

**DUDLEY METROPOLITAN BOROUGH COUNCIL**

**DEVELOPMENT CONTROL COMMITTEE – 21<sup>st</sup> MARCH 2006**

**REPORT OF THE DIRECTOR OF THE URBAN ENVIRONMENT**

**BUILDING CONTROL FEES – 2006/2007**

**Purpose of Report**

- 1 To seek agreement to amend the Council's Building Regulation Fee Scale to accommodate an increase in charges, equivalent to inflation, for 2006/2007 see Appendix A.

**Background**

- 2 Building Control exists to ensure the health and safety of users of buildings, to promote energy efficiency and to ensure reasonable access for all.
- 3 Under the provisions of the Building Act 1984, it is the duty of Local Authorities to enforce the regulations through determining applications and site inspections.
- 4 Since 1985 legislation has been in place to enable the service to be provided by the private sector in competition with local authorities.
- 5 The Building (Local Authority Charges) Regulations 1998, requires that fees be charged for relevant Building Control work and that the resulting income makes that part of the service self financing, measured over a three year rolling programme, without generating an excess surplus.
- 6 The legislation came into force 1<sup>st</sup> April 1999, and in an attempt to maintain some consistency amongst local authorities, the LGA introduced a model fee scale with the intention that authorities would operate within a 10 percent band of the guidance.
- 7 In setting the fee scales, consideration needs to be given to the financial constraints the legislation requires and additionally the requirement for the scales to be competitive against the ever-growing competition from the private sector.

- 8 In the seven years the legislation has been in operation the Building Control Service in Dudley have successfully managed the requirement and each year have produced sufficient surplus to show compliance to the provisions of the legislation.
- 9 The success of the service in maintaining market share and keeping operating costs at a minimum has ensured that the Council has complied to the provisions of the Building (Local Authority Charges) Regulations 1998, and produced a scale of fees that is competitive to the private sector. To maintain this position it is proposed for the period 2006/2007 to introduce a minimum adjustment equivalent to inflation of 2 percent which should ensure the continuing success of the service delivery and compliance to the controlling legislation.

### **Finance**

- 10 The proposal is considered to accord to the provisions of the Building (Local Authority Charges) Regulations 1998, and has been designed to maximise income to the Council and meet increased budget income targets.

### **Law**

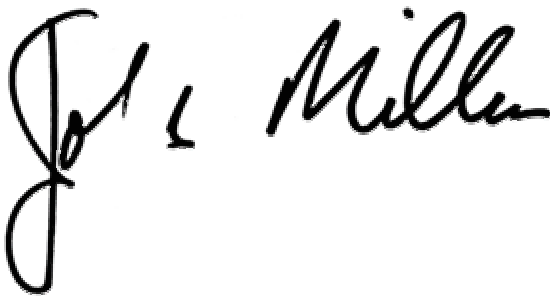
- 11 Charges are made under the Building (Local Authority Charges) Regulations 1998, the controlling legislation being the Building Act 1984.

### **Equality Impact**

- 12 This report complies fully with the Council's Policy on equal opportunities.

### **Recommendation**

- 13 That Committee endorse the increases in Building Regulation Fee Charges as outlined in Appendix A.

A handwritten signature in black ink, appearing to read 'J. B. Millar'. The signature is written in a cursive style with a large, looped initial 'J'.

**J. B. MILLAR – DIRECTOR OF THE URBAN ENVIRONMENT**

Contact Officer: Terry Cowley  
Telephone Ext. 4115

E. Mail address [terry.cowley@dudley.gov.uk](mailto:terry.cowley@dudley.gov.uk)

**List of Background Papers**

- 1 Building Act 1984
- 2 The Building (Local Authority Charges) Regulations 1998