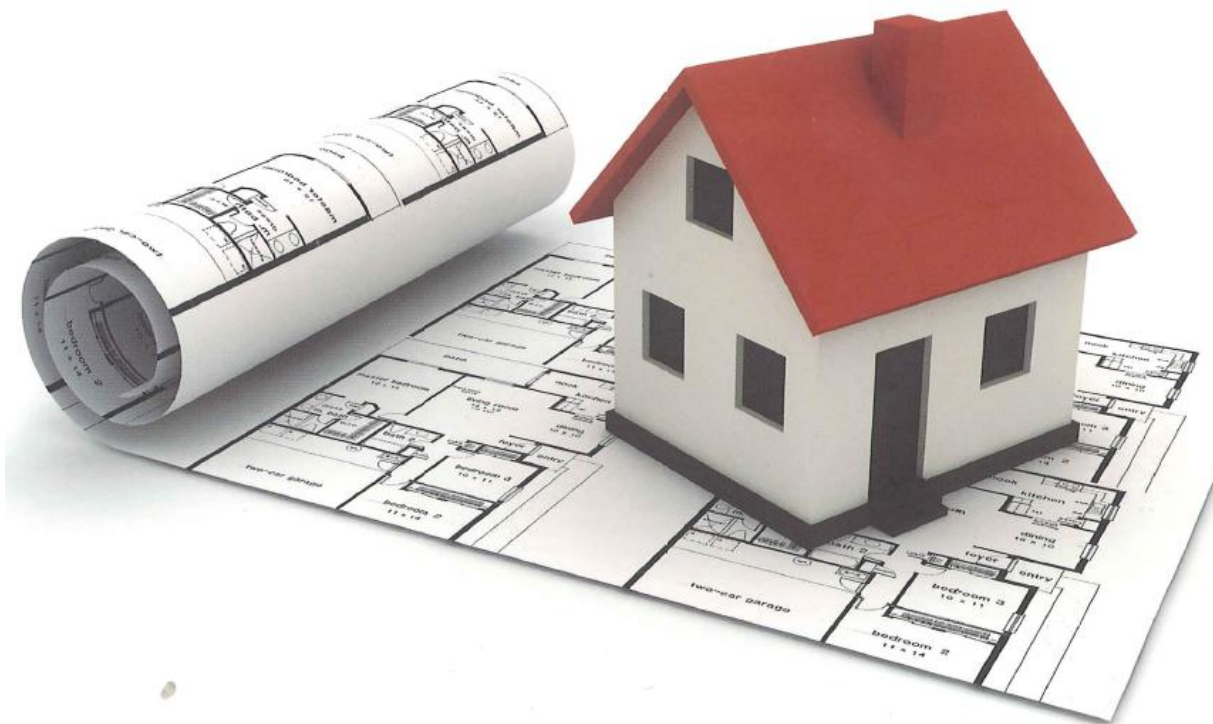


2013/14 Edition



# SOLIHULL METROPOLITAN BOROUGH COUNCIL BUILDING REGULATION CHARGES SCHEME

The Building (Local Authority Charges) Regulations 2010



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To be read in conjunction with the Building (Local Authority Charges) regulations 2010, the Building Regulations 2010 (as amended) and the Building (Approved Inspectors etc.) Regulations 2010 (as amended)

**Date this scheme came into effect: 1st April 2013**

# SCHEME FOR THE RECOVERY OF BUILDING REGULATION CHARGES

## Definitions

The following definitions apply to this Charging Scheme and should be read in conjunction with the other clauses and tables which constitute the Charging Scheme:

### **'Building'**

Means any permanent or temporary building but not any other kind of structure or erection, and a reference to a building includes a reference to part of a building.

### **'Building Notice'**

Means a notice given in accordance with regulations 12(2), (a) and 13 of the Building Regulations 2010 (as amended).

