
STATUTORY INSTRUMENTS

1985 No. 1576**BUILDING AND BUILDINGS****The Building (Prescribed Fees etc.) Regulations 1985**

Made - - - - - 15th October 1985
Laid before Parliament 18th October 1985
Coming into Operation 11th November 1985

The Secretary of State for the Environment, in exercise of the powers conferred on him by sections 1, 3, 16(10), 34, 35 and 50(3) of, and paragraphs 2, 5 and 10(c) of Schedule 1 to, the Building Act 1984(a), and of all other powers enabling him in that behalf, hereby makes the following regulations:—

PART I: GENERAL**Title, commencement and application**

1.— (1) These regulations may be cited as the Building (Prescribed Fees etc.) Regulations 1985 and shall come into operation on 11th November 1985.

(2) These regulations shall not apply in inner London.

Interpretation

2.— (1) In these regulations, unless the context otherwise requires—

“the Act” means the Building Act 1984;

“the Approved Inspectors regulations” means the Building (Approved Inspectors etc.) Regulations 1985(b);

“building” has the meaning it has in the principal regulations and includes a proposed building;

“building notice” has the meaning it has in the principal regulations;

“building notice fee” has the meaning given in regulation 4(c);

“cost” does not include any professional fees paid to an architect, quantity surveyor or any other person;

“deposited plans” means plans deposited with the local authority in accordance with regulation 13 of the principal regulations;

“dwelling” includes a proposed dwelling;

(a) 1984 c. 55.

(b) S.I. 1985/1066.

“exempt building” means a building to which regulation 9(a) of the principal regulations applies;

“inspection fee” has the meaning given in regulation 4(b);

“material alteration” has the meaning it has for the purposes of the principal regulations;

“multiple work” means all work to or in connection with two or more buildings for all of which—

(a) a building notice is or has been given on the same occasion by or on behalf of the person by whom or on whose behalf the work is to be carried out and in respect of which all the buildings are shown in each plan required under regulation 12(2) of the principal regulations;

(b) plans are or have been, for the purposes of section 16 of the Act, deposited on the same occasion by or on behalf of the person by whom or on whose behalf all the work is to be carried out and in respect of which all the buildings are shown in each plan required under regulation 13(3) and so deposited; or

(c) plans are or have been given to the local authority in accordance with regulation 18 of the Approved Inspectors regulations.

“multiple work scheme” means a scheme for the carrying out of multiple work;

“plan fee” has the meaning given in regulation 4(a);

“the principal regulations” means the Building Regulations 1985(a);

“reversion fee” has the meaning given in regulation 4(d);

“small domestic building” means a building used or intended to be used for the purposes of one or more private dwelling-houses the whole of which building is—

(a) shown on plans deposited for the purposes of section 16 of the Act;

(b) shown on plans accompanying a building notice; or

(c) shown on plans given to the local authority in accordance with regulation 18 of the Approved Inspectors regulations;

but does not include a building which consists of flats or maisonettes or both and which has more than three storeys (including any basement as defined in regulation 2(1) of the principal regulations);

“work” means—

(a) the erection or extension of a building,

(b) the material alteration of a building other than the insertion of insulating material into a cavity wall,

(c) the execution of works, or

(d) the installation of a service or fitting;

“work reverting to local authority control” means any work in relation to a building in respect of which plans are required by the local authority in

(a) S.I. 1985/1065.

accordance with regulation 18(2)(a)(i) of the Approved Inspectors regulations, and—

- (a) which has been substantially completed; or
- (b) in relation to which plans for further work are given to the local authority in accordance with regulation 18(3) of the Approved Inspectors regulations.

(2) In these regulations—

- (a) the total floor area of a dwelling or extension is the total of the floor areas of all the storeys in it; and
- (b) the floor area of—
 - (i) any storey of a dwelling or extension, or
 - (ii) a garage or carport,is the total floor area calculated by reference to the finished internal faces of the walls enclosing the area, or if at any point there is no enclosing wall, by reference to the outermost edge of the floor.

PART II: FEES CHARGED BY LOCAL AUTHORITIES

Prescribed functions

3. The prescribed functions in relation to which local authorities are authorised to charge fees are the following functions—

- (a) the passing or rejection by the local authority, in accordance with section 16 of the Act, of plans of proposed work deposited with them (including plans of work proposed to be carried out by or on behalf of the authority);
- (b) the inspection in connection with the principal regulations of work for which such plans have been deposited;
- (c) the inspection in connection with the principal regulations of work for which a building notice has been given to the local authority; and
- (d) the consideration of plans of work reverting to local authority control, and the inspection of that work.

