the Development Management Team, which is to determine planning applications in a timely matter with decisions that withstand scrutiny at appeal if required. Against the backdrop of reduced staff resources (because of recruitment difficulties), it is not always possible to meet the demand for pre application advice. In addition, even if fully resourced, demand for pre application advice is subject to variations outside of the control of the Council and thus income is always variable. It is not possible to have a cost neutral position related to pre application fees because the pre application fee can only be a proportion of the nationally set planning application fee, or applicants would just go straight to the submission of an application, which would lose this variable income stream and result in poorer quality applications. A balance is struck by applying a percentage increase across the development types.

Monitoring of Legal agreements Development Management; 2010 CIL Regulations (as amended) Regulation 122 enables Fees to be collected for the monitoring of planning obligations. The fee needs to be fair and reasonably related in scale and kind to the development and not exceed the authority's estimate of its cost of the monitoring. This charge was introduced last year and a 2.7% increase across the relevant categories is proposed.

Specialist Reports and advice in Development Management; Full recovery of these costs was introduced last year. This is proposed to remain as is.

BUILDING CONTROL -2021 - VAT AT 20%

Explanatory notes

1 Before you build, extend or convert a building to which the building regulations apply, you or your agent must submit a Building regulations application.

The charge you have to pay depends on the type of work, the number of separate properties, or the total floor area.

You can use the following tables with the current charges regulations to work out the charges. If you have any difficulties, please do not hesitate to call us.

2 The charges are as follows.

Category A: New domestic homes, flats or conversions etc.

Category B: Extending or altering existing homes

Category C: Any other project including commercial or industrial projects etc.

Individually determined fees are available for most projects. We would be happy to discuss these with you if you require.

In certain cases, we may agree that you can pay charges in instalments. Please contact us for further discussions.

3 Exemptions and reductions in charges.

a If your plans have been approved or rejected, you won't have to pay again if you resubmit plans for the same work which has not started, provided you resubmit with 3 years of the original application date.

b You don't have to pay charges if the work will provide access to a building or is an extension to store medical equipment or provide medical treatment facilities for a disabled person. In order to claim exemption, an application must be supported by appropriate evidence as to the nature of the disabled persons disability. In these regulations, a 'disabled person' is a person who is described under section 29(1) of the National Assistance Act 1948 (as extended by section 8(2) Mental Health Act 1959).

4 You have to pay VAT for all local authority Building Regulation charges, except for the regularisation charge. VAT is included in the attached fees.

5. Regularisation applications are available for cases where unauthorised building work was undertaken without an application. Such work can only be regularised where the work was undertaken after October 1985 and not within the last 6 months. The Authority is not obliged to accept Regularisation applications. Regularisation application fees are individually determined. Please contact us to discuss regularisation application fees.

6. Reversion applications. Where the control of a building project passes from a third party to the Council a reversion application will be required. Reversion application fees are individually determined.

7. The additional charge refers to electrical works undertaken by a non qualified person who is unable to certify their work to appropriate electrical regulations.

Other information

1 These notes are for guidance only and do not replace Statutory Instrument 2010 number 0404 which contains the full statement of the law, and the Scheme of Recovery of Fees dated April 2014.

2 These guidance notes refer to the charges that you have to pay for building control services within North Worcestershire.

Telephone payments are accepted. Please contact the relevant payment centre with your address and card details:

Bromsgrove 01527 881402

Service Category	charge 1st April 2020	% Change	Increase / Decrease	Proposed charge from 2021
	£		£	£