**'Building Work'** means:

- (a) the erection or extension of a building;
- (b) the provision or extension of a controlled service or fitting in or in connection with a building;
- (c) the material alteration of a building, or a controlled service or fitting;
- (d) work required by building regulation 6 (requirements relating to material change of use);
- (e) the insertion of insulating material into the cavity wall of a building;
- (f) work involving the underpinning of a building;
- (g) work required by building regulation 22 (requirements relating to a change of energy status);
- (h) work required by building regulation 23 (requirements relating to thermal elements);
- (i) work required by building regulation 28 (consequential improvements to energy performance);

**'Chargeable Function'** means a function relating to the following –

- (j) the passing or rejection of plans of proposed building work which has been deposited with the council in accordance with section 16 of the Building Act 1984 (as amended)

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To be read in conjunction with the Building (Local Authority Charges) regulations 2010, the Building Regulations 2010 (as amended) and the Building (Approved Inspectors etc.) Regulations 2010 (as amended)

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- (k) the inspection of building work for which plans have been deposited with the council in accordance with the Building Regulation 2010 (as amended) and with section 16 of the Building Act 1984
- (l) the consideration of a building notice which has been given to the council in accordance with the Building Regulations 2010 (as amended)
- (m) the consideration of building work reverting to the council under the Building (Approved Inspectors etc.) Regulations 2000 (as amended)
- (n) the consideration of a regularisation application submitted to the council under regulation 18 of the Building Regulations 2010 (as amended)
- (o) providing advice in respect of the chargeable functions above, before those functions are carried out (NB: the first hour in non-chargeable)

**'Cost'** does not include any professional fees paid to an architect, quantity surveyor or any other person.

**'Dwelling'** includes a dwelling-house and a flat.

**'Dwelling-house'** does not include a flat or a building containing a flat.

**'Flat'** means separate and self-contained premises constructed or adapted for use for residential purposes and forming part of a building from some other part of which it is divided horizontally.

**'Floor area of a building or extension'** is the total floor area of all the storeys which comprise that building. It is calculated by reference to the finished internal faces of the walls enclosing the area, or, if at any point there is no enclosing wall, by reference to the outermost edge of the floor.

**'Full Plans'**

Means deposit of full plans with the Local Authority in accordance with regulations 12(2), (b) and 14 of the Building Regulations 2010 (as amended).

**'Relevant Person'** means:

- a) in relation to a plan charge, inspection charge, reversion charge or building notice charge, the person who carries out the building work or on whose behalf the building work is carried out;
- b) in relation to a regularisation charge, the owner of the building; and
- c) in relation to chargeable advice, any person requesting advice for which a charge can be made

**Principles of this Scheme**

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To be read in conjunction with the Building (Local Authority Charges) regulations 2010, the Building Regulations 2010 (as amended) and the Building (Approved Inspectors etc.) Regulations 2010 (as amended)

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**Payment of charges** - the set charges or method of establishing the charge have been established in this scheme for the functions prescribed in the Building (Local Authority Charges) Regulations 2010 (referred to as the chargeable functions), namely:

- A plan charge, payable when plans of the building work are deposited with the Local Authority.
- An inspection charge, payable on demand after the authority carry out the first inspection in respect of which the charge is payable.
- A building notice charge, payable when the building notice is given to the authority.
- An Initial Notice reversion charge, payable for building work in relation to a building: -
  1. Which has been substantially completed before plans are first deposited with the Authority in accordance with Regulation 20(2)(a)(i) of the Approved Inspectors Regulations, or
  2. In respect of which plans for further building work have been deposited with the Authority in accordance with the Regulation 20(3) of the Approved Inspectors Regulations, on the first occasion on which those plans are or have been deposited.

**A regularisation charge**, payable at the time of the application to the authority in accordance with Regulation 18 of the Building Regulations.

**Chargeable advice** – Local Authorities can make a charge for giving advice in anticipation of the future exercise of their chargeable functions (i.e. before an application or notice is received for a particular case), which is payable after the first hour of advice, on demand after the authority has given notice required by Regulation 7(7) of the Building (Local Authority) Charges Regulations 2010 (i.e. the charge has been confirmed in writing following an individual determination). This charge may be discounted from a subsequent application or notice received for the work in question.

