



Cabinet
14 December 2015

**Report of the Strategic Director,
Regeneration and Growth.**

Wards affected:
ALL

Building Control Fees and Charges 2015-17

1. INTRODUCTION

- 1.1. A report was taken to Cabinet in June 2015 in connection with general Fees and Charges for 2015/16 across the Council, including Building Control. However, a decision was taken at Cabinet that a separate report was required in respect of Building Control due to the complexities of the charging rules.
- 1.2. Local authorities levy a range of fees for a wide range of services. In some instances, charges are set by statute or are required to be set at a level to recover costs and, in other cases, the Council has discretion as to how to charge for its services.
- 1.3. In setting prices councils need to be aware of their market position, neither abusing the local authority monopoly position (where this applies) nor failing to respond to commercial pressures from private sector (or in some cases other public sector) competitors. This is particularly true of Building Control. However, pricing decisions can be difficult and complex, requiring careful balancing of statutory requirements, financial and policy choices and often responding to unknown and varied workloads.
- 1.4. A detailed review of the pricing arrangements across the local authority services is proposed, to report back as part of the budget making cycle. This will create the opportunity to engage with residents, community groups and their representatives about how the council should approach charging for services and Building Control will be included in this review. In the meantime, it is appropriate to reconsider the sources of income and charges for Building Control in 2015/16 and 2016/17 in order to reflect required uplift of inflationary pressures, ensuring recovery of costs and where appropriate generating income.
- 1.5. Building Control adopts a range of approaches to charging for services which reflect legislative requirements and constraints, local policy choices, custom and practice and, in the main, are generally aimed at achieving full cost recovery of providing of a particular area the service. However some areas of charging may be based on a more commercial approach whilst others encourage long term partnership arrangements, multiple works

schemes or attempt to use charging regimes to guide residents' and customers' behavior to more efficient ways of working than traditionally was the case.

- 1.6. Building Control, like many local authority services generates significant income through fees and charges in relation to its statutory functions and discretionary services. These charges are directed to those members of the public (including residents / homeowners), small business owners and large organisations / developers who use our services.
- 1.7. The largest income for Building Control relates to its statutory Building Regulation function. Building Control Fees and Charges may be grouped under the following service headings:
 - Building Regulations
 - Street Naming and Numbering
 - Dangerous Structures
 - Control of Demolition (Demolition Notices)
 - Miscellaneous services including Solicitors enquiries, copy certificates, etc.
 - Consultancy work.
- 1.8. Current Building Control Charges have been in force since 1 April 2013 and have not been subject to review / variation for approximately three years. This report puts forward proposals and seeks agreement for amendment and uplift of Building Regulation and other existing charges together with the introduction of new charges across various work areas. Approval of Brent Building Regulations charging scheme which includes clarification / amendment of charging policy, where required, is also sought.
- 1.9. It is proposed that new and revised fees and charges will be applied from 1 January 2016 (or as soon after as practically possible to implement) and are intended to apply for the remainder of 2015/16 **and** 2016/17 or until further reviewed. This is to avoid having to bring a further report to Cabinet or amend charges in the short term. It should be noted, however, that the local authority can amend, revoke or replace any charging scheme they make under the Charges Regulations 2010 at any time should the need arise.
- 1.10. In the significant majority of cases, particularly in respect of those projects usually undertaken by residents and small businesses, minor changes are proposed to existing charges to take account of inflation pressures since April 2013. In some instances, charges have been reduced where existing charges are considered to be higher than necessary to recover costs, particularly where works are undertaken involving more than one charging element. In other cases, higher increases are required to more accurately reflect the input required by Building Control, maintaining income in line with costs and ensuring full recovery of expenditure incurred by the Council in providing its statutory function. Higher increases have been limited to those areas requiring greater input or where nominal increases would not result in cost recovery. This generally applies to larger or more complex commercial projects.
- 1.11. There are instances, however, where additional charges are proposed in relation to new, expanded or previously non-charged services in order to generate income and recover costs of providing the service. Should additional services be developed beyond those outlined and covered by the report, then it may be necessary to bring a further report to Cabinet in due course.
- 1.12. In all cases, Building Control must be mindful of remaining competitive to ensure that any proposed increase in charges does not drive residents, small businesses or major developers away from the local authority Building Regulation service towards private sector competitors thereby potentially damaging our market share, cost recovery and income generation capabilities. It remains critical that Brent must continue to provide efficient,

effective and sustainable Building Control services to ensure that we can fulfil our statutory duties and responsibilities into the future.

