



Rossendale Borough Council

Fees and Charges for 2023/24

Council may from time to time revise fees and charges partway through a financial year

Trade Waste

<u>Trade Waste</u>	
Cost per annum one pick up a week	
size of bin	2022/23 Charge
140ltr	£230.00
240ltr	£375.00
500ltr	£600.00
660ltr	£800.00
770ltr	£900.00
1100ltr	£998.00

2023/24 Charge
£280.00
£425.00
£660.00
£880.00
£990.00
£1,050.00

<u>Schools/ Charities</u>	
Cost per annum one pick up a fortnight	
size of bin	2022/23 Charge
55 - 140ltr Bin, Bag or Box	£110.00
240ltr	£175.00
500ltr	£300.00
660ltr	£400.00
770ltr	£450.00
1100ltr	£499.00

2023/24 Charge
£140.00
£212.50
£330.00
£440.00
£495.00
£525.00

<u>Trade Recycling</u>	
Cost per annum - fortnightly collection	
size of bin	2022/23 Charge
55 - 140ltr Bin, Bag or Box	£50.00
240ltr	£60.90
500ltr	£116.10
660ltr	£152.60
770ltr	£182.60
1100ltr	£204.70

2023/24 Charge
£65.00
£80.00
£140.00
£180.00
£200.00
£240.00

<u>Sacks etc</u>	
	2022/23 Charge
Grey Sacks (includes VAT) (50 pack)	£200.00
Blue Sacks (50 pack)	£50.00
Aqua Sacks (50 pack)	£50.00

2023/24 Charge
£250.00
£65.00
£65.00

Bulky Collections

<u>Bulky Collection Charges</u>	2022/23	2023/24
1 item (furniture and electrical items)	£17.50	£20.00
2 items (furniture and electrical items)	£24.50	£30.00
3 items (furniture and electrical items)	£31.50	£40.00
4 items (furniture and electrical items)	£38.50	£50.00
5 items (furniture and electrical items)	£45.50	£60.00
6 items (furniture and electrical items)	£52.50	£70.00
7 items (furniture and electrical items)	£59.50	£80.00
8 items (furniture and electrical items)	£66.50	£90.00
9 items (furniture and electrical items)	£73.50	£100.00
10 items (furniture and electrical items)	£80.50	£110.00
Price per additional item	£7.00 per item thereafter	£10 per item thereafter
<u>Bins & Sacks</u>	2022/23	2023/24
New Bin Delivery	£33.50	£37.00
	2022/23	2023/24
Garden Waste (yearly fee)	£40.00	£44.00

No charges for the following Bins

Blue - Glass, Cans & Plastics

Grey - Paper & Cardboard

Parks and Playing Fields

	2022/23	2023/24
Letting of Sites (Per Day)		
Moorlands Park	218.00	240.00
Stubbylee Park	218.00	240.00
Victoria Park	218.00	240.00
Maden Recreation Ground	218.00	240.00
New Hall Hey Bacup Cricket Ground - Property Services	218.00	240.00
Fairview	218.00	240.00
All Other Playing Fields	112.00	125.00

Parks and Playing Fields

	2022/23	2022/23
Memorials / Dedications		
Trees		
Standard option	212.00	235.00
Own selected species		
Benches		
Standard	885.00	975.00
Ornate	1,078.00	1,200.00

Cemeteries

	2022/23 Charges	2023/24 Charges
Purchase of right of burial in numbered grave space	£1,130.00	£1,245.00
Purchase of right of burial in numbered grave space (outside of the Borough)	£1,342.00	£1,480.00
Transfer of Grant	£67.00	£74.00
Right to fix a headstone or monument		
Headstone	£206.00	£230.00
Kerb Stones	£0.00	£595.00
Inscriptions	£56.00	£62.00
Vase / Plinth and Tablets	£95.00	£105.00
Interments		
Earth Grave & Grave Dressing (resident of the Borough)	£911.00	£1,020.00
Earth Grave & Grave Dressing (non resident of the Borough)	£1,116.00	£1,530.00
Vault – Constructions costs + 5% (+ VAT)	£1,116.00	£1,230.00
Vault – Interments	£926.00	£1,120.00
Vault – Interments (non resident of the Borough)	£1,012.00	£1,620.00
Interment of Ashes	£215.00	£240.00
Interment of ashes (non resident of the borough)	£231.00	£310.00
Scattering of Ashes	£43.00	£48.00
Bricking of grave to coffin height (additional fee)	£186.00	£208.00
Ashes Chambers (Rawtenstall, Bacup & Haslingden)		
Purchase of Exclusive Right of Burial in Chamber	£704.00	£780.00
Interment of ashes in chamber	£247.00	£275.00
Miscellaneous Charges		
Copy of Regulations and Charges	£8.00	£10.00
Search Fee	£38.00	£45.00
Duplicate Grave Deed	£64.00	£72.00
Use of Chapel	£155.00	£175.00
Garden of Remembrance / Whitworth		
Reserving Space	£33.00	£38.00
Interment of Ashes	£50.00	£60.00
Headstone in above.	£58.00	£65.00
Supply of Engraved Plaque (excluding VAT)	£150.00	£165.00
Supply of Memorial Tree	£370.00	£420.00
New Bench including Plaque	£1,088.00	£1,400.00