- The above charges are payable by the '**relevant person**'.
- Any charge which is payable to the authority may, in a particular case, and with the agreement of the authority, be paid by installments of such amounts payable on such dates as may be specified by the authority. If the applicant and an authority are agreeable, an inspection charge can be fully or partly paid up front with the plans charge.
- The charge for providing a chargeable function or chargeable advice is based on the principle of achieving full cost recovery. The charges will be calculated by using the Council officers' average hourly rate stated in the charging scheme, multiplied by the time taken to carry out the

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To be read in conjunction with the Building (Local Authority Charges) regulations 2010, the Building Regulations 2010 (as amended) and the Building (Approved Inspectors etc.) Regulations 2010 (as amended)

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functions/advice, taking the following factors into account, as applicable, in estimating the time required by officers to carry out the function/advice:

1. The existing use of a building, or the proposed use of the building after completion of the building work;
2. The different kinds of building work described in regulation 3(1)(a) to (i) of the Building Regulations;
3. The floor area of the building or extension;
4. The nature of the design of the building work and whether innovative or high risk construction techniques are to be used;
5. The estimated duration of the building work and the anticipated number of inspections to be carried out;
6. The estimated cost of the building work;
7. Whether a person who intends to carry out part of the building work is a person mentioned in regulation 20 of the Building Regulations (i.e. related to competent person/self certification schemes);
8. Whether in respect of the building work a notification will be made in accordance with regulation 41 of the Building Regulations (i.e. where design details approved by Robust Details Ltd have been used);
9. Whether an application or building notice is in respect of two or more buildings or building works all of which are substantially the same as each other;
10. Whether an application or building notice is in respect of building work, which is substantially the same as building work in respect of which plans have previously been deposited or building works inspected by the same local authority;
11. Whether chargeable advice has been given which is likely to result in less time being taken by a local authority to perform that function;
12. Whether it is necessary to engage and incur the costs of a consultant to provide specialist advice in relation to a particular aspect of the building work.

### **Principles of the scheme in respect of the erection of domestic buildings, garages, carports and extensions**

Where the charge relates to an erection of a dwelling the charge includes for the provision of a detached or attached domestic garage or carport within the

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To be read in conjunction with the Building (Local Authority Charges) regulations 2010, the Building Regulations 2010 (as amended) and the Building (Approved Inspectors etc.) Regulations 2010 (as amended)

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curtilage of the site and providing it is constructed at the same time as the dwelling.

Where any building work comprises or includes the erection of more than one extension to a building, the total floor areas of all such extensions may at the discretion of Solihull MBC be aggregated to determine the relevant charge payable, providing that the building work for all aggregated extensions is carried out at the same time.

### **Exemption from charges**

The Authority has not fixed by means of its scheme, nor intends to recover a charge in relation to an existing dwelling that is, or is to be, occupied by a disabled person as a permanent residence; and where the whole of the building work in question is solely-

- a) for the purpose of providing means of access for the disabled person by way of entrance or exit to or from the dwelling or any part of it, or
- b) for the purpose of providing accommodation or facilities designed to secure the greater health, safety, welfare or convenience of the disabled person.

The council has not fixed by means of its scheme, nor intends to recover a charge for the purpose of providing accommodation or facilities designed to secure the greater health, safety, welfare or convenience of a disabled person in relation to an existing dwelling, which is, or is to be, occupied by that disabled person as a permanent residence where such work consists of-

- c) the adaptation or extension of existing accommodation or an existing facility or the provision of alternative accommodation or an alternative facility where the existing accommodation or facility could not be used by the disabled person or could be used by the disabled person only with assistance; or
- d) the provision of extension of a room which is or will be used solely-
  - (i) for the carrying out for the benefit of the disabled person of medical
  - (ii) treatment which cannot reasonably be carried out in any other room in the dwelling, or
  - (iii) for the storage of medical equipment for the use of the disabled person, or
  - (iv) to provide sleeping accommodation for a carer where the disabled person requires 24-hour care.

