

North Somerset Council Decision



DECISION OF: CLLR ANNEMIEKE WAITE CABINET MEMBER
FOR PLANNING AND ENVIRONMENT

WITH ADVICE FROM: DIRECTOR OF HEALTHY AND SUSTAINABLE COMMUNITIES
AND ASSISTANT DIRECTOR FINANCE AND DATA INSIGHT/S151 OFFICER

Decision No: 25/26 HSC 186

Subject: Fees and Charges 2026/27 – Cabinet Member approval for changes that are between 5% and 10% higher compared to the previous year

Key Decision: Yes

Reason: This decision affects services across North Somerset

Background:

Fees and charges represent an important source of income, providing finance to assist in achieving the council's broad 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.

The Council's constitution requires that any proposed increase to fees and charges that are more than 10% or are estimated to generate additional annual revenue of more than £300,000 are to be determined by the Cabinet.

Any changes to fees and charges outside these parameters will be approved by individual directors (up to 5%) and Cabinet Members (above 5% up to 10%).

The proposed increases in fees and charges , **where movements are calculated to be between 5% and 10% higher than in the previous year**, are shown in **Appendix 1** and are necessary to meet increased costs and budgetary pressures to which the council is subject and will ensure that the contribution made by fees and charges to the councils' overall income budget is maintained.

Decision:

To agree the 2026/27 fees and charges for the Healthy and Sustainable Communities directorate as set out in Appendix 1 with effect from the 1 April 2026.

Changes to fees and charges outside these parameters are considered by individual Directors and Cabinet.

Reasons:

In order for the council to be able to deliver its services it needs to raise income to supplement its budget and ensure it meets the principles of full cost recovery where relevant. The council is not permitted to generate inappropriate levels of income as increases need to be proportionate and balanced, indeed some are determined by legislation and / or statutory regulation. Most of the fee increases proposed in this decision, are related to external factors such as legislation and inflation and following benchmarking with other authorities.

Options Considered:

A variety of options will have been considered by service managers and the proposals in this report are considered to be the most appropriate in line with council policy on matters to be considered when setting fees and charges. The key principles considered are included within the report approved by the Executive in February 2016 and linked below in the background papers.

Financial Implications:

The Medium Term Financial Plan 2026-2030 and the Revenue Budget for 2026/27 was taken to the Cabinet on the 11 February 2026. Included within this report there is general increase of 1.25% to income budgets in 2026/27 and in some areas, specific additional income targets have been included where the cost of providing the service is increasing by more than 1.25%.

The fees set out in this report are designed to ensure that these budget targets are achievable.

Legal Powers and Implications:

Trading and charging for services have 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:

There are no specific environmental or climate change impacts arising as a result of this decision.

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 charged can be a disincentive to the take up services. Service managers have taken this into consideration when reviewing charges and no material risks have been identified in this respect.

Equality Implications:

The changes are in accordance with the Council’s policy guidance and principles. An equalities impact assessment has been carried out as part of the MTFP and budget setting process for 2026/27.

Corporate Implications:

None, other than those already identified.

Appendices:

Appendix 1 – schedule of fees and charges

Background Papers:

Report to Executive 2 February 2016 – Fees and Charges Policy [Committee Report NSC \(moderngov.co.uk\)](http://moderngov.co.uk)

Signatories:

Decision Maker(s):

Signed: Cabinet Member for Planning and Environment

Date:

With Advice From:

Signed:Director of Healthy and Sustainable Communities

Date:

Signed: Assistant Director Finance and Data Insight/S151 Officer

Date:

FEES & CHARGES 2026/27

Healthy & Sustainable Communities	2025/26	2026/27	Change for 26/27		Service Area	Service Manager	Approval req'd
Planning fees							
5 to 9 new residential units sites from 125 to 999m ² , including business change of use Level 2 (per hour)	550.00	600.00	50.00	9.09%	Planning	Jason Beale	Cabinet Member
Other planning fees:							
Miscellaneous							
Copy of a decision note	20.00	22.00	2.00	10.00%	Planning	Jason Beale	Cabinet Member
Confirmation legal agreement complied with (per site)	150.00	165.00	15.00	10.00%	Planning	Jason Beale	Cabinet Member
Searches							
Heritage Environment Record standard search	156.00	168.00	12.00	7.69%	Planning	Jason Beale	Cabinet Member
Heritage Environment Record priority search	222.00	240.00	18.00	8.11%	Planning	Jason Beale	Cabinet Member
Local Land Charges							
LLC1 Residential	29.00	31.90	2.90	10.00%	Land Charges	Elizabeth Holl	Cabinet Member
LLC1 Commercial	49.00	53.90	4.90	10.00%	Land Charges	Elizabeth Holl	Cabinet Member
Con29 Residential	95.00	104.50	9.50	10.00%	Land Charges	Elizabeth Holl	Cabinet Member
Con29 Commercial	160.00	176.00	16.00	10.00%	Land Charges	Elizabeth Holl	Cabinet Member
Con29 question	22.00	24.20	2.20	10.00%	Land Charges	Elizabeth Holl	Cabinet Member
LLC1 additional parcel	6.50	7.15	0.65	10.00%	Land Charges	Elizabeth Holl	Cabinet Member
Con29 additional parcel	27.00	29.70	2.70	10.00%	Land Charges	Elizabeth Holl	Cabinet Member
Residential Con29 question	3.74	4.11	0.37	10.00%	Land Charges	Elizabeth Holl	Cabinet Member
Commercial Con29 question	4.46	4.91	0.45	10.00%	Land Charges	Elizabeth Holl	Cabinet Member
Property related requests including copies of documents, confirmation of address etc (per request and property - excluding VAT)	32.00	35.20	3.20	10.00%	Land Charges	Elizabeth Holl	Cabinet Member
Building Regulations							
Number of new dwellings (where each is less than 300m ²)							
2 dwellings	1,500.00	1,600.00	100.00	6.67%	Building Control	Libby Jones	Cabinet Member
Extensions up to 10m ²	500.00	530.00	30.00	6.00%	Building Control	Libby Jones	Cabinet Member
Renovation of thermal element / installation of solid fuel heating	350.00	375.00	25.00	7.14%	Building Control	Libby Jones	Cabinet Member
Electrical work (non Competent Persons Scheme)	910.00	995.00	85.00	9.34%	Building Control	Libby Jones	Cabinet Member
Cost of Works:							
Up to £5000	350.00	385.00	35.00	10.00%	Building Control	Libby Jones	Cabinet Member
£5001 – £10,000	500.00	550.00	50.00	10.00%	Building Control	Libby Jones	Cabinet Member
£10,001 – £20,000	600.00	660.00	60.00	10.00%	Building Control	Libby Jones	Cabinet Member
£20,001 – £30,000	700.00	770.00	70.00	10.00%	Building Control	Libby Jones	Cabinet Member
Building Control Regularisations:							
Number of new dwellings (where each is less than 300m ²)							
2 dwellings	1,750.00	1,866.66	116.66	6.67%	Building Control	Libby Jones	Cabinet Member
Extensions up to 10m ²	583.33	618.34	35.01	6.00%	Building Control	Libby Jones	Cabinet Member
Renovation of thermal element / installation of solid fuel heating	408.33	437.50	29.17	7.14%	Building Control	Libby Jones	Cabinet Member
Electrical work (non Competent Persons Scheme)	1,061.67	1,160.84	99.17	9.34%	Building Control	Libby Jones	Cabinet Member
Cost of Works:							
Up to £5000	408.33	449.16	40.83	10.00%	Building Control	Libby Jones	Cabinet Member
£5001 – £10,000	583.33	641.66	58.33	10.00%	Building Control	Libby Jones	Cabinet Member
£10,001 – £20,000	700.00	770.00	70.00	10.00%	Building Control	Libby Jones	Cabinet Member
£20,001 – £30,000	816.67	898.33	81.66	10.00%	Building Control	Libby Jones	Cabinet Member

Footnote: Details of changes made and agreed by the decision taker since publication of the proposed (pre-signed) decision notice, if applicable: