



Title of Report:	Building Regulations Fees Increase
Committee Report Submitted To:	Environmental Services Committee
Date of Meeting:	14th March 2023
For Decision or For Information	For Information

Linkage to Council Strategy (2021-25)	
Strategic Theme	Healthy, Active & Engaged Communities
Outcome	Implementation of Statutory Requirements
Lead Officer	Head of Health and Built Environment

Budgetary Considerations	
Cost of Proposal	N/A
Included in Current Year Estimates	YES/NO N/A
Capital/Revenue	N/A
Code	N/A
Staffing Costs	N/A

Screening Requirements	Required for new or revised Policies, Plans, Strategies or Service Delivery Proposals.		
Section 75 Screening	Screening Completed:	Yes/No N/A	Date:
	EQIA Required and Completed:	Yes/No N/A	Date:
Rural Needs Assessment (RNA)	Screening Completed	Yes/No N/A	Date:
	RNA Required and Completed:	Yes/No N/A	Date:
Data Protection Impact Assessment (DPIA)	Screening Completed:	Yes/No N/A	Date:
	DPIA Required and Completed:	Yes/No N/A	Date:

1.0 Purpose of Report

1.1 The purpose of this report is to inform members of the increase in Building Regulations Fees effective from the 1st April 2023 under The Building (Prescribed Fees) (Amendment) Regulations (Northern Ireland) 2022.

2.0 Background

2.1 Building Regulations are enforced by Council's Building Control Officers and includes approval of plans as well as site inspections.

2.2 The Building (Prescribed Fees) Regulations (Northern Ireland) 1997 (as amended) sets out the prescribed functions for which a district council may charge a fee in relation to applications for building regulation approval for the construction, renovation or alteration of buildings.

2.3 The regulations also set the level of fee that may be charged for each function. Other activities undertaken by building control (including other building regulations activities) are rate borne.

2.4 The prescribed functions are:

- approval or rejection of plans or building notices;
- inspection of works;
- regularisation of unapproved work; and
- approval or rejection of type approval certificates

2.5 In the current Fees Regulations, fees are set out in three schedules to the regulations:

- Schedule 1 for one or more small domestic buildings;
- Schedule 2 for certain small buildings, extensions and alterations; and
- Schedule 3 for all other work.

2.6 Although the fees for applications under Schedule 3 are based on the estimated cost of works and have risen as prices have increased, the fees set by Schedule 1 and Schedule 2 are "fixed" and can only be changed through an amendment to the regulations.

2.7 Prior to the introduction of The Building (Prescribed Fees) (Amendment) Regulations (Northern Ireland) 2022 last year the fees set by Schedules 1 & 2 of the Fees Regulations had not been reviewed since 2013 and were no longer reflective of the cost to Councils.

2.8 The Fees Regulations were reviewed to ensure that the level of fees follows the 'user pays principle'. Both DfI and district councils recognised that a move to 100% cost recovery 'user pays' model should be achieved using a phased approach.

2.9 This is the second and final uplift in fees under the legislation. The first uplift in fees was implemented on the 1st April 2022.

3.0 Outcome

3.1 As from the 1st April 2023 Building Regulations Fees associated with Schedules 1 & 2 of the Fees Regulations will increase by 17.5%.

3.2 This will affect building work associated with fees for one or more small domestic buildings (dwellings under 250m²) under Schedule 1 and fees for certain small buildings, extensions and alterations under Schedule 2.

3.3 The fees are set out in appendix 1 and 2 to this report. This increase in building control fees was anticipated and accounted for during rate setting.

4.0 Recommendation

It is recommended that the report be noted.

Appendix 1 Schedule 1 Fees for one or more small domestic buildings

Table 1 Dwelling type plan fee

Number of dwelling plan types (1)	<i>Dwelling type plan fee (£)</i>	
	(effective beginning with 1st April 2022) (2)	(effective beginning with 1st April 2023) (3)
1	105.75	121.50
2	197.40	226.80
3	289.05	332.10
4	380.70	437.40
5	472.35	542.70
6	564.00	648.00
7	655.65	753.30
8	747.30	858.60
9	838.95	963.90
10	930.60	1,069.20
11	1,018.73	1,170.45
12	1,106.85	1,271.70
13	1,194.98	1,372.95
14	1,283.10	1,474.20
15	1,371.23	1,575.45
16	1,459.35	1,676.70
17	1,547.48	1,777.95
18	1,635.60	1,879.20
19	1,723.73	1,980.45
20	1,811.85	2,081.70
Thereafter for each additional plan type	82.25	94.50

Table 2 Multiple dwelling additional fee

Number of dwellings (1)	<i>Additional fee (£)</i>	
	(effective beginning with 1st April 2022) (2)	(effective beginning with 1st April 2023) (3)
1	–	–
2	56.40	64.80
3	112.80	129.60
4	169.20	194.40
5	225.60	259.20
6	267.90	307.80
7	310.20	356.40
8	352.50	405.00
9	394.80	453.60
10	437.10	502.20
11	462.95	531.90
12	488.80	561.60
13	514.65	591.30
14	540.50	621.00
15	566.35	650.70
16	589.85	677.70
17	613.35	704.70
18	636.85	731.70
19	660.35	758.70
20	683.85	785.70
Thereafter for each additional dwelling	14.10	16.20