The council has not fixed by means of its scheme, nor intends to recover a charge in relation to an existing building to which members of the public are

admitted (whether on payment or otherwise); and where the whole of the building work in question is solely-

- a) for the purpose of providing means of access for disabled persons by way of entrance or exit to or from the building or any part of it; or
- b) for the provision of facilities designed to secure the greater health, safety, welfare or disabled persons.

Note: 'disabled person' means a person who is within any of the descriptions of persons to whom Section 29(1) of the National Assistance Act 1948, as extended by virtue of Section 8(2) of the Mental Health Act 1959, applied but disregarding the amendments made by paragraph 11 of Schedule 13 to the Children Act 1989. The words in section 8(2) of the Mental Health Act 1959 which extend the meaning of disabled person in section 29(1) of the National Assistance Act 1948, are prospectively repealed by the National Health Service and Community Care Act 1990, section 66(2), Schedule 10, as from a day to be appointed.

### **Information required to determine charges**

If the authority requires additional information to enable it to determine the correct charge the authority can request the information under the provisions of regulation 9 of The Building (Local Authority Charges) Regulation 2010.

The standard information required for all applications is detailed on the authority's Building Regulation application forms. This includes the existing and proposed use of the building and a description of the building work.

Additional information may be required in relation to:-

- The floor area of the building or extension
- The estimated duration of the building work and the anticipated number of inspections to be carried out.
- The use of competent persons or Robust Details Ltd.
- Any accreditations held by the builder or other member of the design team.
- The nature of the design of the building work and whether innovative or high-risk construction is to be used.
- The estimated cost of the building work. If this is used as one of the factors in establishing a charge the 'estimate' is required to be such reasonable amount as would be charged by a person in business to carry out such building work (excluding the amount of any value added tax chargeable).

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To be read in conjunction with the Building (Local Authority Charges) regulations 2010, the Building Regulations 2010 (as amended) and the Building (Approved Inspectors etc.) Regulations 2010 (as amended)

**Date this scheme came into effect: 1st April 2013**

## Establishing the Charge

The authority has established standard charges using the principles contained within The Building (Local Authority Charges) Regulation 2010. Standard charges are detailed in the tables that follow. In the tables, any reference to number of storeys includes each basement level as one-storey and floor area should be measured to the inner surface of enclosing walls and include internal walls and partitions.

If the building work that you are undertaking is not listed as a standard charge it will be individually determined in accordance with the principles and relevant factors contained within The Building (Local Authority Charges) Regulation 2010. If the authority considers it necessary to engage and incur the costs of a consultant to provide specialist advice or services in relation to a particular aspect of building work, those costs shall also be included in setting the charge.

When the charge is individually determined the authority shall calculate the charge in the same way a standard charge was set by using the average hourly rate of officers' time, multiplied by the estimated time taken to carry out their building regulation functions in relation to that particular piece of building work and taking into account the applicable factors listed in regulation 7(5) of the charges regulations.

Individually determined charges will be confirmed in writing specifying the amount of the charge and the factors that have been taken into account in determining the charge.

The building regulation charges may be individually determined in the following cases and the authority will state which factors in regulation 7(5) of the charges regulations it has taken into account in establishing an individually determined charge.