Authority to charge fees

4. Subject to regulations 7 to 11, a local authority are authorised to charge—

- (a) a fee (called in these regulations “a plan fee”) for or in connection with the performance by them of the function prescribed by regulation 3(a); and
- (b) a fee (called in these regulations “an inspection fee”) for or in connection with the function prescribed by regulation 3(b);
- (c) a fee (called in these regulations “a building notice fee”) for or in connection with the function prescribed by regulation 3(c); and
- (d) a fee (called in these regulations “a reversion fee”) for or in connection with the function prescribed by regulation 3(d).

Amount of plan fee, building notice fee and inspection fee

5.— (1) Schedule 1 shall have effect to determine the amount of fees payable in the case of the erection of a small domestic building and connected work.

(2) Schedule 2 shall have effect to determine the amount of fees payable in the case of the erection of certain garages, carports, alterations and extensions specified in that Schedule.

(3) Schedule 3 shall have effect to determine the amount of fees payable in any case other than one mentioned in paragraph (1) or (2).

Amount of fee for work reverting to local authority control

6. The reversion fee for work reverting to local authority control is the amount of the building notice fee which would have been payable under these regulations if a building notice in relation to that work was given in accordance with regulation 12 of the principal regulations at the time the reversion fee is payable.

Exemption from plan fee

7. Where a plan fee has been paid and not refunded, a local authority may not charge a further plan fee in respect of plans subsequently deposited for substantially the same work.

Exemption in relation to work for disabled people

8.— (1) A local authority may not charge any fee where they are satisfied that the work in question—

- (a) is solely for the purpose of providing means of access to enable disabled persons to get into a building and to any part of it, 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.

Exemption from plan fee in relation to small domestic buildings

9.— (1) Subject to paragraph (3), where—

- (a) plans are or have been deposited for the erection of a small domestic building; and

(a) 1948 c.29.

(b) a plan fee is payable or has been paid in respect of those plans,
a local authority may not charge a plan fee in respect of plans deposited on the same occasion or later for—

- (i) the execution of works or the installation of services or fittings in connection with the erection of that building; or
- (ii) the erection, in connection with the erection of that building, of a building consisting of a garage or carport or both.

(2) Subject to paragraph (3), where—

(a) plans have been deposited for the execution of works of drainage in connection with the erection of a small domestic building; and

(b) a plan fee has been paid in respect of those plans,

a local authority may not charge a plan fee in respect of plans deposited later for—

- (i) the erection of that small domestic building; or
- (ii) the execution of works or the installation of services or fittings in connection with the erection of that building; or
- (iii) the erection, in connection with the erection of that building, of a building consisting of a garage or carport or both.

(3) Nothing in paragraph (1) or (2) shall prevent a local authority from charging a plan fee in respect of plans deposited at any time after completion of the erection of the small domestic building in question.

Exemption from plan fee for certain garages, carports and alterations

10. Where—

(a) plans are deposited—

- (i) for the erection of a building described in paragraph 1 of Schedule 2 (certain small garages and carports); or
- (ii) for the extension or alteration falling within a description in column 1 of the Table in Schedule 2 of a building to which paragraph 2(1) of Schedule 2 applies; and

(b) a plan fee is payable in respect of those plans,

a local authority may not charge a plan fee in respect of plans deposited on the same occasion for the execution of works or the installation of services or fittings in connection with that erection, extension or alteration.

Exemptions from building notice fee or inspection fee

11.— (1) A local authority may not charge an inspection fee or a building notice fee for the inspection on any occasion of works of drainage in connection with the erection of a small domestic building.

(2) Only one inspection fee or building notice fee may be charged by a local authority for all relevant work inspected on the same occasion and, where an inspection of any relevant work has been carried out, a local authority may not

charge a fee for the inspection on any subsequent occasion of that work or other relevant work.