Environmental Health

Item	2022/23 Charge	2023/24 Charge
Food Safety		
Export Certificate	£58.00	£60.00
Re-inspections of business operators for food hygiene rating	£175.00	£175.00
Private water supplies - Risk Assessment	£44 per hour or any part there of, plus £12 per invoiced Household	£48 per hour or any part there of, plus £12 per invoiced Household
Private water supplies - Sampling	£44 per hour or any part there of, plus £12 per invoiced Household	£48 per hour or any part there of, plus £12 per invoiced Household
Private water supplies - Investigation	£44 per hour or any part there of, plus £12 per invoiced Household	£48 per hour or any part there of, plus £12 per invoiced Household
Private water supplies - Granting Authorisation	£44 per hour or any part there of, plus £12 per invoiced Household	£48 per hour or any part there of, plus £12 per invoiced Household
Private water supplies - Analysing a sample under Regulation 10	£44 per hour or any part there of, plus £12 per invoiced Household	£48 per hour or any part there of, plus £12 per invoiced Household
Private water supplies - Analysing a check monitoring sample	£44 per hour or any part there of, plus £12 per invoiced Household	£48 per hour or any part there of, plus £12 per invoiced Household
Private water supplies - Analysing an audit monitoring sample	£44 per hour or any part there of, plus £12 per invoiced Household	£48 per hour or any part there of, plus £12 per invoiced Household
Health & Safety		
Skin Piercing - premises	£200.00	£200.00
Skin Piercing - persons	£200.00	£200.00
Factual report to solicitors / injured person	£250.00	£300.00

Environmental Health

Item	2022-23 Charge	2022-23 Charge
Pollution Health & Housing		
LAPC & LAPPC Fees	As Prescribed	As Prescribed
Environmental Information Regulation enquires	£90 per hour (minimum 1 hour)	£90 per hour (minimum 1 hour)
List of permitted processes	£58.00	£58.00
Enquires related to public register of permitted processes	£90 per hour (minimum 1 hour)	£90 per hour (minimum 1 hour)
Contaminated Land Enquires	£90 (1st hour), £45 per additional half hour)	£99 (1st hour), £50 per additional half hour)
Any Default works	Hourly rate of officer involved + 16.30% of external works costs (min £15 and max £500 per household)	Hourly rate of officer involved + 16.30% of external works costs (min £15 and max £500 per household)
UK House inspections	£118.00	£130.00

HMO License	New Application Part A £719.70 Part B £279.50 Renewal Part A £700.70 Part B £279.50	New Application Part A £719.70 Part B £279.50 Renewal Part A £700.70 Part B £279.50
Housing Act 2004 Notices not including Variations and Revocations	Up to Statutory Maximum of £500	Up to Statutory Maximum of £500
Housing Act 2004 Revocation or Variation of Notice	Officer Time at £45 per hour	Officer Time at £48 per hour
The Smoke and Carbon Monoxide Alarm (England) Regulations 2016 Penalty Charge (not exceeding £5000) Reg 8	First offence £2,500 (reduced to £1,250 if paid early). Second offence £5,000 (reduced to £2,500 if paid early). Any other offence £5,000 with no reductions.	First offence £2,500 (reduced to £1,250 if paid early). Second offence £5,000 (reduced to £2,500 if paid early). Any other offence £5,000 with no reductions.
Scrap Metal		
Dealers 3 year Licence	£414.00	£450.00
Mobile Collections 3 year Licence	£293.00	£350.00
Variations	£59.00	£65.00
Replacement licences	£47.00	£50.00

Animal Welfare							
Item	Application Fee	Licence Fee	2022/23 Charge	Application Fee	Licence Fee	2023/24 Charge	NOTES
Keeping or Training Animals for exhibition	£121.00	£274.00	£395.00	£121.00	£274.00	£395.00	
Selling animals as Pets	£121.00	£274.00	£395.00	£121.00	£274.00	£395.00	
Doggy Day Care	£121.00	£274.00	£395.00	£121.00	£274.00	£395.00	
Hiring out Horses	£153.00	£283.00	£436.00	£153.00	£283.00	£436.00	Additional vet fees apply and charged separately prior to issue of licence
Dog Breeding	£153.00	£283.00	£436.00	£153.00	£283.00	£436.00	Additional vet fees apply and charged separately prior to issue of licence
Dog Breeding	£184.00	£295.00	£479.00	£184.00	£295.00	£479.00	Additional vet fees apply and charged separately prior to issue of licence
Boarding for cats	£121.00	£274.00	£395.00	£121.00	£274.00	£395.00	
Boarding dogs in kennels	£121.00	£274.00	£395.00	£121.00	£274.00	£395.00	
Home Boarders (Single Dwelling)	£114.00	£285.00	£399.00	£114.00	£285.00	£399.00	
Arranging boarding/day care where agent not	£250.00	£289.00	£539.00	£250.00	£289.00	£539.00	
Additional fee for every 1 host	£55.00	£30.00	£85.00	£55.00	£30.00	£85.00	
Arranging boarding/day care where Host has	£308.00	£286.00	£594.00	£308.00	£286.00	£594.00	
Add additional activity to existing licence	£88.00		£88.00	£88.00		£88.00	
Licence issue (copy licence or following	£14.00		£14.00	£14.00		£14.00	
Appeal Fee	£82.00		£82.00	£82.00		£82.00	
Re-score Request	£62.00		£62.00	£62.00		£62.00	£43 refunded if appeal results in a higher star rating
Missed vet or inspector appointment fee	£52.00		£52.00	£52.00		£52.00	Where appointment arranged but inspection cannot be undertaken for any reason
Zoo Licence	£186.00	£186.00	£372.00	£186.00	£186.00	£372.00	Additional vet fees apply and charged separately prior to issue of licence
Dangerous Wild Animals Licence	£78.00	£77.00	£155.00	£78.00	£77.00	£155.00	Additional vet fees apply and charged separately prior to issue of licence

Taxi Licensing

	2022-23 Charges	2023-24 Charges
Hackney Carriage Driver Licence (Renewal) 3 years	223.00	246.00
Hackney Carriage Driver New Licence (Renewal) 3 years	223.00	246.00
Hackney Carriage Vehicle Licences	178.00	201.00
Electric Hackney Carriage Vehicle Licenses	0.00	0.00
Hackney Carriage Vehicle Licence (Renewal)	178.00	201.00
Private Hire Vehicle Licence	178.00	201.00
Electric Private Hire Vehicle Licence	0.00	0.00
Private Hire Vehicle Licence (Renewal)	178.00	201.00
Private Hire Driver Licence 3 years	223.00	246.00
Private Hire New Driver License 3 years	223.00	246.00
Private Hire Operators License 5 years	413.00	425.00
Private Hire Operators License 3 years	294.00	306.00
Private Hire Operators License 1 year	175.00	187.00
Driver/ Vehicle/ Operator License only	No charge	No charge
Copy documents	No charge	No charge
Re-booking Fee	35.00	35.00
Basic Skills Assessment / Policy Knowledge Test	70.00	70.00
Change of Vehicle	42.00	42.00
Replacement Door Stickers (each)	7.50	7.50
Replacement ID Plate	13.00	13.00
Replacememnt ID Badge	5.00	5.00
Lanyard	1.50	1.50

