

Maria Fletcher,  
Principal Committee  
Co-ordinator

020 8489 1512

maria.fletcher@haringey.gov.uk

16 January 2017

To: All Members of the Regulatory Committee

Dear Member,

Regulatory Committee - Tuesday, 17th January, 2017

I attach a copy of the following reports for the above-mentioned meeting which were not available at the time of collation of the agenda:

**239. PLANNING SERVICES 2016/17 UPDATE (PAGES 3 - 10)**

ADDITIONAL APPENDICES

Yours sincerely

Maria Fletcher, Principal Committee Co-ordinator  
Principal Committee Co-Ordinator

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**ADDENDUM PLANNING SERVICES WORK REPORT****BUILDING CONTROL**

- Fee earning Applications received 2017 (Apr to date) - 917
  - Fee earning Applications received 2016 (Apr – Mar) - 1252
  - Fee income from applications 2017 (Apr to date) – £800k
  - Fee income from applications 2016 (Apr – Mar) – £637k
- 5.29 Haringey Building Control Service continues to provide valued customer services that customers (in their various guises) both appreciate and value. Applications over the year to date are similar in number to last year. Building Control are consistently being asked to check applications outside of our Borough, although we have to be careful in not taking on more applications than we can service, especially as the work on the major sites in the Borough are becoming more surveyor intensive, requiring more and more inspections. Fee income continues to look positive, partly due to larger projects, such as St Lukes, Hornsey Depot and THFC being on site. Work on the THFC stadium continues apace and the coming 12 months will be very difficult balancing the new building works whilst maintaining the safety at the existing stadium. Building Control continue to issue the Safety Certificate and monitor compliance on a match by match basis.
- 5.30 Dangerous Structures have as always been ever prevalent, both within normal office hours and outside office hours with the team has been “called upon” over 120 times to date.
- 5.31 BC consult continues to grow in stature providing affordable expert advice to other Council services. This advice ranges from party wall agreements to feasibility studies to structural surveys to structural repairs to bridge inspections and strengthening to highways related works and so on. The consultancy work continues to grow and is widely used by colleagues in Homes for Haringey and continues to be respected throughout the Council. This growth has also been reflected in the fee income for this service, although this income also includes expenditure i.e. both staffing costs and payments to contractors, therefore caution should be taken regarding the base figure. To date this year, significant projects include all the party wall awards on the Council infil projects and project managing the replacement of the Wightman Road Bridge over the main line railways that has now been completed and reopened.
- 5.32 The coming challenge for Building Control during the second half of the year, is to complete the restructure (phase 2 of the Planning Service restructure). This has become even more important as we have recently lost a valued member of staff and need to recruit in order to be able to satisfy clients/customers who are paying for our service. The restructure is critical in order to be able to recruit in a very challenging market place. The restructure, although agreed through various consultations, has not yet progressed due to a hold up with HR. In order for Building Control to maintain its competitive edge and continue with the excellent fee income, this restructure must be completed, otherwise we run the risk of losing further valued and committed staff.

## **FEES AND CHARGES**

The proposed changes to the fees and charges to apply from 3 April 2017 for both Building Control and Development Management are attached. The changes are inflationary increases across the board together with a doubling of the householder pre-application fee in order to achieve cost recovery and removal of the discount for commercial pre-applications. There is also an increase proposed for the Quality Review panel fees.

## Building Control Miscellaneous fees

### With effect from 3 April 2017

		VAT (20%)	Total
Completion certificate	£50.00	£10.00	£60.00
Copy documents	£20.00	£4.00	£24.00
Research fee including drainage (non-refundable)	£50.00	£10.00	£60.00
Surveyor hourly charge (08:00 – 18:00)	£97.50	£19.50	£117.00
Surveyor hourly charge (18:00 – 08:00)	£146.25	£29.25	£175.50
Technical Support hourly charge	£48.00	£9.60	£57.60
Demolition Notices	£200.00	zero	£200.00
Copy Plans (where permissible)	Individually determined		
Dangerous Structures	Individually assessed based on time spent		
Safety at Sports Grounds	Individually assessed based on time spent		

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Level 6, River Park House,  
225 High Road, London N22 8HQ  
Tel: 0208 489 5504  
E-mail: building.control@haringey.gov.uk

