

WAVERLEY BOROUGH COUNCIL

EXECUTIVE – 6 SEPTEMBER 2011

BUILDING CONTROL CHARGES

[Portfolio Holder: Cllr Adam Taylor-Smith]

[Wards Affected: All]

Summary and purpose:

This report proposes an increase in Building Control charges from 3 October 2011 and asks officers to prepare a Business Plan for the Building Control service to achieve a breakeven position for the Executive meeting on 29 November.

How this report relates to the Council's Corporate Priorities:

The Building Control service has a significant role in protecting the local environment, ensuring that buildings are safe, accessible and sustainable.

Equality and Diversity Implications:

There are no implications arising from this report.

Environment and Climate Change Implications:

There are no implications arising from this report.

Resource/Value for Money Implications:

Income from the Building Control service is falling significantly below budget in the coming year. (See Budget Monitoring report at Appendix D on this agenda). This is in addition to the deficits on chargeable activity in each of the last three years. In view of this current shortfall an immediate increase of 10% is required on the hourly rate, taking the hourly charge to £63 (rounded). The new charges will apply from 3 October 2011.

Legal Implications:

The Building (Local Authority Charges) Regulations 2010 authorise a local authority to fix (by means of a scheme) and to recover charges for performing building regulation functions.

Recommendation

It is recommended that

1. Building Control charges are increased by 10% from 3 October 2011 to £63 per hour; and
2. Officers prepare a Business Plan for the Building Control service to achieve a breakeven position for the Executive meeting on 29 November 2011.

Background Papers

There are no background papers (as defined by Section 100D(5) of the Local Government Act 1972) relating to this report.

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	Elmbridge	Epsom Ewell	Guildford	Mole Valley	Reigate	Runnymede	Spelthorne	Surrey Heath	Tandridge	Woking	WBC £57.50	WBC £63.00	WBC £66.00
1 Dwelling	983	885	914	877	822	915	1019	950	969	914	828	907	950
Single storey extension 10-40m2	496	510	461	554	571	570	686	560	639	463	586	642	673
Loft conversion with dormers	681	550	571	646	582	570	678	600	678	571	586	642	673
Domestic alterations between £25,000-£50,000	606	460	571	577	571	570	625	625	649	571	552	604	633
'Assembly & Recreation' extension 40m2-100m2	832	780	1143	-	1143	1140	1279	1150	-	1143	1173	1285	1346
Non domestic alterations £5,000-£25,000	492	335	342	462	342	345	521	500	487	342	552	604	633

Table 3. Sample of building control charges

Building Control Fee Income									
	2007-2008 Actual £	2008-2009 Actual £	2009-2010 Actual £	2010-2011 Actual £	2011-2012			Percentage difference of Actual 10/11 & 11/12	Predicted Forecast for remaining Year based on average %
					Budget £	Actual £	Forecast £	Percentage %	£
April	(42,951)	(63,841)	(53,940)	(45,274)	(52,979)	(39,067)	(39,067)	-13.71%	(39,067)
May	(78,763)	(56,013)	(46,012)	(50,724)	(52,979)	(53,144)	(53,144)	4.77%	(53,144)
June	(53,607)	(49,474)	(51,915)	(66,027)	(52,979)	(53,374)	(53,374)	-19.16%	(53,374)
July	(58,811)	(45,766)	(68,983)	(50,329)	(52,979)	(55,242)	(55,242)	9.76%	(55,242)
August	(57,011)	(42,370)	(50,476)	(49,249)	(52,979)	0	(49,249)	0.00%	(46,991)
September	(44,284)	(47,168)	(49,523)	(62,956)	(52,979)	0	(62,956)	0.00%	(60,070)
October	(49,037)	(66,416)	(45,887)	(45,939)	(52,979)	0	(45,939)	0.00%	(43,832)
November	(42,833)	(43,338)	(64,749)	(51,904)	(52,979)	0	(51,904)	0.00%	(49,524)
December	(30,229)	(23,984)	(29,345)	(26,568)	(52,979)	0	(26,568)	0.00%	(25,350)
January	(43,971)	(33,314)	(39,249)	(40,488)	(52,979)	0	(40,488)	0.00%	(38,632)
February	(59,516)	(36,677)	(45,460)	(43,368)	(52,979)	0	(43,368)	0.00%	(41,380)
March	(41,305)	(46,773)	(51,597)	(54,441)	(53,233)	0	(54,441)	0.00%	(51,945)
								Average % =	
	(£602,319)	(£555,135)	(£597,135)	(£587,265)	(£636,000)	(£200,827)	(£575,739)	-4.58%	(£558,551)

Table 4. Income monitoring