TABLE A: Standard Charges for the Creation or Conversion to New Housing

Application Charge	Please Ring for Quote			Please Ring for Quote
Regularisation Charge	Please Ring for Quote			Please Ring for Quote
Additional Charge	Please Ring for Quote			Please Ring for Quote
TABLE B: Domestic Extensions and alterations to a Single Building (please contact us)				
Application Charge - New	Please Ring for Quote			Please Ring for Quote
Regularisation Charge - New	Please Ring for Quote			Please Ring for Quote
Additional Charge - New	Please Ring for Quote			Please Ring for Quote
Garage Conversion to habitable room				
Application Charge	375.00	0.00%	0.00	375.00
Regularisation Charge	450.00	0.00%	0.00	450.00
Additional Charge	Please contact us			Please contact us
Electrical works by non-qualified electrician				
Application Charge	Please contact us			Please contact us
Regularisation Charge	Please contact us			Please contact us
Additional Charge	N/A			N/A
Renovation of thermal element				
Application Charge	231.00	0.00%	0.00	231.00
Regularisation Charge	275.00	0.00%	0.00	275.00
Additional Charge	N/A			N/A
Installing steel beam(s) within an existing house				
Application Charge	225.00	0.00%	0.00	225.00
Regularisation Charge	270.00	0.00%	0.00	270.00
Additional Charge	N/A			N/A
Window replacement				
Application Charge	225.00	0.00%	0.00	225.00
Regularisation Charge	270.00	0.00%	0.00	270.00
Additional Charge	N/A			N/A
Installing a new boiler or wood burner etc.				
Application Charge	440.00	0.00%	0.00	440.00
Regularisation Charge	530.00	0.00%	0.00	530.00
Additional Charge	N/A			N/A
TABLE C: All Other works - Alterations and new build				
Application Charge	Please Contact Us			Please Contact Us
Regularisation Charge	Please Contact Us			Please Contact Us

For Office or shop fit outs, installation of a mezzanine floor and all other work where the estimated cost exceeds £50,000, please contact the Building Control Office on 01527 881402 for a competitive quote

These charges have been set on the following basis:

1. That the building work does not consist of, or include innovative or high risk construction techniques and / or duration of the building work from commencement to completion does not exceed 12 months
2. That the design and building work is undertaken by a person or company that is competent to carry out the relevant design and building work. If they are not, the building control service may impose supplementary charges.

Building Control – Supplementary Charges

If you are selling a property that has been extended or altered, you need to provide evidence to prospective purchasers that any relevant building work has been inspected and approved by a Building Control Body. That evidence is in the form of a Building Regulations Completion / Final Certificate and / or an Approval or Initial Notice (called the 'authorised documents' in the Home Information Pack Regulations). Legal entitlement to a Completion Certificate is subject to conditions. In cases where the Council is not told that building work is completed, or the building is occupied without addressing outstanding Building Regulation matters, a certificate is not issued. Despite the best efforts of the Council's Building Control Surveyors, many home owners who undertake building works fail to obtain a Completion Certificate and their application is archived. A fee is payable to re-open archived building regulations applications for the purposes of issuing a completion certificate.

Other charges are payable where we are asked to withdraw a Building Regulations application and refund fees, or asked to re-direct inspection fee invoices. Fees are payable in cleared funds before the release of any authorised documents or other actions listed below.