- An Initial Notice reversion charge
- Where the duration of the building work from commencement to completion exceeds 12 months
- The building work is in relation to more than one building
- Non-domestic building work consisting of alterations to any use of building where the estimated cost exceeds £20,000
- The work consists of a domestic garage or carport with a floor area over 100m<sup>2</sup>
- The work consists of the erection or conversion of 20 or more dwellings
- The work consists of the erection or conversion of dwellings where the floor area of each dwelling exceeds 300m<sup>2</sup>
- Where more than one standard charge applies to the building work and, with the agreement of the relevant person, the authority will establish the charge by individually determining the charge
- Solihull MBC may individually determine the charge for any work subject to building control with the agreement of the 'relevant person'

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To be read in conjunction with the Building (Local Authority Charges) regulations 2010, the Building Regulations 2010 (as amended) and the Building (Approved Inspectors etc.) Regulations 2010 (as amended)

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- Where an applicant wishes to pay for value-added services from Building Control (e.g. greater level of site inspection input that that included for in standard charges)

### **Other matters relating to calculation of charges**

In calculating these charges, refunds or supplementary charges, an officer hourly (or part thereof), rate of £65.04 + VAT (£78) has been used.

Any charge payable to the authority shall be paid with an amount equal to any value added tax payable in respect of that charge.

Charges are not payable for the first hour when calculating an advice charge

Solihull MBC may agree to payment by installment in respect of all building work where the total charge exceeds £1,000. In all other cases, where payment has the potential to impact differentially for socio-economic reasons (e.g. income, wealth, employment status, geographical location (rural/urban, different wards, north/south), educational attainment levels, status etc), requests for payment by installments will be subject to a Fair Treatment Assessment . Where payment by installment is agreed, SMBC will specify the amounts payable and dates on which installments are to be paid

### **Reductions**

Where notification is made in accordance with regulation 41 of the Principal Regulations at commencement of the work under Regulation 16(1), (i.e. where, for the purpose of achieving compliance with Requirement E1 of the Principal Regulations, design details approved by Robust Details Limited have been used) a refund may be made in relation to a set charge or individually assessed charge to reflect this.

The Council may make a reduction in a standard or individually determined charge when chargeable advice has been given before receipt of an application or notice for proposed building work, which is likely to result in less time being taken by the local authority to perform the chargeable function for that work.

Where it is intended to carry out internal alterations and/or the installation of fittings (excluding electrical work and stand-alone structural alterations) with an estimated cost of £10,000 or less, at the same time as undertaking an extension/loft conversion to a dwelling, then no charge will be made for that work; providing such work is directly related to and facilitates the building of the extension/loft conversion.

Where in accordance with Regulation 7(5), (i) of the charges regulations an application or building notice is submitted in respect of two or more buildings or building works all of which are substantially the same as each other, a single plan fee will be payable for each building or building work of the same type.

### **Refunds and supplementary charges**

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To be read in conjunction with the Building (Local Authority Charges) regulations 2010, the Building Regulations 2010 (as amended) and the Building (Approved Inspectors etc.) Regulations 2010 (as amended)

**Date this scheme came into effect: 1st April 2013**

If the basis on which the charge has been set or determined changes, the Council will refund or request a supplementary charge and provide a statement setting out the basis of the refund/supplementary charge and how it has been calculated.

The charges shown in the tables of standard charges have been set on the basis that work of a type listed in Schedule 3 and Regulation 12 (6), (Self-certification schemes and exemption from requirements to give building notice or deposit full plans) has been, or intends to be carried out by a person mentioned in regulation 12, (5) or 20 of the Principal Regulations in respect of that part of the work, (i.e. competent person/self-certification schemes or other defined non-notifiable work). Where this is not the case additional charges may be payable, based on the published officer hourly rate, unless listed as a standard charge.

Where a plan fee is reduced for house types which are substantially the same as each other, an additional 1 hour plan checking time will be charged at the published hourly rate to cover the cost of checking the site on which the houses are to be built.

### **Non-Payment of a Charge**

Your attention is drawn to Regulation 8(2) of the Building (Local Authority Charges) Regulations 2010, which explains that plans are not treated as being deposited for the purposes of Section 16 of the Building Act or building notices given unless the Council has received the correct charge. In other words, statutory timescales do not start until the agreed payment has been made. The debt recovery team of the authority will pursue any non-payment of a charge.

