

NORTH SOMERSET COUNCIL DECISION



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

WITH ADVICE FROM: ASSISTANT DIRECTOR PLACEMAKING AND GROWTH

DECISION NO: 22/23 DP 438

SUBJECT: Place Directorate Fees and Charges 2023-24

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 fees and 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:  Executive Member for Placemaking and Economy

Date: 14 March 2023

WITH ADVICE FROM:

Signed:  Assistant Director Placemaking and Growth. In accordance with delegated authority 22/23 DP 53

Date: 14 March 2023

Appendix A			
Service being charged	2022/23 charge	2023/24 charge	Is this a new charge? (Y/N)
Heritage Environment Record (HER) - search per hour	£125.00	£135.00	No
Heritage Environment Record (HER) - shape file	£60.00	£65.00	No
HER Standard Search	£120.00	£130.00	No
HER Priority Search	£175.00	£185.00	No
Talks and presentations to external groups (archaeology, conservation etc)	£140.00	£150.00	No
<u>Building control – work to domestic buildings. Building regulations (full plans and building notice)</u>			
Garage and car ports 40sqm to 60sqm	£412	£433	No
Loft conversions up to 40sqm	£467	£490	No
Loft conversions 40sqm to 80sqm	£588	£618	No
Conversion of garage into living accommodation	£280	£308	No
Electrical work (non Competent Persons Scheme)	£495	£544	No
<u>Building controls – all other building works. Building regulations (full plans and building notice)</u>			
Up to 5,000	£282	£297	No
10,001 – 20,000	£423	£445	No
<u>Building control – other fees</u>			
Requests requiring research of Building Control records (including to contains copies of archived documents)	£80	£88	No
<u>Building regulation notices (incl. VAT). Regularisation</u>			
1 dwelling	£1,000	£1,095	No
2 dwellings	£1,400	£1,525	No
3 dwellings	£1,800	£1,954	No
4 dwellings	£2,100	£2,301	No
5 dwellings	£2,400	£2,633	No

6 dwellings	£2,750	£3,008	No
7 dwellings	£2,900	£3,188	No
8 dwellings	£3,300	£3,604	No
9 dwellings	£3,650	£3,992	No
10 dwellings	£4,000	£4,366	No
Garage and car ports up to 40sqm	£270	£297	No
Garage and car ports 40sqm to 60sqm	£480	£519	No
Extensions up to 40sqm	£675	£735	No
Loft conversions up to 40m ²	£540	£589	No
Loft conversions 40m ² up to 80m ²	£685	£742	No
Underpinning	£390	£428	No
<u>Building regulations (full plans and building notice)</u>			
<u>Estimated cost of works</u>			
Up to £5,000	£325	£356	No
£5001 – £10,000	£380	£416	No
20,001 – 30,000	£620	£679	No
30,001 – 40,001	£760	£832	No
40,001 – 50,000	£890	£976	No
Greater than 110,000			
<u>Dangerous structures Building Act 1984s77 and s78 (plus VAT)</u>			
Attendance by Building Control Surveyor Minimum fee per hour or part thereof	£80	£88	No
<u>Local Land Charges. Type of search - General</u>			
LLC1 additional parcel of land (each) (no VAT)	£5.00	£5.50	No
Application for Landowner Statements and Declarations	£123.50	£130.00	No
<u>Talks and presentations to external groups (archaeology, conservation etc)</u>			
Per hour	£140.00	£154.00	No