Gambling Act Licences

Activity	2022-23 Charge	2023-24 Charge
Bingo Hall – New Licence	1,885.00	1,885.00
Bingo Hall – Non Fast Track	1,540.00	1,540.00
Bingo Hall – Fast Track	274.00	274.00
Bingo Hall – Annual Fee	1,000.00	1,000.00
Bingo Hall – Variations	631.00	631.00
Bingo Hall – Reinstatement of Licence	1,110.00	1,110.00
Bingo Hall – Provisional statement	1,133.00	1,133.00
Bingo Hall – Transfer	567.00	567.00
Betting Shop – New Application	1,681.00	1,681.00
Betting Shop – Non Fast Track	1,485.00	1,485.00
Betting Shop – Fast Track	300.00	300.00
Betting Shop – Annual Fee	600.00	600.00
Betting Shop – Variations	631.00	631.00
Betting Shop – Reinstatement	1,100.00	1,100.00
Betting Shop – Provisional Statement	1,133.00	1,133.00
Betting Shop – Transfer	567.00	567.00
Adult Gaming Centre – New Application	1,335.00	1,335.00
Adult Gaming Centre – Non Fast Track	1,000.00	1,000.00
Adult Gaming Centre – Fast Track	274.00	274.00
Adult Gaming Centre – Annual Fee	1,000.00	1,000.00
Adult Gaming Centre – Variations	631.00	631.00
Adult Gaming Centre – reinstatement of licence	1,110.00	1,110.00
Adult Gaming Centre – provisional licence	1,133.00	1,133.00
Adult Gaming Centre – transfer	567.00	567.00
Family Entertainment Centre – New Application	1,327.00	1,327.00
Family Entertainment Centre – Non Fast Track	1,000.00	1,000.00
Family Entertainment Centre – Fast Track	300.00	300.00
Family Entertainment Centre – Annual Fee	750.00	750.00
Family Entertainment Centre – Variations	750.00	750.00
Family Entertainment Centre – reinstatement of licencer	950.00	950.00
Family Entertainment Centre – provisional statement	1,133.00	1,133.00
Family Entertainment Centre – Transfer	567.00	567.00

Premises Liquor Licences

The cost premises licences are determined in accordance with the Licensing Act 2003 and the regulations made therein. Local Authorities have no discretion in this matter.

Rateable Value
Rateable < £4,300
£4,300 to £33,000
£33,001 to £87,000
£87,001 to £125,000
£125,001 and above

Band
A
B
C
D
E

Band
A
B
C
D
E

License	Description	2022-23 Charge	2022-23 Charge
Premises Licence - Alcohol Band A	New	100.00	100.00
Premises Licence - Alcohol Band B	New	190.00	190.00
Premises Licence - Alcohol Band C	New	315.00	315.00
Premises Licence - Alcohol Band D	New	450.00	450.00
Premises Licence - Alcohol Band E	New	635.00	635.00
Premises Licence - NO Alcohol Band A	New	100.00	100.00
Premises Licence - NO Alcohol Band B	New	190.00	190.00
Premises Licence - NO Alcohol Band C	New	315.00	315.00
Premises Licence - NO Alcohol Band D	New	450.00	450.00
Premises Licence - NO Alcohol Band E	New	635.00	635.00
Club Premiese Certificate - Alcohol Band A	New	100.00	100.00
Club Premiese Certificate - Alcohol Band B	New	190.00	190.00
Club Premiese Certificate - Alcohol Band C	New	315.00	315.00
Club Premiese Certificate - Alcohol Band D	New	450.00	450.00
Club Premiese Certificate - Alcohol Band E	New	635.00	635.00
Club Premiese Certificate - NO - Alcohol Band A	New	100.00	100.00
Club Premiese Certificate - NO - Alcohol Band B	New	190.00	190.00
Club Premiese Certificate - NO - Alcohol Band C	New	315.00	315.00
Club Premiese Certificate - NO - Alcohol Band D	New	450.00	450.00
Club Premiese Certificate - NO - Alcohol Band E	New	635.00	635.00
Premises Licence - Alcohol Band A	Annual Fee	70.00	70.00
Premises Licence - Alcohol Band B	Annual Fee	180.00	180.00
Premises Licence - Alcohol Band C	Annual Fee	295.00	295.00
Premises Licence - Alcohol Band D	Annual Fee	320.00	320.00
Premises Licence - Alcohol Band E	Annual Fee		
Premises Licence - NO Alcohol Band A	Annual Fee	70.00	70.00
Premises Licence - NO Alcohol Band B	Annual Fee	180.00	180.00
Premises Licence - NO Alcohol Band C	Annual Fee	295.00	295.00
Premises Licence - NO Alcohol Band D	Annual Fee	320.00	320.00
Premises Licence - NO Alcohol Band E	Annual Fee	350.00	350.00
Copy premises license or summary	Section 25	10.50	10.50
Provisional Statement	Section 29	315.00	315.00
Notification of Change of Name or address - premise license	Section 33	10.50	10.50
Variation of DPS	Section 37	23.00	23.00
Transfer Premises License	Section 42	23.00	23.00
Interim Authority Notice	Section 47	23.00	23.00
Copy club premises certificate or summary	Section 79	10.50	10.50
Notification of Change of Name or alteration of rules	Section 82	10.50	10.50
Change of registered address of club	Section 83	10.50	10.50
Temporary Event Notice	Section 100	21.00	21.00
Copy Temporary Event Notice	Section 100	10.50	10.50
Personal Licence	New	37.00	37.00
Personal Licence	Renewal	37.00	37.00
Copy personal license	Section 126	10.50	10.50
Notification of change of name or address - personal license	Section 127	10.50	10.50
Notification of interest	Section 178	21.00	21.00

