STATUTORY INSTRUMENTS

1983 No. 1611

BUILDING AND BUILDINGS

The Building (Prescribed Fees) (Amendment) Regulations 1983

Made - - - -	*1st November* 1983
Laid before Parliament	*8th November* 1983
Coming into Operation	*19th December* 1983

The Secretary of State for the Environment, in exercise of the powers conferred:—

(a) by sections 61 and 62 of the Public Health Act 1936(**a**);

(b) by sections 4(2), (5) and (6) of the Public Health Act 1961(**b**) and now vested in him(**c**); and

(c) by sections 62(3) and 76(4) of the Health and Safety at Work etc. Act 1974(**d**).

and of all other powers enabling him in that behalf, after consultation with the Building Regulations Advisory Committee and such other bodies as appeared to him to be representative of the interests concerned as required by section 9(3) of the Public Health Act 1961(**e**), hereby makes the following regulations:—

Title and Commencement

1. These regulations may be cited as the Building (Prescribed Fees) (Amendment) Regulations 1983 and shall come into operation on 19th December 1983.

Interpretation

2. In these regulations "the 1982 Regulations" means the Building (Prescribed Fees) Regulations 1982(**f**).

(**a**) 1936 c. 49; sections 61 and 62 were substituted by the Health and Safety at Work etc. Act 1974 (c. 37), section 61(1).
(**b**) 1961 c. 64; section 4(2) was amended by the Health and Safety at Work etc. Act 1974, Schedule 6, Part I, paragraph 4(*a*) and section 4(6) was amended by the Health and Safety at Work etc. Act 1974, Schedule 6, Part I, paragraph 4(*b*).
(**c**) S.I. 1970/1681.
(**d**) 1974 c. 37.
(**e**) Section 9(3) was amended by the Health and Safety at Work etc. Act 1974, Schedule 6, Part I, paragraph 8.
(**f**) S.I. 1982/577.

Transitional Provision

3. The 1982 Regulations shall apply in relation to work of which plans were first deposited after 30th June 1982 and before 19th December 1983 as if the amendments effected by regulation 4 of these regulations had not been made.

Amendment of the 1982 Regulations

4. The 1982 Regulations shall be amended as follows—

(a) after regulation 9 there shall be inserted the following regulation—

"*Exemption: work for the benefit of disabled persons*

9A.— (1) A local authority shall not charge a plan fee or an inspection fee where they are satisfied that the work in question—

(a) is solely for the purpose of providing means of access for disabled persons to or within a building, or of providing facilities designed to secure their greater health, safety, welfare or convenience, and

(b) is to be, or has been, carried out in relation to —

(i) a building to which members of the public are admitted (whether on payment or otherwise), or

(ii) a dwelling which is, or is to be, occupied by a disabled person.

(2) In this regulation, "disabled person" means a person who is within any of the descriptions of persons to whom section 29 of the National Assistance Act 1948(**a**) applies.";

(b) in regulation 10(1) and (2), at the beginning, there shall be inserted the words "Subject to paragraph (3) below";

(c) In regulation 10, at the end, there shall be added the following paragraph—

"(3) Nothing in paragraph (1) or (2) above shall prevent a local authority from charging a plan fee in respect of plans deposited at any time after the completion of the operation.";

(d) in the Schedule—

(i) in paragraphs 5*(a)* (single small domestic building: inspection fee) and 7*(a)*(i) (two or more small domestic buildings in a multiple work scheme: inspection fee) for "£50" there shall be substituted "£53";

(**a**) 1948 c. 29.

(ii) for Table 1, following paragraph 7, there shall be substituted the following table:

" TABLE 1 (paragraphs 4 and 6 above)

Erection of small domestic buildings: plan fee

(1) Number of dwellings	(2) Amount of plan fee or, as the case may be, amount to be divided under paragraph 6 above
	£
1	32
2	64
3	96
4	128
5	160
6	182
7	203
8	225
9	246
10	267
11	278
12	289
13	300
14	310
15	321
16	332
17	342
18	353
19	364
20 or more	374 "

(iii) for Table 2, following paragraph 7, there shall be substituted the following table:

" TABLE 2 (paragraphs 5 and 7 above)