ARCHIVED APPLICATIONS

Process request to re-open archived building control file, resolve case and issue completion certificate (Administration Fee)	55.40	0.00%	0.00	55.40
Each visit to site in connection with resolving archived building control cases (Per Site Visit)	72.30	0.00%	0.00	72.30
Service Category	charge 1st April 2020	% Change	Increase / Decrease	Proposed charge from 2021
	£		£	£
<u>WITHDRAWN APPLICATIONS</u>				
Process request	55.40	0.00%	0.00	55.40
<u>With additional fees of:</u>				
Withdraw Building Notice application where no inspections have taken place	refund submitted fee less admin fee		refund submitted fee less admin fee	refund submitted fee less admin fee
Withdraw Building Notice application where inspections have taken place	refund submitted fee less admin fee, less £72.30 per site visit made		refund submitted fee less admin fee, less £65.90 per site visit made	refund submitted fee less admin fee, less £72.30 per site visit made
Withdrawn Full Plans application without plans being checked or any site inspections being made	refund submitted fee less admin fee		refund submitted fee less admin fee	refund submitted fee less admin fee
Withdraw Full Plans application after plan check but before any inspections on site	refund inspection fee (where paid up-front) less admin fee		refund inspection fee (where paid up-front) less admin fee	refund inspection fee (where paid up-front) less admin fee
Withdraw Full Plans application after plan check and after site inspections made	refund any paid inspection fee less admin fee, less £72.30 per site inspection made		refund any paid inspection fee less admin fee, less £65.90 per site inspection made	refund any paid inspection fee less admin fee, less £72.30 per site inspection made
<u>RE-DIRECT INSPECTION FEES / ISSUE COPY DOCUMENTS</u>				
Process request to re-invoice inspection fee to new addressee or issue copies of previously issued Completion Certificates, Plans Approval Notices or Building Notice acceptances.	55.40	0.00%	0.00	55.40
Optional Consultancy Services	Please Contact Us		Please Contact Us	Please Contact Us
<u>*Charges Note*</u>				
Under the Building (Local Authority Charges) Regulations 2010 local authority building control is not permitted to make a profit or loss. The service is to ensure full cost recovery and no more. Any surplus or loss made against expenditure budgets is to be offset against the following years fees and charges setting. In addition, the level of competition from the private sector needs to continually defended against therefore it is proposed to curtail both the extent of fee categories published and to make extensive use of the fact that legislation now allows local authorities to offer site specific quotations for building regulations applications. In addition expenditure of the service has reduced since the creation of a shared service resulting in a reduction in the hourly rate charged by the service. Inspection fees equate to 70% of the total fee payable for a project.				
<u>Comments</u>				
In accordance with the Local Authority (Building Regulations) Fees and Charges regulations 2010, the building control service is required to be cost neutral on a 1 year rolling balance. No significant profit is permitted. Last year Bromsgrove Council made a small surplus. It is proposed therefore to make no changes to fees and charges for 21/22. Individually determined fees will reflect any minor changes in the service hourly rate				
Service Category	charge 1st April 2020	% Change	Increase / Decrease	Proposed charge from 2021
	£		£	£
<u>SPORTS DEVELOPMENT</u>				
Community exercise class	3.50	0.00%	0.00	3.50
Specialised health class	3.50	0.00%	0.00	3.50
Primary Sports Project (Standard Curriculum)	30.00	0.00%	0.00	30.00
Primary Sports Project (Specialist Curriculum)	35.00	0.00%	0.00	35.00
Inclusive activities (hourly rate)	3.30	0.00%	0.00	3.30
Inclusive activities (90 minute rate)	3.80	0.00%	0.00	3.80
Inclusive activities (2 hour rate)	4.40	0.00%	0.00	4.40
Multi Skills clubs	4.00	0.00%	0.00	4.00

Community Gymnastics	4.00	0.00%	0.00	4.00
Couch 2 5k	1.00	0.00%	0.00	1.00
PSI Falls Prevention	3.50	0.00%	0.00	3.50

Comments

We do not propose to increase any of our fees and charges this year. We made a like for like comparison between September 2019 and September 2020 participation levels and this shows an on average decrease in attendance of 45%. September was the first month that we can make a like for like comparison because this is the first month that the sessions have come back into operation in full since the beginning of the Covid 19 pandemic. To accompany this quantity based data we have consulted with our customer base and we know that this drop off in participation is due in the main to the public's concerns about safety during the Covid crisis. Alongside this we are aware of the importance of this physical activity work during this pandemic for health reasons in particular for residents with underlying health conditions. We do not recommend reducing our fees and charges because of the impact on our income however in order to safeguard the increase in participation during this difficult time for communities we recommend encouraging customers to participate via not increasing the fees. To further substantiate our recommendation we can explain that if the decision was made to increase fees and charges by 2.75% this would amount to £151 extra income in Bromsgrove if we secure the same levels of income as was the case during 2019/20. On this basis, our recommendation is that the benefits of remaining at standstill outweigh the benefits of increasing the fees and charges.