- (3) In paragraph (2), “relevant work” means—
- (a) in the case of the erection of a small domestic building—
 - (i) the erection of that building;
 - (ii) the execution of works (other than works of drainage) or the installation of services or fittings in connection with the erection of that building; or
 - (iii) the erection, in connection with the erection of that building, of a garage or carport or both,
 - (b) in the case of the erection of a building in relation to which the fees are specified in paragraph 1 of Schedule 2 (certain small garages and carports)—
 - (i) the erection of that building; or
 - (ii) the execution of works or installation of services or fittings in connection with the erection of that building,
 - (c) in the case of an alteration or extension to a building in relation to which the fees are specified in paragraph 2 of Schedule 2 (certain domestic extensions and alterations)—
 - (i) the alteration or extension of that building; or
 - (ii) the execution of works or installation of services or fittings in connection with that alteration or extension, or
 - (d) in all other cases, work the cost of which is included in the estimate referred to in regulation 13(2)(a) or work substantially the same as that included in the estimate.

Payment of fees

12.— (1) A fee authorised by regulation 4(a) to (c) is payable by the person by whom or on whose behalf the work is to be or is being carried out, and a fee authorised by regulation 4(d) is payable by the owner of the work.

(2) The plan fee is payable on the first occasion on which plans of the work are deposited.

(3) The inspection fee is payable on demand made after the local authority carry out the inspection for which the fee is payable.

(4) The building notice fee is payable on demand made after the local authority carry out the inspection for which the fee is payable.

(5) The reversion fee is payable—

- (a) for work in relation to a building which has been substantially completed before plans are first given to the local authority in accordance with regulation 18(2)(a)(i) of the Approved Inspectors regulations, on the first occasion on which those plans are given,
- (b) for work in relation to a building in respect of which plans for further

work are given to the local authority in accordance with regulation 18(3), on the first occasion on which those plans are given.

Estimates to be provided in certain cases

13.— (1) This regulation applies where the amount of any fee is to be determined in accordance with Schedule 3.

(2) Where this regulation applies, the building notice or deposited plans shall be accompanied—

- (a) by a reasonable written estimate of the cost of the work in relation to the (or/each) building, and
- (b) where the proposed work forms part of a multiple work scheme to which paragraph (4) applies, by a written notification of the aggregate of the other estimates calculated under paragraph (2)(a) for work in that scheme.

(3) In the case of any work reverting to local authority control, any plans relating to that work given to the local authority in accordance with regulation 18 of the Approved Inspectors regulations shall be accompanied by a reasonable written estimate of the current cost of that work.

(4) In paragraph (2)(a) or (3) the cost of the work in relation to any building means the total cost to be incurred by the person by whom or on whose behalf the building notice is given or plans are deposited for all the work to or in connection with that building—

- (a) which is described in the building notice or shown in the plans (or other plans deposited on the same occasion), and
- (b) in relation to which a fee of an amount to be determined under Schedule 3 is payable.

(5) This paragraph applies to a multiple work scheme which includes proposed work—

- (a) to or in connection with at least one other building, and
- (b) in relation to which a fee of an amount to be determined under Schedule 3 is payable.

(6) The estimates mentioned in paragraph (2) or (5) shall not include any amount payable by way of value added tax in relation to the carrying out of work to which the estimate relates.

Refund of fees

14. Where for any reason a local authority do not give notice of passing or rejection of plans within the relevant period for the purposes of section 16 of the Act, they shall refund any plan fee paid.

Effect of failure to pay plan fee or supply estimates

15. Plans shall not be treated as deposited in accordance with the principal regulations for the purposes of section 16 of the Act unless the local authority

have received any plan fee payable in respect of those plans and, where regulation 13 applies, that regulation has been complied with.

Revocations

16. Subject to regulation 17, the Building (Prescribed Fees) Regulations 1982(a) and the Building (Prescribed Fees) (Amendment) Regulations 1983(b) are revoked.

Transitional provisions

17.— (1) The fees authorised by Part II of these regulations shall not be payable in relation to work in respect of which plans were deposited before 11th November 1985 notwithstanding that plans for substantially the same work are or have been deposited on a subsequent occasion.

(2) The regulations revoked by regulation 16 shall continue to apply in relation to work for which plans were first deposited before 11th November 1985.

PART III: FEES FOR DETERMINATION OF QUESTIONS BY THE SECRETARY OF STATE

18.— (1) Where in accordance with section 16(10) of the Act (determination of questions arising under that section) a person has referred a question to the Secretary of State for his determination, that application shall be accompanied by a fee calculated in accordance with paragraph 1 or 2 of Schedule 4.

(2) Where in accordance with section 50(2) of the Act (determination of questions arising between approved inspector and developer) the person proposing to carry out work has referred a question to the Secretary of State for his determination, his application shall be accompanied by a fee calculated in accordance with paragraph 3 of Schedule 4.