## Haringey Building Control

### Charges where estimated cost of work is less than £120,000



<b>SCHEDULE A</b>						
	<b>Full Plans</b>				<b>Building Notice</b>	
	<b>Plan Charge</b>	<b>inc VAT</b>	<b>Inspection Charge</b>	<b>inc VAT</b>	<b>BN Charge</b>	<b>inc VAT</b>
Extension <10m <sup>2</sup>	£157.50	£189.00	£292.50	£351.00	£450.00	£540.00
Extension 10m <sup>2</sup> - 40m <sup>2</sup>	£187.25	£224.70	£347.75	£417.30	£535.00	£642.00
Extension 40m <sup>2</sup> - 60m <sup>2</sup>	£213.50	£256.20	£396.50	£475.80	£610.00	£732.00
Over 60m <sup>2</sup>	Building Control Charge based on estimated cost of works					
Loft Conversion without dormer(s)	£157.50	£189.00	£292.50	£351.00	£450.00	£540.00
Loft Conversion with dormer(s)	£213.50	£256.20	£396.50	£475.80	£610.00	£732.00
Detached garage 30m <sup>2</sup> - 60m <sup>2</sup>	£157.50	£189.00	£292.50	£351.00	£450.00	£540.00
Recovering roof (per dwelling)	£270.00	£324.00	n/a	n/a	£270.00	£324.00
Replacement of windows/doors for every five windows or part thereof	£205.00	£246.00	n/a	n/a	£205.00	£246.00
Electrical works (non competent person)	£270.00	£324.00	n/a	n/a	£270.00	£324.00
Green Deal works	£185.00	£222.00	n/a	n/a	£185.00	£222.00
Shop Fitout each 100m <sup>2</sup> or part there of	£91.00	£109.20	£169.00	£202.80	£260.00	£312.00
New Shop front (up to 10m)	£78.75	£94.50	£146.25	£175.50	£225.00	£270.00
<b>NEW BUILD DWELLINGS (houses and flats)</b>						
1 new dwelling	£252.00	£302.40	£468.00	£561.60	£720.00	£864.00
2 - 5 dwellings (per additional dwelling - in addition to the charge for one dwelling)	£78.75	£94.50	£146.25	£175.50	£225.00	£270.00
6 - 20 new dwellings (per additional dwelling over 5 - in addition to the charge for five dwellings (plan charge - £553+VAT and inspection charge £1,027+VAT))	£64.75	£77.70	£120.25	£144.30	£185.00	£222.00
Over 20 dwellings	Estimate required, individually assessed charges to be determined - please contact Building Control (0208 489 5504) for quote					
<b>ALL OTHER WORKS</b> Estimated cost of works	<b>Plan Charge</b>	<b>inc VAT</b>	<b>Inspection Charge</b>	<b>inc VAT</b>	<b>BN Charge</b>	<b>inc VAT</b>
up to £2000	£210.00	£252.00	n/a	n/a	£210.00	£252.00
£2000 - £5000	£235.00	£282.00	n/a	n/a	£235.00	£282.00
£5001 - £10,000	£101.50	£121.80	£188.50	£226.20	£290.00	£348.00
£10,001 - £20,000	£140.00	£168.00	£260.00	£312.00	£400.00	£480.00
£20,001 - £30,000	£180.25	£216.30	£334.75	£401.70	£515.00	£618.00
£30,001 - £40,000	£215.25	£258.30	£399.75	£479.70	£615.00	£738.00
£40,001 - £50,000	£253.75	£304.50	£471.25	£565.50	£725.00	£870.00
£50,001 - £60,000	£290.50	£348.60	£539.50	£647.40	£830.00	£996.00
£60,001 - £70,000	£330.75	£396.90	£614.25	£737.10	£945.00	£1,134.00
£70,001 - £80,000	£358.75	£430.50	£666.25	£799.50	£1,025.00	£1,230.00
£80,001 - £90,000	£395.50	£474.60	£734.50	£881.40	£1,130.00	£1,356.00
£90,001 - £100,000	£432.25	£518.70	£802.75	£963.30	£1,235.00	£1,482.00
£100,001 - £120,000	£469.00	£562.80	£871.00	£1,045.20	£1,340.00	£1,608.00

#### General Notes:

Where estimated cost of works exceeds £120,000, please contact Building Control (0208 489 5504);

Regularisation Charge is equal to 120% of the Building Notice Charge (non-VAT);

VAT is not payable on Regularisation Charge;

VAT charged at 20%

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Services that we charge for (1)	2016/17 Charge (2) £	Proposed 2017/18 charge (3) £	Proposed 2017/18 charge Rounded UP £	Revised Change %
<b>Development Management Charges:</b>				
<b>Residential</b>				
Householder (inc VAT)	£152.00	£154.28	£250.00	64.5%
Minors 1-5 residential units (plus VAT)	£670.00	£680.05	£680.00	1.5%
Minors 6-9 residential units (plus VAT)	£770.00	£781.55	£785.00	1.9%
Majors 10-24 residential units (plus VAT)	£2,370.00	£2,405.55	£2,400.00	1.3%
Majors 25-50 residential units (plus VAT)	£2,850.00	£2,892.75	£2,900.00	1.8%
Majors 51-100 residential units (first meeting plus VAT)	£2,850.00	£2,892.75	£2,900.00	1.8%
Majors 100+ dwellings (plus VAT) Then suggestion for PPA	Bespoke	bespoke	£0.00	
PPA	Bespoke		£0.00	
<b>Commercial</b>				
Minor commercial applications up to 499 m2 2	Free	£680.00	£680.00	
Minors (Category 4) - 500m2-999m2 commercial floorspace (plus VAT)	£385.00	£770.00	£770.00	100.0%
Majors (Category 3) - 1000m2-1999m2 commercial floorspace (plus VAT)	£1,185.00	£2,370.00	£2,370.00	100.0%
Majors (Category 2) 2000m2-9999m2 commercial floorspace (plus VAT)	£1,425.00	£2,850.00	£2,850.00	100.0%
Majors (Category 1) - 10,000m2 or more commercial floor space	£2,850.00	£5,700.00	£5,700.00	100.0%
PPA (Planning Performance Agreements)	Bespoke			
<b>Quality Review Panels:</b>				
Quality Review Panel - Formal Review (+ VAT NB includes room hire)	£3,500.00	£4,500.00	£4,500.00	28.6%
Quality review panel- Chair's review (+ VAT includes room hire)	£1,350.00	£2,000.00	£2,000.00	48.1%
Surgery Review (+VAT)		£1,200.00	£1,200.00	

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