Street Trading

Licence	Details	2022-23 Charge	2023-24 Charge	Notes
Street Trading Consent - 12 mth consent	New	80.00	90.00	Application Fee. A further £275 will be charged for issue of consent (below)
Street Trading Consent - 12 mth consent	New	293.00	320.00	Issue fee
Street Trading Consent - 12 mth consent	Renewal	373.00	410.00	
Street Trading Consent - 14 day consent	New	80.00	90.00	Fee is not payable if the consent is a community event (as determined by the licencing manager)
Variation of Street Trading Consent	Variation	0.00	0.00	
Change of personal details		0.00	0.00	
Change in employee details		0.00	0.00	
Copy of street trading consent		0.00	0.00	

Second Hand Goods Dealers Fees

Licence	Details	2022-23 Charge	2023-24 Charge
Second hand Goods Dealer Registration	Registration	80.00	100.00
Copy registration certificate	Copy	0.00	0.00

Other

Licence	Details	2022-23 Charge	2023-24 Charge
Sex Shop	New	2,500.00	3,125.00

Planning Applications

The planning application costs are determined in accordance with the Town and Country Planning Regulations 2012. Local Authorities have no discretion in this matter.

All Outline Applications		2022-23 Charges	20% fixing broken Hsg Mrkt element	2023-24 Charges	20% fixing broken Hsg Mrkt element
Site Area	Not more than 2.5 hectares	£462 per 0.1 hectare	£77	£462 per 0.1 hectare	£77
Site Area up to a maximum fee of £150,000	More than 2.5 hectares	£11,432 + £138 per 0.1 hectare	£1905 + £23	£11,432 + £138 per 0.1 hectare	£1905 + £23
Householder Applications		2022-23 Charges	20% fixing broken Hsg Mrkt element	2023-24 Charges	20% fixing broken Hsg Mrkt element
Alterations/extensions to a single dwelling , including works within boundary	Single dwelling (excluding flats)	£206	£34	£206	£34
Full Applications (and First Submissions of Reserved Matters)		2022-23 Charges	20% fixing broken Hsg Mrkt element	2023-24 Charges	20% fixing broken Hsg Mrkt element
Erection of dwellings					
Permission in Principle		£402 for each 0.1 hectare		£402 for each 0.1 hectare	
Alterations/extensions to two or more dwellings , including works within boundaries	Two or more dwellings (or one or more flats)	£407	£68	£407	£68
New dwellings (up to and including 50)	New dwellings (not more than 50)	£462 per dwelling	£77	£462 per dwelling	£77
New dwellings (for more than 50) up to a maximum fee of £300,000	New dwellings (more than 50)	£22,859 + £138 per additional dwelling	£3810 + £23	£22,859 + £138 per additional dwelling	£3810 + £23
Erection of buildings (not dwellings, agricultural, glasshouses, plant nor machinery):					
Increase of floor space	No increase in gross floor space or no more than 40m ²	£234	£39	£234	£39
Increase of floor space	More than 40m ² but no more than 75m ²	£462	£77	£462	£77
Increase of floor space	More than 75m ² but no more than 3,750m ²	£462 for each 75m ² or part thereof	£77	£462 for each 75m ² or part thereof	£77
Increase of floor space	More than 3,750m ²	£22,859 + £138 for each additional 75m ² in excess of 3750 m ² to a maximum of £300,000	£3810 + £23	£22,859 + £138 for each additional 75m ² in excess of 3750 m ² to a maximum of £300,000	£3810 + £23
The erection of buildings (on land used for agriculture for agricultural purposes)					
Site area	Not more than 465m ²	£96	£16	£96	£16
Site area	More than 465m ² but not more than 540m ²	£462	£77	£462	£77
Site area	More than 540m ² but not more than 4,215m ²	£462 for first 540m ² + £462 for each 75m ² (or part thereof) in excess of 540m ²	£77 + £77	£462 for first 540m ² + £462 for each 75m ² (or part thereof) in excess of 540m ²	£77 + £77
Site area	More than 4,215m ²	£22,859 + £138 for each 75m ² (or part thereof) in excess of 4,215m ² up to a maximum of £300,000	£3810 + £23	£22,859 + £138 for each 75m ² (or part thereof) in excess of 4,215m ² up to a maximum of £300,000	£3810 + £23
Erection of glasshouses (on land used for the purposes of agriculture)		2022-23 Charges	20% fixing broken Hsg Mrkt element	2023-24 Charges	20% fixing broken Hsg Mrkt element
Floor space	Not more than 465m ²	£96	£16	£96	£16
Floor space	More than 465m ²	£2,580	£430	£2,580	£430
Erection/alterations/replacement of plant and machinery					
Site area	Not more than 5 hectares	£462 for each 0.1 hectare (or part thereof)	£77	£462 for each 0.1 hectare (or part thereof)	£77
Site area	More than 5 hectares	£22,859 + additional £138 for each 0.1 hectare (or part thereof) in excess of 5 hectares to a maximum of £300,000	£3810 + £23	£22,859 + additional £138 for each 0.1 hectare (or part thereof) in excess of 5 hectares to a maximum of £300,000	£3810 + £23