PART IV: AMENDMENT OF THE PRINCIPAL REGULATIONS

19.— (1) At the end of regulation 11(4) of the principal regulations there shall be inserted the following paragraph:

“(5) For the purposes of sections 219 to 225 of the Highways Act 1980(c) (the advance payments code)—

- (a) the giving of a building notice accompanied by such plans as are referred to in regulation 12(2) shall be treated as the deposit of plans,
- (b) the plans accompanying a building notice shall be treated as the deposited plans, and

(a) S.I. 1982/577.

(b) S.I. 1983/1611.

(c) 1980 c. 66.

(c) the receipt of a building notice shall be treated as the passing of those plans.”.

(2) At the beginning of regulation 12(6) of the principal regulations shall be inserted the following words—

“Subject to regulation 11(5),”.

PART V: CONTRAVENTION OF REGULATIONS NOT TO BE AN OFFENCE

20. Each of these regulations is designated as a provision to which section 35 of the Act (penalty for contravening building regulations) does not apply.

SCHEDULE 1

Regulation 5(1)

SMALL DOMESTIC BUILDINGS*Fees for single small domestic buildings***Plan fee**

1. Where a plan fee is chargeable in respect of—
 - (a) plans for the erection of a single small domestic building, or
 - (b) plans for the execution of works of drainage in connection with the erection of such a building deposited before plans for the erection of the building are deposited,

the plan fee for that building is the amount specified in column 2 of Table 1 below for the number of dwellings in that building.

Inspection fee

2. In relation to the erection of a single small domestic building and any work in connection with the erection of such a building, the inspection fee is the aggregate of—

- (a) £65 multiplied by the number of dwellings in that building, and
- (b) where any of those dwellings has a total floor area (excluding the floor area of any garage comprised in the building) exceeding 64 m², the amount specified in column 2 of Table 2 below for the number of such dwellings in that building.

Building notice fee

3. In relation to the erection of a single small domestic building and any work in connection with the erection of such a building, the building notice fee is the aggregate of the plan fee and the inspection fee which would have been payable had plans been deposited for the purposes of section 16 of the Act.

*Fees for small domestic buildings in multiple work scheme***Plan fee for more than one small domestic building**

4. (1) Where a plan fee is chargeable in respect of—
 - (a) plans for the erection of small domestic buildings, or
 - (b) plans for the execution of works of drainage in connection with the erection of such buildings deposited before the plans for the erection of those buildings are deposited, and

the work forms part of a multiple work scheme which consists of or includes—

- (i) the erection of two or more small domestic buildings, or
- (ii) the execution of works of drainage in connection with such buildings,

the plan fee for each small domestic building is determined in accordance with sub-paragraph (2).

(2) In a case falling within sub-paragraph (1), the plan fee is determined by the formula—

$$\frac{A}{B} \times C$$

where—

A is the amount specified in column 2 of Table 1 below for the number of dwellings comprised in all the small domestic buildings in the multiple work scheme,

B is the number of dwellings comprised in all the small domestic buildings in the multiple work scheme, and

C is the number of dwellings in the small domestic building for which the fee is being determined.

Inspection fee for more than one small domestic building

5. In relation to—

(a) the erection of small domestic buildings, and

(b) any work in connection with the erection of small domestic buildings,

where that work forms part of a multiple work scheme which consists of or includes the erection of two or more small domestic buildings, the inspection fee for each small domestic building is determined by the formula—

$$\frac{D + E}{B} \times C$$

where—

D is the amount which results from multiplying £65 by the number of dwellings in all the small domestic buildings in the multiple work scheme;

E is the amount specified in column 2 of Table 2 below for the number of dwellings (if any) comprised in the small domestic buildings in the multiple work scheme with a total floor area (excluding the floor area of any garage) exceeding 64 m²;

B is the number of dwellings in all the small domestic buildings in the multiple work scheme; and

C is the number of dwellings in the small domestic building for which the fee is being determined.

Building notice fee for more than one small domestic building

6. In relation to the erection of small domestic buildings and any work in connection with the erection of such buildings, where that work forms part of a multiple work scheme which consists of or includes the erection of two or more small domestic buildings, the building notice fee is the aggregate of the plan fee and the inspection fee which would have been payable had plans been deposited for the purposes of section 16 of the Act.