- 1.13. It is anticipated that the charges proposed in this report, relating to the Building Regulations chargeable service, include all direct and indirect costs incurred by the Council as identified and permitted within the CIPFA Local Authority Building Control Accounting Guidance for England and Wales (Revised 2010).

2. RECOMMENDATIONS

- 2.1 To agree the revised Brent Building Regulation Charges Scheme No 11, incorporating revised policies, charges and guidance, as set out in Appendix 1. This is to come into effect on 1 January 2016 or as soon thereafter as the changes can practically be implemented. Concurrently to authorise the revocation of the existing Brent Building Regulation Charges Scheme No 10 for new applications received after 1 January 2016 or as soon thereafter as the changes can practically be implemented.
- 2.2 To agree new and revised Building Regulation and other Building Control charges as set out in Appendix 2, to come into effect on 1 January 2016 or as soon thereafter as the changes can practically be implemented.
- 2.4 To note those services provided by Building Control where there is no ability to raise a charge set out in Appendix 3.
- 2.5 In all cases, the agreed charges are to remain in effect until 31 March 2017 or until such time as reviewed.

3 Detail. Building Regulations Charges:

- 3.1 The Building (Local Authority Charges) Regulations 2010 came into effect on the 1st April, 2010 and provide the legal framework for local authorities to set a Building Regulations Charging Scheme. This allows Brent to fix charges through the publication of a Charging Scheme and to recover full costs of undertaking the Building Regulations function in accordance with legislation and the CIPFA Building Control Accounting guidance (2010). Regulations allow for the setting of specific charges in respect of the main application types to cover processing of the application and inspection of works on site and for chargeable advice. Charges relate directly to the recovery of costs incurred in providing the Building Regulations chargeable services on a project by project basis and the local authority is not permitted to make a profit on this element of its operation or use income received for other purposes. Income is effectively ring-fenced.
- 3.2 Building Control operates in an extremely competitive environment (and has since 1985). Homeowners, contractors, developers and architects may choose their Building Control provider, either Public sector (Local Authority) or Private sector (Approved Inspectors), to undertake the Building Regulation function on each and every project. This is significantly different to any other local authority service providing a statutory function. In addition, there are a number of areas of statutory Building Control work for which there is no ability to raise a charge. These non-chargeable works are indicated in Appendix 3.

- 3.3 Increasing charges beyond that which is reasonable could result in significant loss of workload and our income to the private sector resulting in a reduction in our capability to deliver the Building Regulation function and additional non-chargeable statutory services appropriately and effectively. It may also affect the Councils' reputation and standing and result in proportionately higher costs. In order to remain competitive and retain a reasonable market share, Building Control must deliver excellent services efficiently and provide value for money whilst, at the same time ensuring full cost recovery. Proposed amendments to charges are predominantly targeted to cover inflationary pressures since 2013 and to recover costs in relation to areas which do not currently / will not fully recover the cost of providing the service (reducing elements of cross subsidy). This is expected to have limited effect on residents / small businesses or further loss of market share to the private sector. Benchmarking has also been undertaken to ensure that Brent Building Regulation charges remain competitive and are comparable with adjacent authorities but taking full account of specific costs incurred in providing the service.
- 3.4 Building Control, like most local authority services, largely fund the service through fees and charges for its statutory and non-statutory services although there are certain statutory functions for which no fees can be charged. In relation to the Building Regulations function income is approximately £1.2m per annum with around £450-£500k deriving, essentially, from residents / homeowners (residential extensions, loft conversion and alterations, etc.) and £700-£750k from commercial work / organisations, including small / medium businesses and large developers (commercial extensions, flat conversion, new build residential, offices, shops, etc).
- 3.5 It should be noted that Building Regulation charges are exempted for those residents and businesses where the works undertaken can be demonstrated to be for the sole benefit of improving access arrangements and facilities for disabled people. This may, for example, apply where the provision of improved access is required via ramps, through floor lifts and widening of doors or better facilities are required including provision of ground floor sanitary arrangements, provision of a ground floor bedroom / treatment room or sleeping for a carer required 24/7. Where works are undertaken which are not for the sole benefit of a disabled person, the principles of exemption will be applied where appropriate and a reduced charge made. In other areas or categories of work, charges are based upon cost recovery from the users of the service and are not exempt due to disability or discretionary.
- 3.6 The revised Brent Building Proposed Charges Scheme has been amended to include the following:
- a) General updating.
 - b) Clarification regarding additional / supplementary charges (generally where input significantly higher than expected due to poor quality workmanship) and provision of pre-application advice (Note: 1st hour must be provided free of charge. This is usually sufficient to provide pre-application advice for most domestic works undertaken by residents);
 - c) Clarification regarding additional charges where use of specialist consultant required (e.g. Fire Engineers);
 - d) Clarification regarding administrative charge and refund policy regarding Building Regulation charge on withdrawal of application at various stages;
 - e) Clarification where projects are given partial exemption of Building Regulation charges where some of the work proposed relates to improving access or facilities for disabled people but additional works are undertaken at same time which would not be considered exempt fees.