### **Complaints about Charges**

If you have a complaint about the level of charges you should initially raise your concern with the relevant officer. The council has a comprehensive complaint handling process. If your complaint is not satisfactorily responded to by the officer concerned, details of how to resolve your complaint is available on request and can be viewed on the council's web site at [www.solihull.gov.uk](http://www.solihull.gov.uk).

### **Transitional Provisions**

The Council's scheme for the recovery of charges dated 30<sup>th</sup> April 2012 continues to apply in relation to building work for which a building notice given, plans were first deposited, a reversion charge became payable, or a regularisation application was made between the 30<sup>th</sup> April 2012 and 31<sup>st</sup> March 2013 (inclusive).

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To be read in conjunction with the Building (Local Authority Charges) regulations 2010, the Building Regulations 2010 (as amended) and the Building (Approved Inspectors etc.) Regulations 2010 (as amended)

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## **STANDARD CHARGES**

Standard charges have been set by the Council on the basis that the building work does not consist of, or include, innovative or high risk construction techniques and/or the duration of the building work from commencement to completion does not exceed 12 months.

The charges have also been set on the basis that the design and building work is undertaken by a person or company that is competent to carry out the design and building work referred to in the standard charges tables, which they are undertaking. If not, the work may incur supplementary charges.

If chargeable advice has been given in respect of any of the work detailed in these tables and this is likely to result in less time being taken by the authority then a reduction to the standard charge may be made.

### **Plan and Inspection Charges**

The plan charge and inspection charge are listed in the following tables.

### **Building Notice Charge**

Building work of a relatively minor nature is included within the standard charges and the Building Notice charge is the same as the total plan and inspection charge as detailed in the following tables.

### **Regularisation Charge**

The charge is listed in the following tables.

## **Other Charges**

### **Initial Notice Reversion Charge**

These charges will be individually determined

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To be read in conjunction with the Building (Local Authority Charges) regulations 2010, the Building Regulations 2010 (as amended) and the Building (Approved Inspectors etc.) Regulations 2010 (as amended)

**Date this scheme came into effect: 1st April 2013**

**TABLE A****STANDARD CHARGES FOR THE ERECTION OF NEW DWELLINGS OR  
CONVERSION OF ANY EXISTING BUILDING TO NEW DWELLINGS**

Number of House Types/Plots	Plan Fee per House Type £	Plot Inspection Fee £	Building Notice Fee £	Regularisation Fee £
1	312	520	833	833
2	390	585	976	976
3	468	650	1119	1119
4	546	715	1262	1262
5	624	780	1405	1405
6	702	911	1613	1613
7	780	1041	1821	1821
8	859	1171	2029	2029
9	937	1301	2238	2238
10	1015	1431	2446	2446
11	1093	1561	2654	2654
12	1171	1691	2862	2862
13	1249	1821	3070	3070
14	1327	1951	3278	3278
15	1405	2081	3486	3486
16	1483	2211	3694	3694
17	1561	2341	3902	3902
18	1639	2472	4111	4111
19	1717	2602	4319	4319

NB: Charges include VAT at current rate with exception of regularisation charge, which is VAT exempt.

These fees do not apply to one-off dwellings and conversions to form dwellings or to housing development which is not being undertaken by a registered volume house Builder.

Charges for any development not being undertaken by a registered volume house builder will be individually determined.

Note – for 20 or more dwellings or if the floor area of a dwelling exceeds 300m<sup>2</sup> the charge is individually determined. For developments of less than 20 units, Solihull MBC may individually determine the charge with the agreement of the 'relevant person'.

