OTHER BUILDING CONTROL CHARGES

Demolition Notices

Section 80 Demolition notices will be chargeable from 1st April 2017

Supplementary charges

These charges relate to the actual costs of providing the service and are intended to achieve full cost recovery, so that service users pay the full cost of service they receive.

The charge payable at the time an application is deposited is determined on the basis that the design and construction are carried out by a person or company that is competent to undertake such work. Where that proves not to be the case and we spend more time than the original charge allowed for; for example, dealing with poor quality building plans or builders, inspecting sub-standard work, work that is not ready for inspection and carrying out more site visits than allocated, then supplementary charges may be incurred.

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

Supplementary Charges	
Demolition Notice	£299
Hourly rate for provision of building regulation service	£130
Additional hourly rate for work undertaken in dealing with dangerous structures.	£130
*The extent to which the above fee will be levied will be based on the type and the amount of work undertaken, regarding the dangerous structure and whether it is justified on a case-by-case basis.	As above.
Archived Applications	
Process request to re-open archived building regulation file for purposes of issuing completion certificate.	£110 reopen file
Visit to site in connection with resolving archived building regulation case. (At the discretion of Solihull MBC - where additional inspections are still being booked more than 12 months from the date of commencement of the work this charge may also apply per inspection).	£130 per site visit
Withdraw full plans application and refund fees paid	
Process request and refund any monies owed	Individually determined charge
Withdraw building notice and refund fees paid	
Process request and refund any monies owed	Individually determined charge

Re-direct inspection fee invoice	
Process request to re-direct invoice	£79

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. We will try to respond within 24 hours. Alternatively, you can request an individual charge assessment via our Contact Centre on telephone No 0121 704 8008.

Archived building regulation applications

Despite the best efforts of our Building Control Surveyor's many homeowners and builders fail to ensure that all building standards (set in the interests of the wider public goods) have been complied with at completion or occupation of building work.

With the exception of minor non-compliances that are addressed on a conditional completion certificate, you have three months from the date of the inspection to correct any outstanding work and have it re-inspected and signed off.

After three months, the case file is archived (unless the non-compliances are so serious that they warrant enforcement action) and a fee is payable to re-open it for the purpose of issuing a completion certificate.

Completion certificates

If you are selling a property that has building work carried out, you will need building regulation approval documents and a completion certificate to prove that the work has been approved and inspected by a Building Control Body. Delays and additional costs are often caused when a Completion Certificate is not available.

Legal entitlement to a completion certificate is subject to conditions. In cases where charges are outstanding, we are not told building work has been completed/occupied, or outstanding building regulation work has not been addressed within the agreed timescale, a completion certificate may be withheld.

Payment

Credit/Debit card payments can be made over the telephone on 0121 704 8008. Please quote the reference number.

Payments can be made online at: https://www.solihull.gov.uk/planning-and-building-control/building-regulations/building-regulations-approval-homeowners/fees

Invoicing fees against a purchase order can be arranged by agreement. Solihull Council may, on request, agree to payment by instalment in respect of all building work where the total charge exceeds £500. In cases where payment of a building regulation charge may cause hardship, please contact us to discuss payment options.

Help and assistance in completing building regulation application forms are available to all our customers free of charge at any one of the Solihull Connect Walk-in Centre's.