- f) Clarification regarding the application of a discount in relation to multiple work schemes (repetitive work);
- g) Clarification regarding payment of fees and charges by instalment in particular (agreed) circumstances;
- h) Amendment to Table A where standard charges are applied to the number of new-build dwellings (houses and flats). Standard charges will no longer apply in relation to developments containing 16 to 20 dwellings (inclusive) and Building Regulation charges will now be individually assessed for all residential new-build developments above 16 No. Standard charges will continue to be applied where developments are comparatively small (up to 15 units).
- i) Increase in level at which applications are individually assessed for Building Regulation charges from £150k to £200k (Scale charges will apply below this level);
- j) Updating of hourly rate to be used in individually assessed charges;
- k) Introduction of administrative charge where payment of fees have been stopped / returned (NEW charge)
- l) Introduction of cross boundary working where project can be dealt with in other Local Authority areas by Brent Building Control (with adjoining boroughs agreement) under London District Surveyors Association MoU and Local Authority Building Control (LABC) Partnership scheme. Charges to be individually assessed and to include administration charge paid to host borough (NEW Charge)
- m) Introduction of charge for reinstatement of a Building Regulation application where it has laid dormant for two years (NEW Charge)
- n) Introduction of charge for consideration of “optional requirements” where required as Planning condition. (Note: No charge where “optional requirement” relates to increased access standards for disabled people (Part M) (NEW Charge).

3.7 A schedule of charges for domestic and non domestic Building Regulation works is contained in Appendix 2. This includes charges for various types of work where Building Control has determined standard charges (usually in respect of small scale residential or commercial works). Where works fall outside these standard charge categories or where the cost of works exceeds £200k the Building Regulation charge is individually assessed and a separate quotation provided. This is based on anticipated input / resources required using the hourly rate applied and is intended to recover full costs in accordance with CIPFA guidelines.

3.8 The charges have been increased to take account of inflationary pressures since 2013 and instances where existing charges do not recover full costs.

3.9 Changes to Fees and Charges All Tables have been updated / increased to reflect increased costs and additional resources required based upon cost recovery principles. Variable increases reflect situations where current charges do not cover costs of providing the service. Other changes proposed include:

Table A – New Dwellings (Houses and Flats):

- Increase in charges for 1-15 dwellings (emphasis on smaller number of dwellings)
- Reduction in floor band for “standard” charges from 300m² to 250m².
- Individually assess charges for all developments where it is proposed to erect greater than 15 units.
- Introduction of additional charge where new dwellings include basements to reflect increased site visits and resources required.

Table B – Standard Charges for extensions, loft conversions, etc.:

- Introduction of additional charge where domestic / commercial extensions include basement works to reflect increased site visits and resources required.
- Reduction in charge to residents where minor internal works undertaken at same time as extension / loft conversion works to ensure we remain competitive and reflect reduced input. This is in response to complaints from residents who consider this charge too high when undertaken at the same time as other works.

Table C – Standard Charges for Domestic Alteration work:

- Introduction of new bands and charge in relation to Part P electrical installations depending on number of circuits due to higher consultancy costs in relation to electrical testing larger properties.

Table D – Other works:

- Increase in level at which charges are individually assessed from £150k to £200k. Scale charges will apply below this level and will reduce costs in calculating individually assessed charges in most cases (although the local authority may individually assess where it deems it appropriate to do so).

Table E - Individual assessment of Fees and Charges:

- Note change in level at which Building Regulation Fees and Charges are individually assessed.
- Amended to include individual assessment for residential developments greater than 15 units and where dwellings are >250m².
- Minor amendments in line with Charging Scheme
- Amended Hourly rate used in calculation of individually assessed charges.

