

Building Control – Fee Earning functions

Building Regulation activities included in the “Building Regulations Fee Earning Charging Account” are fee earning functions that are prescribed by statutory instrument under “The Charges Regulations” and these are:-

The expenditure incurred resulting from administering those functions for which charges are to be made in accordance with the Charges Regulations. The charges relate only to the building regulations plan examination and site inspection function, including consideration of any enforcement action but not the service of notices under the provisions of the Building Act 1984.

The prescribed functions for which charges are made, which amount to around 75% of time allocation, are as follows:-

1. The passing or rejection of plans of proposed work deposited in accordance with Section 16 of the Building Act 1984.
2. Site inspections in connection with plans which have been deposited.
3. Site inspections in connection with work for which a Building Notice has been given to the Local Authority.
4. Consideration of plans of work reverting to Local Authority control from an Approved Inspector and the inspection and rectification, if required, of that work.
5. Applications for regularisation certificates for work carried out without the benefit of approval.

The remaining around 25% of time allocation is to undertake other functions of the Council. These other activities can be roughly split into Statutory and critical Building Control functions to formulate an integrated, efficient rounded service.

These are:-

- Dealing with Dangerous Structures (Sects 61 to 70 London Building Acts 1939) (Statutory)
- Administering of the Approved Inspectors Regulations (Certificates, Registration of Applications and Defaulting Approved Inspector's) (Statutory)
- Issuing conditions and Notices for Demolitions (Sect 81 Building Act 1984) (Statutory)
- Plan examination and site inspection of non-fee earning applications (Statutory)
- Building Control Enforcement (Statutory)
- Discoveries (pro-active enforcement) (Statutory)

- Registration and logging of Competent Persons Notifications (Statutory)
- Land Charge Search Enquiries (Statutory)
- Fire safety Order Consultations (Statutory)
- Means of Escape in Case of Fire (Sect 72 Building Act 1984) (Statutory)
- Demolitions (Section 81 Building Act 1984) (Statutory)
- Appointing Officer Role under The Party Wall Etc. Act 1996 (Statutory)
- New Streets - Advanced Payments Code (Statutory)
- Access Officer Role (Statutory)
- Emergency Planning (Statutory)
- Business Continuity (Statutory)
- Departmental Liaison, Reports and Statistical information Technical Advice to other Divisions, Environmental Health and Trading Standards, Property Division and Planning Division
- Party Wall advice
- General Consultations (where an application does not subsequently materialise)
- General advice on council matters including the need to apply for building/planning consents
- Design Advice (Specialist Expertise and Local Knowledge)
- Houses in Multiple Occupation - Means of Escape in case of Fire
- Improvement Grant Consultation
- Registration Consultations
- Development Control Liaison and Site Compliance
- Trading Standards Liaison and Identification of misrepresentation