Planning Applications

Applications other than Building Works		2022-23 Charges	20% fixing broken Hsg Mrkt element	2023-24 Charges	20% fixing broken Hsg Mrkt element
Car parks, service roads or other accesses	For existing uses	£234	£39	£234	£39
Waste (Use of land for disposal of refuse or waste materials or deposit of material remaining after extraction or storage of minerals)					
Site area	Not more than 15 hectares	£234 for each 0.1 hectare (or part	£39	£234 for each 0.1 hectare (or part	£39
Site area	More than 15 hectares	£34,934 + £138 for each 0.1 hectare (or part thereof) in excess of 15 hectares up to a maximum of £78,000	£5822+ £23	£34,934 + £138 for each 0.1 hectare (or part thereof) in excess of 15 hectares up to a maximum of £78,000	£5822+ £23
Operations connected with exploratory drilling for oil or natural gas					
Site area	Not more than 7.5 hectares	£508 for each 0.1 hectare (or part	£123	£508 for each 0.1 hectare (or part	£123
Site area	More than 7.5 hectares	£36,070 + additional £151 for each 0.1 hectare (or part thereof) in excess of 7.5 hectares up to a maximum of £300,000	£7320 + £36	£36,070 + additional £151 for each 0.1 hectare (or part thereof) in excess of 7.5 hectares up to a maximum of £300,000	£7320 + £36
Other operations (winning and working of minerals)					
Site area	Not more than 15 hectares	£234 for each 0.1 hectare (or part	£39	£234 for each 0.1 hectare (or part	£39
Site area	More than 15 hectares	£34,934 + additional £138 for each 0.1 in excess of 15 hectare up to a maximum of £78,000	£5822 + £23	£34,934 + additional £138 for each 0.1 in excess of 15 hectare up to a maximum of £78,000	£5822 + £23
Other operations (not coming within any of the above categories)					
Site area	Any site area	£234 for each 0.1 hectare (or part thereof) up to a maximum of £2,028	£39	£234 for each 0.1 hectare (or part thereof) up to a maximum of £2,028	£39
Lawful Development Certificate		2022-23 Charges	20% fixing broken Hsg Mrkt element	2022-23 Charges	20% fixing broken Hsg Mrkt element
LDC – Existing Use - in breach of a planning condition		Same as Full		Same as Full	
LDC – Existing Use LDC - lawful not to comply with a particular condition		£234	£39	£234	£39
LDC – Proposed Use		Half the normal planning fee.		Half the normal planning fee.	
Reserved Matters					
Application for approval of reserved matters following outline approval		Full fee due or if full fee already paid then £462 due	£77	Full fee due or if full fee already paid then £462 due	£77
Approval/Variation/discharge of condition					
Application for removal or variation of a condition following grant of planning permission		£234	£39	£234	£39
Application relates to planning permission for development already carried out (Section 73A)		£234	£39	£234	£39
Request for confirmation that one or more planning conditions have been complied with		£34 per request for Householder otherwise £116 per request	£6 and £19	£34 per request for Householder otherwise £116 per request	£6 and £19
Change of Use of a building to use as one or more separate dwellinghouses, or other cases					
Number of Dwellings	Not more than 50 dwellings	£462 for each	£77	£462 for each	£77
Number of Dwellings	More than 50 dwellings	£22,859 + £138 for each in excess of 50 up to a maximum of £300,000	£3810 + £23	£22,859 + £138 for each in excess of 50 up to a maximum of £300,000	£3810 + £23
Other Changes of Use of a building or land		£462	£77	£462	£77
Advertising					
Relating to the business on the premises		£132	£22	£132	£22
Advance signs which are not situated on or visible from the site, directing the public to business		£132	£22	£132	£22
Other advertisements		£462	£77	£462	£77
Prior Approval					