3.10 It is anticipated that the proposed changes to Building Regulation charges would generate in the order of £48k in a full financial year across all areas of workload areas. Based on proportions of residential / commercial activity this would equate to approximately £19k increase in residential Building Regulation charges and £29k in respect of Commercial Building Regulation charges. Therefore an additional £12k would be generated in 2015/16 and £48k in 2016/17. This is already accounted for in the 2015/16 and 2016/17 budgets.

4 Detail: Street Naming and Numbering:

- 4.1 The Council has statutory responsibility to ensure that all streets are named and all buildings appropriately named and / or numbered within its locality. The legislation which underpins this function is contained in the London Building Acts (Amendment) Acts 1939 Part II, sections 5 – 15 which give certain powers / responsibilities to the authority in terms of assigning names / numbers to buildings within its area, requirements to keep records and also sets out its enforcement powers in respect of offences relating to wrongful setting up of naming / numbering. Only the local authority can undertake this work.
- 4.2 The Naming and Numbering service plays an important role in ensuring correct addressing of new residential / commercial premises within the borough, including new-build, those created by change of use or conversion and changes to naming / numbering of buildings due to change of ownership, etc.. Applications are received from owners and developers,

processed in accordance with established guidance and, where necessary, consultations undertaken with Royal Mail and Emergency Services. On agreement with address proposals, the addresses are officially recognised and confirmation sent to a large number of interested parties. This process has implications for income generation through Council Tax and other service areas.

- 4.3 Charging for Street Naming and Numbering uses powers contained in Section 3 of the Greater London (General Powers) Act 1982. Charging has been in place since 2009 and charges have not been reviewed since 2013 with some charges not having been increased since their introduction in 2009.
- 4.3 The majority of charges are received from commercial organisations and developers via applications for Naming and Numbering of new-build residential developments (some of which are particularly complex) rather than residents. Charges are based on cost recovery principals.
- 4.4 Proposed Changes to the Naming and Numbering charges include increases to existing charges to take account of increased costs and to ensure that income covers the full cost of providing the service – refer to Appendix 2.
- 4.5 The following new charges have been introduced:
 - a) Where there is a proposed name change to an existing premises which contains multiple occupancies requiring amendment of multiple addresses, and
 - b) Introduction of a new charge to regularise unauthorised use of an address. This charge is based upon the normal scale of charges + 30% due to the increased workload required.

5 Dangerous Structures:

- 5.1 Building Control is responsible for investigation and ensuring appropriate action is taken in respect of reported Dangerous Structures within the borough. We operate a standby arrangement whereby experienced Chartered Surveyors and Structural Engineers are available for call-out 24/7 365 days / year to safeguard members of the public from imminent danger from defective buildings and structures and to provide expert assistance with major emergencies.
- 5.2 Typical incidents to which we respond include:
 - a) Major fires,
 - b) Explosions,
 - c) Buildings damaged by vehicular impact,
 - d) Storm Damage (e.g. Tornado)
 - e) Defective buildings and garden walls due to general dilapidation, etc.
- 5.3 In most cases, Building Control are able to arrange for the responsible person to undertake necessary remedial action to remove immediate hazards and make the building safe and secure. However, there are instances where owners are not available or not in a position to take necessary action to remove the danger within appropriate time-frame and the local authority must step in to undertake remedial works in default. Building Control have entered into a framework agreement with other London Boroughs, through the London District Surveyors Association (LDSA), with Wates to act as our emergency contractors to undertake remedial works in hoarding, securing or removing the danger. Costs and expenses incurred by the Council may be recharged under London Building Act (Amendment) Act 1939. There

is, however, frequently a delay in recovery of costs or, in certain situations, the local authority may not be able to recover its costs in safeguarding the public under the statutory provisions.

5.4 Charges in respect of Dangerous structures relate to:

- a) Recovery of contractors costs in relation to remedial works undertaken including provision of hoarding, removal of the danger or otherwise securing the building;
- b) Supervision of contractor including processing / agreement of time-sheets, administration, etc. (15%)
- c) Surveying costs to determine and certification of Dangerous Structure
- d) Preparation of Court action.
- e) Miscellaneous expenses incurred.

Refer to Appendix 2

5.5 Charges are established on cost recovery principles and are based upon the revised hourly rate proposed. Previous charges used a particularly low figure which did not achieve full cost recovery of providing the service.

5.6 Building Control would not, generally, make a charge where Dangerous Structures are investigated in respect of residential premises where the owners undertake appropriate action within required time-frame without the local authority having to take formal action, carry out repeated inspections / follow up correspondence or undertake remedial work in default.