SANDERS PARK

Tennis Courts (per court per Hour)

- Adult	7.55	0.00%	0.00	7.55
- Adult & Junior	6.60	0.00%	0.00	6.60
- Junior/Senior Citizen	5.05	0.00%	0.00	5.05

Tennis Courts (per court per 1 and 1/2 Hour)

- Adult	11.00	0.00%	0.00	11.00
- Adult & Junior	9.50	0.00%	0.00	9.50
- Junior/Senior Citizen	8.50	0.00%	0.00	8.50

Bowls

- Adult (per hour)	8.00	0.00%	0.00	8.00
- Junior (per hour)	4.20	0.00%	0.00	4.20
- Senior Citizen (per hour)	5.50	0.00%	0.00	5.50
- Adult (season ticket)	53.50	0.00%	0.00	53.50
- Junior (season ticket)	29.00	0.00%	0.00	29.00
- Senior Citizen (season ticket)	39.00	0.00%	0.00	39.00

Comments

No increases due to COVID-19 and promoting outdoor activity and wellbeing

Service Category	charge 1st April 2020	% Change	Increase / Decrease	Proposed charge from 2021
	£		£	£
OTHER RECREATION GROUNDS AND OPEN SPACES				
Football				
SENIOR 11 a side with changing				
Match games	55.00	0.00%	0.00	55.00
SENIOR 11 a side without changing				
Match games	40.00	0.00%	0.00	40.00
JUNIOR 9 or 11 a side with changing				
Match games	30.00	0.00%	0.00	30.00
per season (x 12 games)	360.00	0.00%	0.00	360.00
JUNIOR 9 or 11 a side without changing				
Match games	22.50	0.00%	0.00	22.50
per season (x 12 games)	270.00	0.00%	0.00	270.00
MINI FOOTBALL 5 or 7 a side				
Match games	16.50	0.00%	0.00	16.50
per season (x 12 games)	198.00	0.00%	0.00	198.00
Fairs				

Boleyn Road, Frankley				
- fairs (per day)	473.80	0.00%	0.00	473.80
- deposit	2,166.70	0.00%	0.00	2,166.70
Market Street Recreation Ground				
- fairs (per day)	477.35	0.00%	0.00	477.35
- deposit	2,187.75	0.00%	0.00	2,187.75
<p>One free day is allowed for each of the above bookings by fairs/circuses. Other hiring's – charge to be decided at the time of application. Football pitches and parks are not available for any organised football activity during the period June 1st to July 15th. This is to allow the pitches a rest period and for maintenance work to take place. After this date any organised football training must be paid for at a cost of £10 per session for one team and a negotiated price for more than one team. Please contact the Parks Team to book this, pitches will be allocated at our discretion.</p>				
Comments				
<p>We are proposing no changes at all to football fees and charges for the coming year as we had a considerable increase last year. We are proposing no changes to funfairs due to COVID measures required to be implemented by local business.</p>				
ALLOTMENTS				
<i>(Charge is for October 2014 - September 2015)</i>				
- Rent per acre equivalent to 0.404685 hectares	1,173.10	0.00%	0.00	1,173.10
- Rent per 3/4 acre equivalent to 0.303514 hectares	787.80	0.00%	0.00	787.80
- Rent per 1/2 acre equivalent to 0.202342 hectares	467.50	0.00%	0.00	467.50
- Rent per 1/4 acre equivalent to 0.101171 hectares	214.80	0.00%	0.00	214.80
Service Category	charge 1st April 2020	% Change	Increase / Decrease	Proposed charge from 2021
	£		£	£
- Rent per 1/16 acre equivalent to 0.25529 hectares	49.40	0.00%	0.00	49.40
- Rent per 1/32 acre equivalent to 0.01264 hectares	34.60	0.00%	0.00	34.60
Comments				
Fees and charges to be held for one additional year based on 3 year fixed				
<u>Bromsgrove Outdoor Events Hire</u>				
<u>£250 - £1500 Bond Payable</u>				
Events				
Commercial Rates				
Small Attendance = 0 to 99				
Per half day	155.00	0.00%	0.00	155.00
Per Day	282.00	0.00%	0.00	282.00
Medium Attendance = 100 to 499				
Per half day	220.00	0.00%	0.00	220.00
Per Day	378.00	0.00%	0.00	378.00
Large Attendance = 500 to 1999				
Per half day	280.00	0.00%	0.00	280.00
Per Day	472.00	0.00%	0.00	472.00
Community Rates				