Planning Applications

Agricultural and Forestry buildings & operations or demolition of buildings		£96	£16	£96	£16
Telecommunications Code Systems Operators		£462	£77	£462	£77
Proposed Change of Use to State Funded School or Registered Nursery		£96	£16	£96	£16
Proposed Change of Use of Agricultural Building to a State-Funded School or Registered Nursery		£96	£16	£96	£16
Proposed Change of Use of Agricultural Building to a flexible use within Shops, Financial and Professional services, Restaurants and Cafes, Business, Storage or Distribution, Hotels, or Assembly or Leisure		£96	£16	£96	£16
Proposed Change of Use of a building from Office (Use Class B1) Use to a use falling within Use Class C3 (Dwellinghouse)		£96	£16	£96	£16
Proposed Change of Use of Agricultural Building to a Dwellinghouse (Use Class C3), where there are no Associated Building Operations		£96	£16	£96	£16
Proposed Change of Use of Agricultural Building to a Dwellinghouse (Use Class C3), and Associated Building Operations		£206	£34	£206	£34
Proposed Change of Use of a building from a Retail (Use Class A1 or A2) Use or a Mixed Retail and Residential Use to a use falling within Use Class C3 (Dwellinghouse), where there are no Associated Building Operations		£96	£16	£96	£16
Proposed Change of Use of a building from a Retail (Use Class A1 or A2) Use or a Mixed Retail and Residential Use to a use falling within Use Class C3 (Dwellinghouse), and Associated Building Operations		£206	£34	£206	£34
Notification for Prior Approval for a Change Of Use from Storage or Distribution Buildings (Class B8) and any land within its curtilage to Dwellinghouses (Class C3)		£96	£16	£96	£16
Notification for Prior Approval for a Change of Use from Amusement Arcades/Centres and Casinos, (Sui Generis Uses) and any land within its curtilage to Dwellinghouses (Class C3)		£96	£16	£96	£16
Notification for Prior Approval for a Change of Use from Amusement Arcades/Centres and Casinos, (Sui Generis Uses) and any land within its curtilage to Dwellinghouses (Class C3), and Associated Building Operations		£206	£34	£206	£34
Notification for Prior Approval for a Change of Use from Shops (Class A1), Financial and Professional Services (Class A2), Betting Offices, Pay Day Loan Shops and Casinos (Sui Generis Uses) to Restaurants and Cafés (Class A3)		£96	£16	£96	£16
Notification for Prior Approval for a Change of Use from Shops (Class A1), Financial and Professional Services (Class A2), Betting Offices, Pay Day Loan Shops and Casinos (Sui Generis Uses) to Restaurants and Cafés (Class A3), and Associated Building Operations		£206	£34	£206	£34
Notification for Prior Approval for a Change of Use from Shops (Class A1) and Financial and Professional Services (Class A2), Betting Offices, Pay Day Loan Shops (Sui Generis Uses) to Assembly and Leisure Uses (Class D2)		£96	£16	£96	£16
Application for a Non-material Amendment Following a Grant of Planning Permission					
Applications in respect of householder developments		£34	£6	£34	£6
Applications in respect of other developments		£234	£39	£234	£39
Local Authority Involvement in High Hedge Complaints					
High Hedge Complaint		£500	N/A	£500	N/A
Pre-Application Advice Fees					
Small scale- Householders		£90	N/A	£90	N/A
Medium Scale - 1-9 houses		£450		£450	
Majors		£2,000		£2,000	
Significant Majors		£3,000		£3,000	
Listed Building Consent & Conservation Works		£250		£250	
Planning History Checks		£72	N/A	£72	N/A
Supplementary Planning Application Advice		POA	N/A	POA	N/A