6 **Detail: Control of Demolition:**

6.1 The London Local Authorities Act 2004 (3) 'Dangerous Structures and Demolitions' confirms the Council may recover from a person on whom a notice is served under s81 of the Building Act 1984 any expenses reasonably incurred by them under that section, in addition to any expenses recoverable under s99 of that Act.

6.2 Currently no charges are made in respect of this workload and a new charge is proposed to come into effect from 1 April 2016 due to set up workload. Charges made for the demolition counter notices served by the Council are based on a cost recovery basis only. It is estimated that the expenses incurred by the Council in administering a demolition notice are in the region of £215.00. VAT is not chargeable on demolition counter notice fees.

6.3 Based on the number of demolition notices received each year, it is anticipated that charging for administration of notices on a cost recovery basis could generate £2500 per annum. The administrative and surveying work to deal with these notices will be carried out by existing staff. There are no additional costs envisaged other than set up costs to refine existing systems and documentation and to deal with income.

7 **Detail: Miscellaneous Charges:**

7.1 Miscellaneous Fees are charged in a number of instances. Primarily for the recovery and staff time taken to deal with requests for information in relation to Building Regulation matters as follow up to land charge responses but also where copies of Decision Notices or Completion Certificates are required, usually as a result of loss of original documentation or as part of a property transaction.

7.2 Charging for the supply of most building regulation information is regulated by the Environmental Information Regulations 2004. These regulations allow the Council to charge

reasonable disbursement costs as well as reasonable costs attributable to the time spent by staff on answering individual requests for information. This includes reasonable overhead costs attributable to the time spent by staff answering individual requests for information. However, provided the information is already publicly available and easily accessible, the Council can provide the option of a value added service (e.g. interpreting and explaining the source information as well as applying and presenting it in a manner which serves the applicant's practical purpose and providing additional assurance) for which it can charge on a full cost recovery basis. The miscellaneous fees have been calculated in accordance with these principles.

- 7.3 Additional (NEW) charges have been introduced for the following service requests:
- a) Additional copy of Decision Notice and marked up drawing in respect of Street Naming and Numbering Applications.
 - b) Copy of Approved Inspector Final Certificate (where available)
 - c) Confirmation of receipt and acceptance of Competent Persons record where written confirmation required. (Note: This is available on-line free of charge via public access to Property history).
 - d) Option to set up certificate / confirmation that certain works are exempted under Building Regulations and no application under Building Regulations is required – similar to Certificate of lawful use.
 - e) Ability to charge for additional (non ring-fenced) income through the provision of ad-hoc additional surveying services, based on market value and individually assessed using the standard hourly rate.
- 7.4 It is anticipated that increases proposed in relation to charges (other than Building Regulation Charges) would generate a further £8k income in a full year. Some of the income levels are low volume but necessary statutory services which are required to recover the cost of providing the service including staff time, expenses, etc.

8 FINANCIAL IMPLICATIONS

- 8.1 In general fees and charges aim to recover the full cost attributable to providing the chargeable Building Control service directly from users of the service. Ability to charge is restricted in line with legislation and, in most cases, is limited to cost recovery. However, this generates considerable income for the service and helps maintain a healthy and sustainable Building Control service. The service operates in a competitive environment and must be mindful of balancing recovery of costs and competitive charging to ensure workload and income levels are maintained. Loss of income or workload could result in proportionately higher costs to maintain statutory functions. The service is aiming to extend its service provision into non-ring fenced income streams over the coming year which will improve income levels and potentially increase market share in relation to Building Regulation workload.
- 8.2 The Medium Term Financial Plan assumes that any additional general fund income generated through increases proposed within this report will contribute towards additional cost pressures within the service. Any additional income (over and above that anticipated in this report) that may be generated through areas such as Dangerous Structure, Street Naming and Numbering, demolition notices, etc. will need to be earmarked for those specific purposes and do not as such represent additional income to the general fund.

