

BROMSGROVE DISTRICT COUNCIL

Planning, Regeneration and Leisure Services

Roundings are generally rounded to the nearest 10p.

Service Category	Charge 1st April 2021 £	Charge from April 2022 £	Charge Increase 23/24	Charge 1st April 2023 £	Charge Increase 24/25	Proposed Charge 24/5 £
Development Management						
Pre Application Fee						
Residential Development/ Development Site Area/Proposed Gross Floor Area						
Householder Development	103.00	109.00				
1* Dwelling	222.00	234.00	10%	119.90	7%	128.29
2-4 Dwellings	333.00	350.00	10%	257.40	7%	275.42
5-9 Dwellings	666.00	700.00	10%	385.00	7%	411.95
10 - 49 Dwellings	1,333.00	1,400.00	10%	770.00	7%	823.90
50 - 99 Dwellings	2,443.00	2,566.00	10%	1,540.00	7%	1,647.80
100 - 199 Dwellings	3,333.00	3,500.00	10%	2,822.60	7%	3,020.18
200+ Dwellings	4,443.00	4,665.00	10%	3,850.00	7%	4,119.50
* includes one-for-one replacements				5,131.50	7%	5,490.71
Non-residential development (floor space)						
Floor area is measured externally						
Less than 500sqm	308.00	324.00	10%			
500 - 999sqm	556.00	584.00	10%	356.40	7%	381.35
1000 - 1999sqm	1,111.00	1,167.00	10%	642.40	7%	687.37
2000 - 4999sqm	2,221.00	2,332.00	10%	1,283.70	7%	1,373.56
5000 - 9999sqm	2,777.00	2,916.00	10%	2,565.20	7%	2,744.76
10,000sqm or greater	3,333.00	3,500.00	10%	3,207.60	7%	3,432.13
Non-residential development (site area) where no building operations are proposed						
Less than 0.5ha	334.00	351.00	10%			
0.5 - 0.99ha	666.00	700.00	10%	386.10	7%	413.13
1 - 1.25ha	1,111.00	1,167.00	10%	770.00	7%	823.90
1.26 - 2ha	2,221.00	2,332.00	10%	1,283.70	7%	1,373.56
2ha or greater	3,333.00	3,500.00	10%	2,565.20	7%	2,744.76
Variation/removal of conditions and engineering operations (flat fee)	205.00	216.00	10%	3,850.00	7%	4,119.50
Recovering Costs for seeking specialist advice in connection with Planning proposals	Full recovery cost	Full recovery cost	10%	0.00	7%	0.00
			10%	237.60	7%	254.23
			Full cost	Full Cost Recovery	Full cost	Full Cost Recovery
Monitoring Fees to be applied to Planning Obligations						
Obligations where the Council is the recipient						
All contributions (financial or non-monetary) - PER OBLIGATION	298.00	313.00	10%			
Pre-commencement trigger - PER OBLIGATION	103.00	109.00	10%	344.30	7%	368.40
Other Triggers (Phased Payments/Provision of Infrastructure) - PER TRIGGER POINT	154.00	162.00	10%	119.90	7%	128.29
Other obligations (eg. Occupation restrictions or removal of Permitted Development rights) - PER CLAUSE	123.00	130.00	10%	178.20	7%	190.67
			10%	143.00	7%	153.01

Obligations for another signatory (eg. Worcestershire County Council)						
All contributions (financial or non-monetary) - PER OBLIGATION	180.00	189.00	10%	207.90	7%	222.45
Pre-commencement trigger - PER OBLIGATION	62.00	66.00	10%	72.60	7%	77.68
Other Triggers (Phased Payments/Provision of Infrastructure) - PER TRIGGER POINT	92.00	97.00	10%	106.70	7%	114.17
Ongoing Monitoring of large sites	410.00	431.00	10%	474.10	7%	507.29

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%.

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 £	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	Full cost	Full Cost Recovery	Full cost	Full Cost Recovery
Regularisation Charge	Please Ring for Quote	Please Ring for Quote	Full cost	Full Cost Recovery	Full cost	Full Cost Recovery
Additional Charge	Please Ring for Quote	Please Ring for Quote	Full cost	Full Cost Recovery	Full cost	Full Cost Recovery
TABLE B: Domestic Extensions and alterations to a Single Building (please contact us)						

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

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.