Erection of small domestic buildings: inspection fee

(1) Number of dwellings each having a floor area exceeding 64 square metres	(2) Amount referred to in paragraph 5*(b)* above, or as the case may be, paragraph 7*(a)*(ii) above
	£
1	32
2	64
3	96
4	128
5	160
6	171
7	182
8	193
9	203
10 or more	214 "

(iv) in paragraph 8*(c)*(ii) (erection of small garages and carports: plan fee) for "£6" there shall be substituted "£7";

(v) in paragraph 9*(b)* (erection of small garages and carports: inspection fee) for "£18" there shall be substituted "£19";

(vi) for the table following paragraph 11 there shall be substituted the following table:

" TABLE 3 (paragraphs 10 and 11 above)

Certain extensions and alterations to domestic buildings: plan fee and inspection fee

(1) Type of work	(2) Amount of plan fee	(3) Amount of inspection fee
1. An extension consisting of the erection of a porch exceeding 2 square metres but not exceeding 4 square metres.	£3	£9
2. An extension consisting of the erection of a porch exceeding 4 square metres but not exceeding 20 square metres.	£7	£19
3. An extension or alteration consisting of the provision of one or more rooms in roof space, including any means of access thereto.	£13	£39
4. Any extension (not falling within paragraph 1, 2 or 3 above) which does not exceed 20 square metres.	£7	£19
5. Any extension (not falling within paragraph 1, 2 or 3 above) which exceeds 20 square metres but does not exceed 40 square metres.	£13	£39

References in this table to square metres relate to the total floor area of the work in question as it is shown on the plans. "

(vii) for the table following paragraph 15 there shall be substituted the following table:

" TABLE 4 (paragraphs 12 to 15 above)

Other work: plan fee and inspection fee

(1) 70% of estimated cost	(2) Amount of plan fee under paragraph 12 above or, as the case may be, amount by which the fraction referred to in paragraph 13 above is to be multiplied	(3) Amount of inspection fee
	£	£
Under 1,000	3	9
1,000 and under 2,000	7	21
2,000 and under 3,000	9	27
3,000 and under 4,000	12	36
4,000 and under 5,000	16	48
5,000 and under 6,000	18	54
6,000 and under 7,000	21	63
7,000 and under 8,000	24	72
8,000 and under 9,000	27	81
9,000 and under 10,000	29	87
10,000 and under 12,000	32	96
12,000 and under 14,000	37	111
14,000 and under 16,000	42	126
16,000 and under 18,000	47	141
18,000 and under 20,000	51	153
20,000 and under 25,000	57	171
25,000 and under 30,000	66	198
30,000 and under 35,000	76	228
35,000 and under 40,000	87	261
40,000 and under 45,000	95	285
45,000 and under 50,000	103	309
50,000 and under 60,000	114	342
60,000 and under 70,000	137	411
70,000 and under 80,000	154	462
80,000 and under 90,000	168	504
90,000 and under 100,000	185	555
100,000 and under 140,000	203	609
140,000 and under 180,000	264	792
180,000 and under 240,000	326	978
240,000 and under 300,000	406	1218
300,000 and under 400,000	486	1458
400,000 and under 500,000	617	1851
500,000 and under 700,000	723	2169
700,000 up to and including 1,000,000	945	2835
Thereafter for each additional 100,000 and part thereof	177	531 "

Ian Gow,
Minister for Housing and Construction
Department of the Environment.

Signed by authority of
the Secretary of State
1st November 1983.

EXPLANATORY NOTE

(*This Note is not part of the Regulations.*)

1. These regulations amend the Building (Prescribed Fees) Regulations 1982. The amendments do not apply in relation to work of which plans are first deposited before these regulations come into operation on 19th December 1983 (regulation 3).

2. An exemption from plan and inspection fees is introduced for certain work done in relation to dwellings and public buildings for the greater health, safety, welfare or convenience of the disabled (regulation 4*(a)*). An amendment to regulation 10 of the 1982 regulations is made to make it clear that the exemption from plan fees for plans of certain work connected with small domestic buildings does not extend to plans deposited after a building has been completed (regulation 4*(b)* and *(c)*).

3. The fees payable on the passing or rejection by a local authority of plans deposited with them under the building regulations, and on the inspection of work for which such plans have been deposited, are in general increased by about 7% (regulation 4*(d)*); in one case an increase of £1 amounts to 17% (regulation 4*(d)*(iv)).

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