TABLE 1

Plan fee for erection of small domestic building

1 Number of dwellings	2 Amount of or for determining plan fee
	£
1	39
2	78
3	117
4	156
5	195
6	222
7	248
8	275
9	300
10	326
11	339
12	353
13	366
14	378
15	392
16	405
17	417
18	431
19	444
20 or more	456

TABLE 2

Inspection fee for erection of small domestic building

1 Number of dwellings each having a total floor area exceeding 64 m ²	2 Amount for determining inspection fee
	£
1	39
2	78
3	117
4	156
5	195
6	209
7	222
8	235
9	248
10 or more	261

SCHEDULE 2

Regulation 5(2)

SMALL GARAGES, CARPORTS AND CERTAIN ALTERATIONS AND EXTENSIONS**Fees for the erection of small garages and carports**

1. In relation to the erection of a detached building which—

- (a) consists of a garage or carport or both,
- (b) has a total floor area not exceeding 40 m², and
- (c) is intended to be used in common with an existing building,

and which is not an exempt building,

- (i) the plan fee is £8;
- (ii) the inspection fee is £24; and
- (iii) the building notice fee is £32.

Fees for domestic extensions and alterations

2.— (1) This paragraph applies to work to or in connection with—

- (a) a small domestic building, or
- (b) a building, other than a small domestic building, which consists of flats or maisonettes or both, or
- (c) a building consisting of a garage or carport or both which is occupied in common with a building of the kind described in paragraphs (a) and (b).

(2) Where work shown in deposited plans to be carried out to or in connection with a building to which this paragraph applies is described in column 1 of the Table below, the plan fee is the amount shown in column 2 for that description of work.

(3) In relation to work described in column 1 of the Table below to be carried out to or in connection with a building to which this paragraph applies, the inspection fee is the amount shown in column 3 for that description of work.

(4) In relation to work described in column 1 of the Table below to be carried out to or in connection with a building to which this paragraph applies, the building notice fee is the aggregate of the amounts shown in columns 2 and 3 for that description of work.

TABLE

Fees for certain domestic extensions and alterations

1 Type of work	2 Amount of plan fee	3 Amount of inspection fee
1. An extension or alteration consisting of the provision of one or more rooms in roof space, including means of access.	£ 16	£ 48
2. Any extension (not falling within paragraph 1 above) the total floor area of which does not exceed 20 m ² .	8	24
3. Any extension (not falling within paragraph 1 above) the total floor area of which exceeds 20 m ² but does not exceed 40 m ² .	16	48

SCHEDULE 3

Regulation 5(3)

WORK OTHER THAN THAT DESCRIBED IN SCHEDULE 1 OR SCHEDULE 2**Interpretation**

1. In this Schedule, the appropriate percentage figure is 70% of the estimate of cost for the building in question supplied in accordance with regulation 13(2)(a).

Plan fee for single building

2. Where a plan fee is chargeable in a case described in regulation 5(3), the plan fee is, unless paragraph 2 applies, a fee of the amount shown in column 2 of the Table below for the appropriate percentage figure in column 1.

Plan fee for multiple work scheme

3. Where a plan fee is chargeable in a case described in regulation 5(3) in relation to work which forms part of a multiple work scheme, and the scheme includes other such proposed work to or in connection with at least one other building, the plan fee is the amount determined in accordance with the formula—

$$\frac{E}{T} \times A$$

where—

E is the appropriate percentage figure;

T is 70% of the aggregate figure supplied in accordance with regulation 13(2)(b); and

A is the amount shown in column 2 of the Table below for the amount of T.

Inspection fee

4. In relation to work described in regulation 5(3), the inspection fee is a fee of the amount shown in column 3 of the Table below for the appropriate percentage figure in column 1.

Building notice fee

5. In relation to work described in regulation 5(3), the building notice fee is the aggregate of the amounts shown in columns 2 and 3 of the Table below for the appropriate percentage figure in column 1.