**Self-certification schemes**

An additional charge is payable when relevant building work of a type listed in Schedule 3 of the Building Regulations, has not been carried out by a person referred to in regulation 7(5) (g) or (h) of the Building (Local Authority Charges) Regulations 2010. This is in addition to the inspection charge, building notice charge or regularisation charge. A full list of self-certification schemes is available at <http://www.communities.gov.uk/planningandbuilding>

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To be read in conjunction with the Building (Local Authority Charges) regulations 2010, the Building Regulations 2010 (as amended) and the Building (Approved Inspectors etc.) Regulations 2010 (as amended)

**Date this scheme came into effect: 1st April 2013**

## **Sound testing and Robust Details Ltd**

Where notification is made in accordance with regulation 41 of the Principal Regulations at commencement of the work under Regulation 15(1), (i.e. where, for the purpose of achieving compliance with Requirement E1 of the Principal Regulations, design details approved by Robust Details Limited have been used) a refund may be made in relation to a set charge or individually assessed charge to reflect this.

## **Reduction in Charges**

Where in accordance with Regulation 7(5)(i) of the charges regulations an application or building notice is submitted in respect of two or more buildings or building works all of which are substantially the same as each other, a single plan fee will be payable for each building or building work of the same type.

## **Supplementary Charges**

Where a plan fee is reduced for house types which are substantially the same as each other, an additional 1 hour plan checking time will be charged at the published hourly rate to cover the cost of checking the site on which the houses are to be built.

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To be read in conjunction with the Building (Local Authority Charges) regulations 2010, the Building Regulations 2010 (as amended) and the Building (Approved Inspectors etc.) Regulations 2010 (as amended)

**Date this scheme came into effect: 1st April 2013**

**TABLE B****STANDARD CHARGES FOR DOMESTIC EXTENSIONS AND ALTERATIONS**

Category of Work	Plan Fee £	Inspection Fee £	Building Notice Fee £	Regularisation Fee (ex-vat) £
Garage or carport up to 100m <sup>2</sup>	117	195	312	312
Small extension ≤ 10m <sup>2</sup>	117	260	377	377
Medium extension ≤ 40m <sup>2</sup>	156*	325	481	481
Large extension ≤ 100m <sup>2</sup>	192*	455	647	647
Loft conversion	192*	260	452	452
Garage conversion less than £10,000	117	260	377	377
Domestic alterations e.g. re-roofing, replacement windows, changes to internal layout (excludes structural alterations & electrical work) less than £10,000	78	130	208	208
Structural alterations less than £10,000	114*	130	244	244
Minor electrical installation work (not competent person scheme)	125	Included in Plan Fee	125	125
Major electrical installation work (not competent person scheme)	260	Included in Plan Fee	260	260

NB: Charges include VAT at current rate with exception of regularisation charge, which is VAT exempt.

Charges include 1 hrs structural check (NB: additional structural checking input will be charged at hourly rate of £36 including VAT).

There are two methods of establishing the charge for building work comprising domestic extensions and alterations:

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To be read in conjunction with the Building (Local Authority Charges) regulations 2010, the Building Regulations 2010 (as amended) and the Building (Approved Inspectors etc.) Regulations 2010 (as amended)

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- Standard charges, and
- Individually determined charges

The charges for the majority of domestic extensions and alterations are standard charges and are listed in Table B.

Where multiple extensions and/or multiple alterations are undertaken at the same time the Council may individually determine the charge with the agreement of the 'relevant person'.

Where any building work comprises or includes the erection of more than one extension to a building, the total floor areas of all such extensions may at the discretion of Solihull MBC be aggregated to determine the relevant charge payable, providing that the building work for all aggregated extensions is carried out at the same time.

When it is intended to carry out internal alterations, and/or structural alterations, install controlled fittings or services (excluding electrical work), *ancillary to* (e.g. located within or immediately adjacent to) the building of an extension/loft conversion then no charge will be made for that work, provided it is carried out at the same time.

Any proposed work not listed as a standard charge will be individually determined.