<u>ARCHIVED APPLICATIONS</u>						
Process request to re-open archived building control file, resolve case and issue completion certificate (Administration Fee)	55.40	55.40	Full cost	Full Cost Recovery	Full cost	Full Cost Recovery
Each visit to site in connection with resolving archived building control cases (Per Site Visit)	72.30	72.30	Full cost	Full Cost Recovery	Full cost	Full Cost Recovery
<u>WITHDRAWN APPLICATIONS</u>						
Process request	55.40	55.40	Full cost	Full Cost Recovery	Full cost	Full Cost Recovery
<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	Full cost	Full Cost Recovery	Full cost	Full Cost Recovery
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 £72.30 per site visit made	Full cost	Full Cost Recovery	Full cost	Full Cost Recovery
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	Full cost	Full Cost Recovery	Full cost	Full Cost Recovery
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	Full cost	Full Cost Recovery	Full cost	Full Cost Recovery
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 £72.30 per site inspection made	Full cost	Full Cost Recovery	Full cost	Full Cost Recovery
<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	55.40	Full cost	Full Cost Recovery	Full cost	Full Cost Recovery

Optional Consultancy Services	Please Contact Us	Please Contact Us	Full cost	Full Cost Recovery	Full cost	Full Cost Recovery
Charges Note						
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.						
SPORTS DEVELOPMENT						
Community exercise class	3.50	3.70	10%	4.07	7%	4.35
Specialised health class	3.50	3.70	10%	4.07	7%	4.35
Primary Sports Project (Standard Curriculum)	30.00	NIL				
Primary Sports Project (Specialist Curriculum)	35.00	NIL				
Inclusive activities (hourly rate)	3.30	3.50	10%	3.85	7%	4.12
Inclusive activities (90 minute rate)	3.80	4.00	10%	4.40	7%	4.71
Inclusive activities (2 hour rate)	4.40	NIL				
Multi Skills clubs	4.00	NIL				
Community Gymnastics	4.00	4.20	10%	4.62	7%	4.94
Couch 2 5k	1.00	1.00	10%	1.10	7%	1.18
PSI Falls Prevention	3.50	3.70	10%	4.07	7%	4.35
SANDERS PARK						
Tennis Courts (per court per Hour)						
- Adult	7.55	7.95	10%	8.75	7%	9.36
- Adult & Junior	6.60	6.95	10%	7.65	7%	8.18
- Junior/Senior Citizen	5.05	5.30	10%	5.83	7%	6.24
Tennis Courts (per court per 1 and 1/2 Hour)						
- Adult	11.00	11.50	10%	12.65	7%	13.54
- Adult & Junior	9.50	10.00	10%	11.00	7%	11.77
- Junior/Senior Citizen	8.50	8.80	10%	9.68	7%	10.36
Bowls						
- Adult (per hour)	8.00	8.40	10%	9.24	7%	9.89
- Junior (per hour)	4.20	4.40	10%	4.84	7%	5.18
- Senior Citizen (per hour)	5.50	5.80	10%	6.38	7%	6.83
- Adult (season ticket)	53.50	55.00	10%	60.50	7%	64.74
- Junior (season ticket)	29.00	30.00	10%	33.00	7%	35.31
- Senior Citizen (season ticket)	39.00	40.00	10%	44.00	7%	47.08
Hire of Bowls Green Pavillion - half day (4 hours) - new charge	NEW	60.00	10%	66.00	7%	70.62
Hire of Bowls Green Pavillion - full day - new charge	NEW	90.00	10%	99.00	7%	105.93
OTHER RECREATION GROUNDS AND OPEN SPACES						
Football						
SENIOR 11 a side with changing						
Match games	55.00	58.00	10%	63.80	7%	68.27
SENIOR 11 a side without changing						
Match games	40.00	42.50	10%	46.75	7%	50.02
JUNIOR 9 or 11 a side with changing						
Match games	30.00	32.00	10%	35.20	7%	37.66
per season (x 12 games)	360.00	384.00	10%	422.40	7%	451.97
JUNIOR 9 or 11 a side without changing						
Match games	22.50	24.00	10%	26.40	7%	28.25
per season (x 12 games)	270.00	288.00	10%	316.80	7%	338.98
MINI FOOTBALL 5 or 7 a side						
Match games	16.50	17.50	10%	19.25	7%	20.60
per season (x 12 games)	198.00	210.00	10%	231.00	7%	247.17

