

NORTH SOMERSET COUNCIL DECISION

DECISION OF: COUNCILLOR MARK CANNIFORD. THE EXECUTIVE MEMBER FOR PLACEMAKING AND ECONOMY.



WITH ADVICE FROM: THE DIRECTOR OF PLACE

DECISION NO: 21/22 DP 409

SUBJECT: Place Directorate Fees and Charges 2022-23

KEY DECISION: YES

REASON: The decision affects services across North Somerset.

BACKGROUND:

Fees and charges represent an important source of income, providing funding to assist in achieving the Council's objectives. Some of our fees and charges are effectively set by legislation but many are locally determined.

Income derived from charging will be used to offset the costs of providing the service being charged for, including support service costs. In setting an appropriate level of fees and charges, managers also take into account their client groups and corporate objectives

DECISION:

In accordance with the Council's constitution, this decision seeks approval for the proposed increases to fees and charges for the Building Control Service detailed in Appendix A that are over 5% and up to 10% or are estimated to generate additional annual revenue income of £100,000 to £300,000.

REASONS:

- Raising revenue from charges for services is an important element in the overall financing of Council services and activities and helps to deliver service and strategic objectives.
- Consideration is therefore given, on a regular basis, to the scope for raising revenue through charges for services and to reviewing the appropriateness and adequacy of the levels of charges being proposed or actually in force.
- Services are generally given an increase in their income targets each year in accordance with agreed budget principles. This will be achieved through a combination of increases to fees and charges, increased use, and through rental and sales income where appropriate. Where information is available, changes to fees and charges will take account of changing circumstances and patterns of service use as well as known and predicted changes to service costs.
- There is a general policy presumption that the levels of fees and charges should rise, each year, in line with the rate of inflation. Accordingly, the charges proposed in each

service area should be sufficient to meet the additional fees and charges income reflected in the final draft budget, which is detailed in an annual report to the Executive.

- The following represents the range of factors, which service managers need to take into account when setting fees and charges:-
 - Charges determined by primary or secondary legislation
 - Service costs, including inflation
 - Service supply and demand
 - Market conditions
 - Benchmarking with other authorities and other providers
 - Full cost recovery for services provided
 - Affordability

OPTIONS CONSIDERED:

Service Managers considered alternative pricing within the guidance / framework as described above.

FINANCIAL IMPLICATIONS:

There is a general policy presumption that the levels of fees and charges should rise, each year, in line with the rate of inflation. Accordingly, the charges proposed in each service area should be sufficient to meet the additional fees and charges income reflected in the final draft budget, which is detailed in an annual report to the Executive.

LEGAL POWERS AND IMPLICATIONS

Trading and charging for services has been a feature of local government for a considerable time. Specific powers to charge for services are contained in a variety of local government statutes. The Local Authorities (Goods and Services) Act 1970, the Local Government Act 2003 and the Localism Act 2011 empower councils to charge for discretionary services on a cost recovery basis

CLIMATE CHANGE AND ENVIRONMENTAL IMPLICATIONS

NA

CONSULTATION

The changes are in accordance with the Council's policy guidance and principles and, as such, no consultation has been undertaken. The revised fees and charges will be published on the Council's website

RISK MANAGEMENT

In some cases, increases in fees and charges can be a disincentive to the take up services.

No material risks have been identified in this respect.

EQUALITY IMPLICATIONS

Have you undertaken an Equality Impact Assessment? No

CORPORATE IMPLICATIONS

The contribution made by charging for council services supports other strategic objectives of the council.

APPENDICES

Appendix A – List of Building Control charges

BACKGROUND PAPERS

Report to Executive 12 April 2016 – 2016/17 Fees and Charges Schedule

<http://apps.n-somerset.gov.uk/cairo/docs/doc27320.pdf>

16/17 DE 302 Development and Environment Fees and Charges 2017/2018 – Flexible Pricing Policy

SIGNATORIES:

DECISION MAKER(S):

Signed: ...
Economy



Executive Member for Placemaking and

Date: 11 March 2022

WITH ADVICE FROM:

Signed:



Director of Place

Date: 11 March 2022

Appendix A – Building Control				
Item being charged	2021/22 charge	2022/23 charge	% increase	Reason for change
Works to domestic buildings (full plans and building notice)				
Garage & carports up to 40m ²	£214	£235	9.81%	Increased staff costs & inflation
Garage & carports 40m ² up to 60m ²	£375	£412	9.87%	Increased staff costs & inflation
Extensions up to 10m ²	£425	£467	9.88%	Increased staff costs & inflation
Extensions over 10m ² up to 40m ²	£530	£583	10.00%	Increased staff costs & inflation
Extensions over 40m ² up to 60m ²	£640	£704	10.00%	Increased staff costs & inflation
Extensions over 60m ² up to 80m ²	£740	£814	10.00%	Increased staff costs & inflation
Extensions over 80m ² up to 300m ²	£800	£880	10.00%	Increased staff costs & inflation
Loft conversions up to 40m ²	£425	£467	9.88%	Increased staff costs & inflation
Loft conversions 40m ² up to 80m ²	£535	£588	9.91%	Increased staff costs & inflation
Conversion of garage into living accommodation	£255	£280	9.80%	Increased staff costs & inflation
Underpinning	£310	£340	9.68%	Increased staff costs & inflation
Renovation of thermal element	£128	£140	9.38%	Increased staff costs & inflation
Replacement windows	£128	£140	9.38%	Increased staff costs & inflation
All other work (full plans and building notice)				
Estimated cost of works				
£2001 - £5,000	£257	£282	9.73%	Increased staff costs & inflation
£5001 – £10,000	£300	£330	10.00%	Increased staff costs & inflation
£10,001 – £15,000	£340	£374	10.00%	Increased staff costs & inflation
£15,001 – £20,000	£385	£423	9.87%	Increased staff costs & inflation
£20,001 – £30,000	£490	£539	10.00%	Increased staff costs & inflation
£30,001 – £40,000	£600	£660	10.00%	Increased staff costs & inflation
£40,001 – £50,000	£705	£775	9.93%	Increased staff costs & inflation
£50,001 – £70,000	£750	£825	10.00%	Increased staff costs & inflation
£70,001 – £90,000	£800	£880	10.00%	Increased staff costs & inflation
£90,001 – £110,000	£850	£935	10.00%	Increased staff costs & inflation
Regularisation applications				
New dwellings (up to 300m2)				

1 dwelling	918	1,000	8.93%	Increased staff costs & inflation
2 dwellings	1,283	1,400	9.12%	Increased staff costs & inflation
3 dwellings	1,645	1,800	9.42%	Increased staff costs & inflation
4 dwellings	1,936	2,100	8.47%	Increased staff costs & inflation
5 dwellings	2,216	2,400	8.30%	Increased staff costs & inflation
6 dwellings	2,531	2,750	8.65%	Increased staff costs & inflation
7 dwellings	2,683	2,900	8.09%	Increased staff costs & inflation
8 dwellings	3,033	3,300	8.80%	Increased staff costs & inflation
9 dwellings	3,360	3,650	8.63%	Increased staff costs & inflation
10 dwellings	3,675	4,000	8.84%	Increased staff costs & inflation
Works to domestic buildings				
Building regulations (full plans and building notice)				
Garage & car ports up to 40m ²	£249	£270	8.43%	Increased staff costs & inflation
Garage & carports 40m ² up to 60m ²	£437	£480	9.84%	Increased staff costs & inflation
Extensions up to 10m ²	£495	£540	9.09%	Increased staff costs & inflation
Extensions over 10m ² up to 40m ²	£618	£675	9.22%	Increased staff costs & inflation
Extensions over 40m ² up to 60m ²	£746	£800	7.24%	Increased staff costs & inflation
Extensions over 60m ² up to 80m ²	£863	£920	6.60%	Increased staff costs & inflation
Extensions over 80m ² up to 300m ²	£933	£990	6.11%	Increased staff costs & inflation
Loft conversions up to 40m ²	£495	£540	9.09%	Increased staff costs & inflation
Loft conversions 40m ² up to 80m ²	£624	£685	9.78%	Increased staff costs & inflation
Conversion of garage into living accommodation	£297	£325	9.43%	Increased staff costs & inflation
Underpinning	£361	£390	8.03%	Increased staff costs & inflation
Renovation of thermal element	£149	£160	7.38%	Increased staff costs & inflation
Replacement windows	£149	£160	7.38%	Increased staff costs & inflation
All other work				
Building regulations (full plans and building notice)				
Estimated cost of works				
£2001 - £5,000	£299	£325	8.70%	Increased staff costs & inflation
£5001 – £10,000	£350	£380	8.57%	Increased staff costs & inflation
£10,001 – £15,000	£396	£430	8.59%	Increased staff costs & inflation

£15,001 – £20,000	£449	£485	8.02%	Increased staff costs & inflation
£20,001 – £30,000	£571	£620	8.58%	Increased staff costs & inflation
£30,001 – £40,000	£700	£760	8.57%	Increased staff costs & inflation
£40,001 – £50,000	£822	£890	8.27%	Increased staff costs & inflation
£50,001 – £70,000	£875	£935	6.86%	Increased staff costs & inflation
£70,001 – £90,000	£933	£1,000	7.18%	Increased staff costs & inflation
£90,001 – £110,000	£991	£1,070	7.97%	Increased staff costs & inflation