- 8.3 It is estimated that additional income through the proposals in this report would generate an additional £56k for a full year. With the assumed 1st January implementation date this would equate to approximately £14k additional income (part year effect) for 2015/16 and £56k for 2016/17. The Council's Medium Term Financial Plan anticipates cumulative additional income of £100k for Building and Control Fees for 2015/16 and 2016/17. The projected additional income for this period as per this report is £70k resulting to a budget pressure of £30k. This will need to be managed by the Service Unit.
- 8.4 If it is decided not to increase charges in line with inflation or to recover costs in relation to specific areas of workload which have been identified as not currently achieving cost recovery, this could have the implication of not achieving targeted income levels or full cost recovery, as required by legislation. In addition, service levels would need to be reduced which would give rise to increased risk of complaints, insurance claims or put residents and members of the public at risk from dangerous and non-compliant / defective buildings. This could also have the effect of driving more projects to the private sector, further reducing income levels through loss of market share.
- 8.5 It should be noted that the over-riding principle with regard to Building Regulation charges is that they should, as closely as possible, be calculated to achieve full cost recovery on a year on year basis. Any surplus generated from the income is effectively ring-fenced to invest in the service or used to maintain / reduce charges in following years.

9 LEGAL IMPLICATIONS

- 9.1 The report proposes amendment (increase or reduction) to existing statutory and other fees and charges imposed by the Council or the introduction of new charges.
- 9.2 Appendices 1 and 2 sets out the proposed changes to the Building Regulation charging scheme and Building Regulation / Building Control charge increases which Cabinet has the power to approve.
- 9.3 The Council has various powers to impose charges under specific legislation relating to particular services either on a cost recovery basis or otherwise. The Council also has general power under section 93 of the Local Government Act 2003 ("LGA 2003") to charge a person for discretionary services, that is, the provision of a service where the Council is authorised, but not required, to provide the service and the person has agreed to its provision. The power applies where there is no other specific statutory power that covers the proposed charge. The income from charges for a service should not exceed the cost of providing the service. Charges may be set differentially, so that users are charged different amounts for different levels of service.
- 9.4 The Council has power under section 1 of the Localism Act 2011 to do anything that individuals generally may do, subject to specified restrictions and limitations imposed by other statutes. The general power of competence extends to charging for services, but limits on charging are imposed by section 3 of the Localism Act. The Council may only charge for a service under the general power of competence if: (a) it is a discretionary service; (b) the person agrees to the service being provided; and (c) there is no other power to charge for the service, including in section 93 of the LGA 2003. Taking one financial year with another, the income from charges must not exceed the costs of providing the service.
- 9.5 The Council also has the power to charge for information under the Environmental Information Regulations 2004 as explained in paragraph 7.2 of this report.

10 EQUALTIES IMPLICATIONS

- 10.1 Under the Equality Act 2010, the Council has a duty to have due regard to the need to: eliminate unlawful discrimination, harassment and victimisation and any other conduct prohibited by the Act; advance equality of opportunity between people who share a protected characteristic and people who do not share it; and foster good relations between people who share a protected characteristic and people who do not share it. The protected characteristics covered by the Equality Duty are as follows: Age, disability, gender reassignment, marriage and civil partnership (but only in respect of eliminating unlawful discrimination), pregnancy and maternity, race (this includes ethnic or national origins, colour or nationality), religion or belief (this includes lack of belief), sex and sexual orientation.
- 10.2 All proposed fees and charges are in accordance with legislative requirements and are principally based on full cost recovery from all users of our services except where exemptions to Building Regulation charges apply in respect of provision of access and facilities for disabled people apply.
- 10.3 Regulation 4 of The Building (Local Authority Charges) Regulations 2010 (as amended) include provision for exemption of Building Regulation charges where the local authority are satisfied that works are undertaken (in relation to an existing dwelling or building to which members of the public are admitted) and are required solely to improve necessary access and / or improved facilities for disabled persons. "Disabled Person" means a person who has a disability within the meaning given by s6 of the Equality Act 2010. Where the local authority are of the view that some but not all of the works (if undertaken in isolation) would be exempt then an appropriate reduction will be made to any charge made exempting disabled adaptations from Building Regulation charges. It should be noted that approximately 15-20 Building Regulation applications are received each year in respect of disabled adaptations. We work closely with Private Housing Services
- 10.4 Consideration has been given to charging proposals and the impact of proposed changes in respect of equalities. Reference has been made to the Councils' Equalities section, equalities policies and guidelines. Exemptions from charges for works solely for disabled people have been retained. The majority of charges affecting residential extensions and alterations affecting homeowners have limited increases and, in some cases, have been reduced where appropriate to do so. Review shows that the proposals will not have any differential or disproportionate impact on any equality groups and do not require a full equality analysis.

11 BACKGROUND INFORMATION

CIPFA – Local Authority Building Control Accounting (2010)

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