### **Individually determined charges**

This method of determining the charge mainly relates to larger schemes and includes the following types of building work:

- Building work that is in relation to more than one building
- Building work consisting of a domestic extension where the floor area exceeds 100m<sup>2</sup>
- Building work consisting of a non-exempt domestic garage or carport with a floor area over 100m<sup>2</sup>
- Building work consisting of alterations to a domestic property (other than extensions) where the estimated cost exceeds £10,000

### **The use of Part P registered electricians**

In setting the standard charges, it is assumed that any notifiable electrical work is carried out by a Part P registered electrician. A Part P registered electrician is a qualified electrician who is also a member of an accreditation body (Competent Person Scheme) to certify his work. If anyone other than a Part P registered electrician undertakes the electrical work, then an additional fee is payable to the Council to cover the cost of checking the electrical installation work.

### **Other self-certification schemes (Competent Person Scheme)**

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To be read in conjunction with the Building (Local Authority Charges) regulations 2010, the Building Regulations 2010 (as amended) and the Building (Approved Inspectors etc.) Regulations 2010 (as amended)

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There are a number of other self-certification schemes, for example Gas Safe for gas boiler installations, FENSA/CERTASS for replacement windows and doors, HETAS for solid fuel fires. A full list of self-certification schemes is available at <http://www.communities.gov.uk/planningandbuilding>

### **Additional charges**

An additional charge is payable where categories of building work subject to self-certification has not been carried out by a person who is a member of an accreditation body (Competent Person Scheme) to certify his work. This is in addition to the inspection charge, building notice charge or regularisation charge.

*IMPORTANT: Please note that if a request is made to inspect work that is not ready, the work is of a poor standard or it is necessary to carry out additional visits over and above those included for within the standard charge, then you may have to pay an additional charge.*

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To be read in conjunction with the Building (Local Authority Charges) regulations 2010, the Building Regulations 2010 (as amended) and the Building (Approved Inspectors etc.) Regulations 2010 (as amended)

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## TABLE C

### NON-DOMESTIC WORK

Value of work £	Plan Fee £	Inspection Fee £	Building Notice Fee £	Regularisation Fee £
≤£5,000	208	Included in plan charge	208	208
≤£10,000	377	Included in plan charge	377	377
≤£20,000	500	Included in plan charge	500	500
CHARGES WILL BE INDIVIDUALLY DETERMINED FOR PROJECTS OVER A VALUE OF £20,000				

NB: Charges include VAT at current rate with exception of regularisation charge, which is VAT exempt.

#### **Individually determined charges**

Charges will be individually determined for projects over a value of £20,000

For projects of less than £20,000 in value, Solihull MBC may individually determine the charge with the agreement of the 'relevant person'.

Where multiple extensions and/or alterations are undertaken at the same time the Council may individually determine the charge with the agreement of the 'relevant person'.

Any proposed work not listed as a standard charge will be individually determined.

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## SUPPLEMENTARY CHARGES

The following table sets out supplementary and other charges in respect of the building regulation and other discretionary services.

<b>Supplementary Charge</b>	<b>£</b>
Hourly rate for provision of building regulation service	78
<b>Archived Applications</b>	
Process request to re-open archived building regulation file for purposes of issuing completion certificate	65
Visit to site in connection with resolving archived building regulation case	65 per site visit
<b>Withdraw full plans application and refund fees paid</b>	
Process request and refund any monies owed	Individually determined charge
<b>Withdraw building notice and refund fees paid</b>	
Process request and refund any monies owed	Individually determined charge
<b>Re-direct inspection fee invoice</b>	
Process request to re-direct invoice	52

Charges include VAT at current rate.

In cases where a supplementary charge is payable the Council will provide a statement setting out the basis of the charge and how it has been calculated.

If your request involves an individual charge assessment please email Building Control at [buildingcontrol@solihull.gov.uk](mailto:buildingcontrol@solihull.gov.uk). We will contact you within 24 hours. Alternatively, you can request an individual charge assessment via our Contact Centre on telephone No 0121 704 8008.

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To be read in conjunction with the Building (Local Authority Charges) regulations 2010, the Building Regulations 2010 (as amended) and the Building (Approved Inspectors etc.) Regulations 2010 (as amended)

**Date this scheme came into effect: 1st April 2013**