TABLE

Fees for other work

1 70% of estimated cost	2 Amount of plan fee or for determining plan fee	3 Amount of inspection fee
	£	£
Under 1,000	5	15
1,000 and under 2,000	8	24
2,000 and under 3,000	10	30
3,000 and under 4,000	13	39
4,000 and under 5,000	18	54
5,000 and under 6,000	20	60
6,000 and under 7,000	24	72
7,000 and under 8,000	27	81
8,000 and under 9,000	30	90
9,000 and under 10,000	32	96
10,000 and under 12,000	36	108
12,000 and under 14,000	41	123
14,000 and under 16,000	47	141
16,000 and under 18,000	53	159
18,000 and under 20,000	57	171
20,000 and under 25,000	64	192
25,000 and under 30,000	74	222
30,000 and under 35,000	85	255
35,000 and under 40,000	97	291
40,000 and under 45,000	106	318
45,000 and under 50,000	115	345
50,000 and under 60,000	128	384
60,000 and under 70,000	153	459
70,000 and under 80,000	172	516
80,000 and under 90,000	188	564
90,000 and under 100,000	207	621
100,000 and under 140,000	227	681
140,000 and under 180,000	296	888
180,000 and under 240,000	365	1,095
240,000 and under 300,000	455	1,365
300,000 and under 400,000	544	1,632
400,000 and under 500,000	691	2,073
500,000 and under 700,000	810	2,430
700,000 up to and including 1,000,000	1,058	3,174
Thereafter for each additional 100,000 and part thereof	198	594

SCHEDULE 4

Regulation 18

FEEES FOR DETERMINATION OF QUESTIONS BY THE SECRETARY OF STATE**Questions about conformity of plans with building regulations**

1. Where an application is made for the determination under section 16(10)(a) of the Act of the question whether plans of proposed work are in conformity with building regulations, the fee payable to the Secretary of State is half the plan fee which would be payable in relation to the work shown in the plans, subject to a minimum fee of £25 and a maximum of £250.

Questions about rejection of certificated plans

2. Where an application is made for the determination under section 16(10)(b) of the Act of the question whether the local authority are prohibited by virtue of section 16(9) of the Act (certificates that plans comply with certain regulations) from rejecting plans of proposed work, the fee payable to the Secretary of State is £25.

Questions arising between approved inspectors and developers

3. Where an application is made for the determination under section 50(2) of the Act of the question whether plans of proposed work are in conformity with building regulations, the fee payable to the Secretary of State is half the plan fee which would have been payable in relation to the work shown in the plans had plans been deposited in accordance with section 16 of the Act, subject to a minimum fee of £25 and a maximum of £250.

Signed by authority of
the Secretary of State

15th October 1985.

John Patten,
Minister for Housing,
Urban Affairs and Construction,
Department of the Environment.

EXPLANATORY NOTE

(This Note is not part of the Regulations.)

These regulations made under the Building Act 1984 ("the 1984 Act") revoke and replace the Building (Prescribed Fees) Regulations 1982 and the Building (Prescribed Fees) (Amendment) Regulations 1983. They increase existing fees. They make changes to the system of fees consequential on the Building Regulations 1985 ("the principal regulations"). They require fees to be paid where an application is made to the Secretary of State for the determination of certain questions. They amend the principal regulations.

The existing fees are increased but much of the structure of the regulations is unchanged. The flat rate fees are increased by approximately 22% (Schedules 1 and 2); the fees linked to the cost of works are increased by approximately 12% (Schedule 3).

Some of the changes to the fee system are consequential on the principal regulations—

- (1) regulations 3(c) and 4(c) provide for a fee to be paid where the new building notice procedure provided for in regulations 11 and 12 of the principal regulations is used; and
- (2) references to the erection of and works to certain small buildings now exempt from the requirements of the principal regulations have been omitted from these regulations.

Part II of the 1984 Act and the Building (Approved Inspectors etc.) Regulations 1985 provide for the supervision of work by approved inspectors rather than by local authorities. In certain circumstances such work may revert to local authority control. Regulations 3(d), 4(d) and 6 provide for a fee to be payable to the local authority where this occurs.

Regulation 13(6) provides that where a fee payable under these regulations is based on the estimated cost of the work, that estimate shall leave out of account any sum payable by way of value added tax in relation to the carrying out of the work.

Fees authorised by these regulations are not payable in relation to work for which plans were deposited before 11th November 1985.

Regulation 18 provides for a fee to be paid where a person applies to the Secretary of State for him to determine a question arising under section 16 or 50 of the 1984 Act.

Regulation 19 amends the principal regulations to provide that the plans accompanying a building notice are to be regarded as deposited plans for the purposes of certain provisions of the Highways Act 1980 (the advance payments code). Those provisions are triggered by the deposit of plans required by building regulations. The amendment ensures that the advance payments code provisions work both for the case where plans are deposited and where a building notice is given.

Regulation 20 provides that none of these regulations is a regulation contravention of which is an offence.

The regulations do not apply in inner London.

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