

Record of Delegated Executive Decision(s)

1. Subject of decision

Increase to Building Control fees

The Authority seeks to increase building control fees with effect from 1 April 2024

2. Name and Title of Decision Maker

Peter Mennell - Director of Housing and Property Services

3. Details of any Conflict of Interest and any Dispensation granted in respect of such Interest

None

4. Executive summary

Building Control Fees have not been reviewed or increased since 2018. The service has taken on a range of new responsibilities because of the recent implementation of the Building Safety Act 2022, along with the Fire Safety Act 2021 in the wake of government reviews following the Grenfell disaster. This has introduced a requirement for additional training and licence requirement for all Building Control Surveyors to demonstrate their level of competency which must be evidenced to the building safety regulator.

In order that the Council ensures it remains competitive in the local market whilst covering the cost for the service it needs to increase its fees.

An incremental / staged increase in fees across 2024/25 and 2025/26 will allow the Authority to cover the costs of the statutory service whilst ensuring it remains consistent and competitive with other local authorities.

The matter was included on the Forward Plan [here](#) on 22 December 2023 ahead of the decision being made.

5. Alternative Options considered

Not increase the fees

6. Decision

To increase the fees in line with the proposals with effect from 1 April 2024 as below :

Description	Existing Building Notice Fees 2023/24	Proposed Building Notice Fee 2024/25		Proposed Building Notice Fee 2025/26	
		% increase	New cost	% increase	New cost
Single storey extension with an internal floor area up to 10m ²	£432	7%	£462.24	5%	£485.35
Single storey extension with an internal floor area between 10m ² and 40m ²	£600	7%	£642	5%	£674.10
Single storey extension with an internal floor area between 40m ² and 100m ²	£799.20	7%	£855.14	5%	£897.89
Two storey extension with an internal floor area up to 40m ²	£799.20	7%	£855.14	5%	£897.89
Two storey extension with an internal floor area between 40m ² and 200m ²	£842.40	7%	£901.37	5%	£946.44
Loft conversion	£708	7%	£757.56	5%	£795.44
Erection or extension of non exempt detached or attached domestic garage or carport up to 100m ²	£368.40	7%	£394.18	5%	£413.89
Garage conversion	£282	7%	£301.74	5%	£316.83
Creation or extension to a basement up to 100m ²	£708	7%	£757.56	5%	£795.44

7. Reasons for the Decision

The increase in fees is competitive and will allow the Authority to cover the costs of this statutory service

8. Date Decision Made

31 January 2024

To be completed by Democratic Services

9. Is this decision subject to call-in and if so expiry date of call-in period

Yes, Thursday 8 February 2024

10. Date of Publication

Thursday 1 February 2024

11. Implementation Date (if decision not called in)

After 5.00pm on Thursday 8 February 2024