

APPENDIX F-CODE OF CONSTRUCTION CHARGES

PHASE 1 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.

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 category this includes advice to applicants on their construction management plan, noise and dust mitigation, monitoring and site visits, and a role in community liaison and complaints follow up, although it should be noted that a key expectation of the Code of Construction Practice is for applicants to provide their own telephone complaints number, prominently displayed on the site, thus reducing the number of calls to the Council.

The costs set out below are based on estimates of time spent on services. The charges show hourly rates for different elements, and given an estimate of the likely costs based on estimate numbers of meetings etc. The actual charge will be based on actual costs incurred. Additionally these costs do not cover additional licenses, that may be required. Where sums paid on account are not spent they will be repaid to applicants.

TABLE 10: BASEMENT SITES:

	Basement excavation – costs and services	Chargeable element breakdown, to extent not chargeable under other powers Based on hourly rates (£84 average)
Environmental Inspectorate service provided	Advice to applicants regarding environmental requirements, construction management plan, noise and dust mitigation measures	Average: £1,260 (3 meetings and follow up emails)
	Advice on site planning with regards to highways and traffic issues	Average: £1260 (3 meetings and follow up emails)
	Regular site visits to check compliance with agreed requirements	Every fortnight over the duration of the development: £168 per visit Average: £4368 / year

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	Review of the documents (Construction Management Plan) and agreement	Based on hourly rates (£84 average) £840
	Community Liaison and complaints follow up	Based on hourly rates and experience: high cost - £3,360 med cost - £1,680 low cost - £480
Cost estimates (per site), range and average		£8,568 - £11,088 (depending on the level of complaints received) Average: £9,828
Environmental Inspectorate Service		

Note that cost ranges outlined above for the Code of Construction Practice do not include licences 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 licences can be found on the Council's website.

PHASE 2 – LEVEL 1 SITES AND LEVEL 2 SITES

The charges associated with the Code of Construction Practice with regard to Level 1 sites and Level 2 sites are set out below.

TABLE 11: LEVEL 1 SITES:

Level 1 – major developments – costs and services	Chargeable element breakdown, to extent not chargeable under other powers
Environmental Inspectorate service provided	Based on hourly rates (£84 average) Average: £4,200 (10 meetings and follow up emails)
Advice to applicants regarding environmental requirements, Site Environmental Management Plan (SEMP), noise and dust mitigation measures, advice re s61 prior consent	

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	Advice on site planning with regards to highways and traffic issues	Average: £8,400 (20 meetings and follow up emails)
	Regular site visits to check compliance with agreed requirements	Every week over the duration of the development: £168 per visit Average: £17,472/year
	Review of the documents (SEMP, S61) and agreement	Based on hourly rates: £3,360
	Community Liaison and complaints follow up	Based on hourly rates and experience: high cost - £6,720 med cost - £3,360 low cost - £1,680
	Cost estimates (per site), range and average Environmental Inspectorate Service	£35,112 - £40,152 (depending on the level of complaints received) Average: £37,632

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

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

TABLE 12: 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 (£84 average)
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: £2,940 (7 meetings and follow up emails)

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Advice on site planning with regards to highways and traffic issues	Average: £5,040 (12 meetings and follow up emails)
Regular site visits to check compliance with agreed requirements	Every week over the duration of the development: £168 per visit Average: £8,736
Review of the documents (SEMP, s61) and agreement	Based on hourly rates: £3,360
Community Liaison and complaints follow up	Based on hourly rates and experience: high cost - £6,720 med cost - £3,360 low cost - £1,680
Cost estimates (per site), range and average Environmental Inspectorate services	£21,756 - £26,796 (depending on the level of complaints received) Average: £24,276

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

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