ALLOTMENTS						
- Rent per acre equivalent to 0.404685 hectares	1,173.10	NA				
- Rent per 3/4 acre equivalent to 0.303514 hectares	787.80	NA				
- Rent per 1/2 acre equivalent to 0.202342 hectares	467.50	NA				
- Rent per 1/4 acre equivalent to 0.101171 hectares	214.80	NA				
- Rent per 1/16 acre equivalent to 0.25529 hectares	49.40	68.60				
			10%	75.46	7%	80.74
- Rent per 1/32 acre equivalent to 0.01264 hectares	34.60	45.80				
			10%	50.38	7%	53.91
Events, Open Spaces and Civic Spaces Hire						
<u>£250 - £1500 Bond Payable</u>						
Events						
Commercial Rates						
Small Attendance = 0 to 99						
Per half day	155.00	160.00	10%	176.00	7%	188.32
Per Day	282.00	290.00	10%	319.00	7%	341.33
Medium Attendance = 100 to 499						
Per half day	220.00	225.00	10%	247.50	7%	264.83
Per Day	378.00	385.00	10%	423.50	7%	453.15
Large Attendance = 500 to 1999						
Per half day	280.00	290.00	10%	319.00	7%	341.33
Per Day	472.00	485.00	10%	533.50	7%	570.85
Community Rates						
Small Attendance = 0 to 99						
Per half day	65.00	66.00	10%	72.60	7%	77.68
Per Day	106.00	107.50	10%	118.25	7%	126.53
Medium Attendance = 100 to 499						
Per half day	80.00	81.00	10%	89.10	7%	95.34
Per Day	134.50	136.00	10%	149.60	7%	160.07
Large Attendance = 500 to 1999						
Per half day	95.00	96.00	10%	105.60	7%	112.99
Per Day	166.00	167.00	10%	183.70	7%	196.56
Charities / Not For Profit Organisations						
Small Attendance = 0 to 99						
Per half day	45.00	45.00	10%	49.50	7%	52.97
Per Day	74.00	74.00	10%	81.40	7%	87.10
Medium Attendance = 100 to 499						
Per half day	54.00	54.00	10%	59.40	7%	63.56
Per Day	89.50	89.50	10%	98.45	7%	105.34
Large Attendance = 500 to 1999						
Per half day	65.00	65.00	10%	71.50	7%	76.51
Per Day	118.30	118.30	10%	130.13	7%	139.24
Fairs & Circuses Min of 3 day Hire						
Small Attendance = 0 to 99 Per Day	440.20	450.00	10%	495.00	7%	529.65
Medium and large attendance more than 99 per day (new Charge)	NEW	480.00	10%	528.00	7%	564.96

Boleyn Road, Frankley - fairs (per day) - deposit	473.80 2,166.70	473.80 2,166.70	10% 10% 10%	0.00 521.18 2,383.37	7% 7% 7%	0.00 557.66 2,550.21
Market Street Recreation Ground - fairs (per day) - deposit	477.35 2,187.75	477.35 2,187.75	10% 10%	525.09 2,406.53	7% 7%	561.84 2,574.98
<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>						
Ø Set up and Clearance charged @ 50% of applicable rate Ø Any event in excess of 1999 attendees is STN Event - Officer Support for event (per hour) Power and Water Supply Additional Charges	NEW NEW	£50.00 per hour Negotiation	Full cost Full cost	Full Cost Recovery Full Cost Recovery	Full cost Full cost	Full Cost Recovery Full Cost Recovery
Additional Costs for Outdoor Fitness Space: Ø Set up and Clearance charged @ 50% of applicable rate						
Outdoor Fitness Session Commercial Rates (Per Day) Summer Fee (Apr to Sept) One day maximum usage per week Summer Fee (Apr to Sept) Two days maximum usage per week Summer Fee (Apr to Sept) Three days maximum usage per week	400.45 650.00 700.00	415.00 670.00 725.00	10% 10% 10%	456.50 737.00 797.50	7% 7% 7%	488.46 788.59 853.33
Winter Fee (Oct to Mar) One day maximum usage per week Winter Fee (Oct to Mar) Two days maximum usage per week Winter Fee (Oct to Mar) Three days maximum usage per week	200.00 400.00 600.00	207.00 415.00 620.00	10% 10% 10%	227.70 456.50 682.00	7% 7% 7%	243.64 488.46 729.74
Annual Fee One day maximum usage per week Annual Fee Two days maximum usage per week Annual Fee Three days maximum usage per week	520.00 850.00 1,000.00	540.00 880.00 1,050.00	10% 10% 10%	594.00 968.00 1,155.00	7% 7% 7%	635.58 1,035.76 1,235.85
Community Rates (Per Day) Summer Fee (Apr to Sept) One day maximum usage per week Summer Fee (Apr to Sept) Two days maximum usage per week Summer Fee (Apr to Sept) Three days maximum usage per week	200.00 300.00 350.00	205.00 307.00 360.00	10% 10% 10%	225.50 337.70 396.00	7% 7% 7%	241.29 361.34 423.72
Winter Fee (Oct to Mar) One day maximum usage per week Winter Fee (Oct to Mar) Two days maximum usage per week Winter Fee (Oct to Mar) Three days maximum usage per week	80.00 200.00 300.00	82.00 205.00 307.00	10% 10% 10%	90.20 225.50 337.70	7% 7% 7%	96.51 241.29 361.34
Annual Fee One day maximum usage per week Annual Fee Two days maximum usage per week Annual Fee Three days maximum usage per week Trial fee (1 day per week - MAX 4 week trial)	250.00 450.00 500.00 100.00	255.00 460.00 512.00 105.00	10% 10% 10% 10%	280.50 506.00 563.20 115.50	7% 7% 7% 7%	300.14 541.42 602.62 123.59
The Bird Box - NEW CHARGE Use of Power connection	1.60	1.70	10%	1.87	7%	2.00