

APPENDIX D: CODE OF CONSTRUCTION CHARGES

Service offered under the Code of Construction Practice: A schedule of fees and services to be offered has been developed in consultation with relevant services. For the Basements and Level 1 and 2 category this includes advice to applicants on their construction management plan, noise and dust mitigation, monitoring and site visits, and their role in community liaison and complaints follow up.

The tables below set out estimates of time spent on services. The charges are based on the different elements listed below (e.g. advice, approval, meetings, etc.), and an estimate of time spent. The fees and charges for the different developments will regular reviewed and published on Westminster Council’s website. The actual charge for environmental monitoring will be based on actual costs incurred, which means that if sums paid on account are not spent, they will be repaid to the applicants. The pre CoCP advice is a set fee and will not be refunded. Additionally, these costs do not cover additional licenses, that may be required.

BASEMENTS: The charges associated with the Code of Construction Practice in residential basement development schemes are set out below. It is intended that the first phase of this Code of Construction Practice will apply to basement extensions and excavations to residential buildings, and those immediately adjacent to residential buildings.

	Basement excavation – costs and services	Chargeable element breakdown, to extent not chargeable under other powers (based on hourly rates)
Environmental Inspectorate service provided	Advice to applicants regarding environmental requirements, construction management plan, noise and dust mitigation measures	Average: 3 meetings and follow up emails 15 hrs
	Advice on site planning with regards to highways and traffic issues	Average: 3 meetings and follow up emails 15 hrs

	Regular site visits to check compliance with agreed requirements	Every fortnight over the duration of the development: 2 hrs per visit Average: 52 hrs / year
	Review of the documents (Construction Management Plan) and agreement	Based on 10 hours
	Community Liaison and complaints follow up	Based on experience: high - 40 hrs med - 20 hrs low - 10 hrs
Estimated time spent (per site), range and average for the service	102 to 132 hours = £9,272 - £11,999 (depending on the level of complaints received) Average: 117 hours = £10,635	

Note that cost ranges outlined above for the Code of Construction Practice do not include licenses for the following elements which may not be required in all cases. Therefore, charges are listed separately, and will apply as required.

For information the current levels of fees for licenses can be found on the Council's website.

LEVEL 1 SITES

	Level 1 – major developments – costs and services	Chargeable element breakdown, to extent not chargeable under other powers (based on hourly rates)
Environmental Inspectorate service provided	Advice to applicants regarding environmental requirements, Site Environmental Management Plan (SEMP), noise and dust mitigation measures, advice re s61 prior consent	Average: 10 meetings and follow up emails 50 hrs
	Advice on site planning with regards to site access and all highways and traffic issues	Average: 20 meetings and follow up emails 100 hrs
	Regular site visits to check compliance with agreed environmental and highways requirements	Twice a week over the duration of the development: 2 hrs per visit Average: 208 hrs / year
	Review of the documents (SEMP, s61) and agreement	Based on 40 hours
	Community Liaison and complaints follow up	Based on experience: high - 80 hrs med - 40 hrs low - 20 hrs

Estimated time spent (per site), range and average for the service	418 to 478 hours = £37,996 - £43,450 (depending on the level of complaints received) Average: 448 hours = £40,723
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Note that cost ranges outlined above for the Code of Construction Practice do not include licenses which may not be required in all cases.

For information the current levels of license fees can be found on the Council's website.

LEVEL 2 SITES:

	Level 2 – medium size developments – costs and services	Chargeable element breakdown, to extent not chargeable under other powers (based on hourly rates)
Environmental Inspectorate service provided	Advice to applicants regarding environmental requirements, Site Environmental Management Plan (SEMP), noise and dust mitigation measures, advice re s61 prior consent	Average: 7 meetings and follow up emails 35 hrs
	Advice on site planning with regards to site access and all highways and traffic issues	Average: 12 meetings and follow up emails 60 hrs
	Regular site visits to check compliance with agreed environmental and highways requirements	Once a week over the duration of the development: 2 hrs per visit Average: 104 hrs / year
	Review of the documents (SEMP, s61) and agreement	Based on 40 hours
	Community Liaison and complaints follow up	Based on experience: high - 80 hrs med - 40 hrs low - 20 hrs
Estimated time spent (per site), range and average for the service	259 to 319 hours = £23,543 - £28,997 (depending on the level of complaints received and the complexity) Average: 289 hours = £26,270	

Note that cost ranges outlined above for the Code of Construction Practice do not include licenses which may not be required in all cases.

For information the current levels of license fees can be found on the Council's website.