Small Attendance = 0 to 99				
Per half day	65.00	0.00%	0.00	65.00
Per Day	106.00	0.00%	0.00	106.00
Medium Attendance = 100 to 499				
Per half day	80.00	0.00%	0.00	80.00
Per Day	134.50	0.00%	0.00	134.50
Large Attendance = 500 to 1999				
Per half day	95.00	0.00%	0.00	95.00
Per Day	166.00	0.00%	0.00	166.00
<u>Charities / Not For Profit Organisations</u>				
Small Attendance = 0 to 99				
Per half day	45.00	0.00%	0.00	45.00
Per Day	74.00	0.00%	0.00	74.00
Medium Attendance = 100 to 499				
Per half day	54.00	0.00%	0.00	54.00
Per Day	89.50	0.00%	0.00	89.50
Large Attendance = 500 to 1999				
Per half day	65.00	0.00%	0.00	65.00
Per Day	118.30	0.00%	0.00	118.30
<u>Fairs & Circuses Min of 3 day Hire</u>				
Small Attendance = 0 to 99 Per Day	440.20	0.00%	0.00	440.20
Additional Costs for Outdoor Event Space:				
Ø Set up and Clearance charged @ 50% of applicable rate				
Ø Any event in excess of 1999 attendees is STN				
Service Category	charge 1st April 2020	% Change	Increase / Decrease	Proposed charge from
	£		£	2021
				£
Additional Costs for Outdoor Fitness Space:				
Ø Set up and Clearance charged @ 50% of applicable rate				
<u>Outdoor Fitness Session</u>				
Commercial Rates (Per Day)				
Summer Fee (Apr to Sept) One day maximum usage per week	400.45	0.00%	0.00	400.45
Summer Fee (Apr to Sept) Two days maximum usage per week	650.00	0.00%	0.00	650.00
Summer Fee (Apr to Sept) Three days maximum usage per week	700.00	0.00%	0.00	700.00
Winter Fee (Oct to Mar) One day maximum usage per week	200.00	0.00%	0.00	200.00
Winter Fee (Oct to Mar) Two days maximum usage per week	400.00	0.00%	0.00	400.00
Winter Fee (Oct to Mar) Three days maximum usage per week	600.00	0.00%	0.00	600.00
Annual Fee One day maximum usage per week	520.00	0.00%	0.00	520.00
Annual Fee Two days maximum usage per week	850.00	0.00%	0.00	850.00
Annual Fee Three days maximum usage per week	1,000.00	0.00%	0.00	1,000.00
Community Rates (Per Day)				
Summer Fee (Apr to Sept) One day maximum usage per week	200.00	0.00%	0.00	200.00
Summer Fee (Apr to Sept) Two days maximum usage per week	300.00	0.00%	0.00	300.00
Summer Fee (Apr to Sept) Three days maximum usage per week	350.00	0.00%	0.00	350.00
Winter Fee (Oct to Mar) One day maximum usage per week	80.00	0.00%	0.00	80.00
Winter Fee (Oct to Mar) Two days maximum usage per week	200.00	0.00%	0.00	200.00
Winter Fee (Oct to Mar) Three days maximum usage per week	300.00	0.00%	0.00	300.00
Annual Fee One day maximum usage per week	250.00	0.00%	0.00	250.00
Annual Fee Two days maximum usage per week	450.00	0.00%	0.00	450.00

Annual Fee Three days maximum usage per week	500.00	0.00%	0.00	500.00
Trial fee (1 day per week - MAX 4 week trial)	100.00	0.00%	0.00	100.00
Comments No increases due to COVID impact on Leisure industry and event organisers, to provide additional measures and costs to mitigate COVID - 19				