Table 3 Inspection fee

Number of dwellings (1)	<i>Inspection fee (£)</i>	
	(effective beginning with 1st April 2022) (2)	(effective beginning with 1st April 2023) (3)
1	246.75	283.50
2	479.40	550.80
3	712.05	818.10
4	944.70	1,085.40
5	1,177.35	1,352.70
6	1,382.98	1,588.95
7	1,588.60	1,825.20
8	1,794.23	2,061.45
9	1,999.85	2,297.70
10	2,205.48	2,533.95
11	2,369.98	2,722.95
12	2,534.48	2,911.95
13	2,698.98	3,100.95
14	2,863.48	3,289.95
15	3,027.98	3,478.95
16	3,157.23	3,627.45
17	3,286.48	3,775.95
18	3,415.73	3,924.45
19	3,544.98	4,072.95
20	3,674.23	4,221.45
Thereafter for each additional dwelling	129.25	148.50"

Appendix 2 Schedule 2 Fees for certain small buildings, extensions and alterations

Table 1 Fees Effective beginning with 1st April 2022

<i>Type of work</i>	<i>Amount of plan fee (£)</i>	<i>Amount of inspection fee (£)</i>	<i>Amount of building notice fee (£)</i>	<i>Amount of regularisation fee (£)</i>
(1)	(2)	(3)	(4)	(5)
1. Erection of a detached building which consists of a garage or carport or both having a floor area not exceeding 40m ² in total and intended to be used in common with an existing building, and which is not a building specified in Schedule 2 to the principal regulations.	98.70	–	–	118.44
2. Installation of an unvented hot water storage system in accordance with regulation 88 of the principal regulations, where the installation is not part of a larger project and where the district council carries out an inspection	70.50	–	70.50	84.60
3. Any extension of a dwelling (not falling within entry 6) the total floor area of which does not exceed 20m ² , including means of access and work in connection with that extension. ^(a)	141.00	–	141.00	169.20
4. Any extension of a dwelling (not falling within entry 6) the total floor area of which exceeds 20m ² but does not exceed 40m ² , including means of access and work in connection with that extension.	70.50	141.00	–	253.80
5. Any extension of a dwelling (not falling within entry 6) the total floor area of which exceeds 40m ² but does not exceed 60m ² , including means of access and work in connection with that extension.	84.60	169.20	–	304.56
6. Any extension or alteration of a dwelling consisting of the provision of one or more rooms in the roof space, including means of access. ^(a)	84.60	169.20	253.80	304.56
7. Replacement of an existing combustion appliance in a dwelling and which is not exempt by regulation 9(4)(a) of the principal regulations from the requirement to give notice.	84.60	–	84.60	101.52
8. Installation or extension of a heating system in a dwelling.	113.24	–	113.24	135.89
9. Installation of a microgeneration technology in or on an existing dwelling.	113.24	–	113.24	135.89

Table 2 Fees Effective beginning with 1st April 2023

<i>Type of work</i>	<i>Amount of plan fee (£)</i>	<i>Amount of inspection fee (£)</i>	<i>Amount of building notice fee (£)</i>	<i>Amount of regularisation fee (£)</i>
(1)	(2)	(3)	(4)	(5)
1. Erection of a detached building which consists of a garage or carport or both having a floor area not exceeding 40m ² in total and intended to be used in common with an existing building, and which is not a building specified in Schedule 2 to the principal regulations.	113.40	–	–	136.08
2. Installation of an unvented hot water storage system in accordance with regulation 88 of the principal regulations, where the installation is not part of a larger project and where the district council carries out an inspection.	81.00	–	81.00	97.20
3. Any extension of a dwelling (not falling within entry 6) the total floor area of which does not exceed 20m ² , including means of access and work in connection with that extension. ^(a)	162.00	–	162.00	194.40
4. Any extension of a dwelling (not falling within entry 6) the total floor area of which exceeds 20m ² but does not exceed 40m ² , including means of access and work in connection with that extension.	81.00	162.00	–	291.60
5. Any extension of a dwelling (not falling within entry 6) the total floor area of which exceeds 40m ² but does not exceed 60m ² , including means of access and work in connection with that extension.	97.20	194.40	–	349.92
6. Any extension or alteration of a dwelling consisting of the provision of one or more rooms in the roof space, including means of access. ^(a)	97.20	194.40	291.60	349.92
7. Replacement of an existing combustion appliance in a dwelling and which is not exempt by regulation 9(4)(a) of the principal regulations from the requirement to give notice.	84.93	–	84.93	101.92
8. Installation or extension of a heating system in a dwelling.	113.24	–	113.24	135.89
9. Installation of a microgeneration technology in or on an existing dwelling.	113.24	–	113.24	135.89