S106 Fees**2023/24****Type of Obligation Monitoring Fee**

Commuted Sum	1% of each payment instalment	This will be included within each invoice requesting payment
Land Contribution	£1,100 per development site	This payment is to be made at the time that the land transfer takes place
On-site Affordable Housing	£1,100 per development site	Payment is to be made on the first occupation of the affordable units
Other obligation	£1,100 per obligation	This is to ensure compliance with obligations such as providing a woodland management strategy etc
Overage Clause¹	At least £1,100 or 1% of any addit	This is to report on any commuted sum payments arising from greater profits.
Commuted sum payments for open space / playing pitches contributions	£2,262 per dwelling for housing schemes of 10 or more dwelling	This is to report on any commuted sum payments arising from greater profits.

Building Control - Table A

New Build - Houses 2022/23

Standard Charge for New Housing (up to 300m2 Floor Area including flats and maisonettes but not conversions)

No of Dwellings	Plan Fee	VAT	Plan Total	Inspect Fee	VAT	Inspect Total	Building Notice Fee	VAT	Building Notice Total
1	£237.50	£47.50	£285.00	£663.33	£132.67	£796.00	£1,080.83	£216.17	£1,297.00
2	£314.17	£62.83	£377.00	£790.83	£158.17	£949.00	£1,325.83	£265.17	£1,591.00
3	£348.33	£69.67	£418.00	£928.33	£185.67	£1,114.00	£1,531.67	£306.33	£1,838.00
4	£416.67	£83.33	£500.00	£1,070.83	£214.17	£1,285.00	£1,785.00	£357.00	£2,142.00
5	£500.00	£100.00	£600.00	£1,225.00	£245.00	£1,470.00	£2,070.00	£414.00	£2,484.00

Building Control - Table A

New Build - Houses 2023/24

Standard Charge for New Housing (up to 300m2 Floor Area including flats and maisonettes but not conversions)

No of Dwellings	Plan Fee	VAT	Plan Total	Inspect Fee	VAT	Inspect Total	Building Notice Fee	VAT	Building Notice Total
1	250.00	50.00	£300.00	695.83	139.17	£835.00	1,135.00	227.00	£1,362.00
2	329.17	65.83	£395.00	830.83	166.17	£997.00	1,392.50	278.50	£1,671.00
3	365.83	73.17	£439.00	974.17	194.83	£1,169.00	1,608.33	321.67	£1,930.00
4	437.50	87.50	£525.00	1,124.17	224.83	£1,349.00	1,874.17	374.83	£2,249.00
5	525.00	105.00	£630.00	1,286.67	257.33	£1,544.00	2,173.33	434.67	£2,608.00

Standard Charge for New Housing (Floor Area between 301m2 and 700m2)

	Plan Fee	VAT	Plan Total	Inspect Fee	VAT	Inspect Total	Building Notice Fee	VAT	Building Notice Total
Single Dwelling with Floor Area between 301m2 and 500m2	£275.00	£55.00	£330.00	£750.00	£150.00	£900.00	£1,230.00	£246.00	£1,476.00
Single Dwelling with Floor Area between 501m2 and 700m2	£275.00	£55.00	£330.00	£966.67	£193.33	£1,160.00	£1,490.00	£298.00	£1,788.00

Please note for more than 5 Dwelling or if the floor area of a dwelling exceeds 700m2 the charge is individually determined

All the above charges are on the basis that any controlled electrical work is carried out by a person who is a member of a registered competent person scheme, if this is not the case an additional charge may apply

Standard Charge for New Housing (Floor Area between 301m2 and 700m2)

	Plan Fee	VAT	Plan Total	Inspect Fee	VAT	Inspect Total	Building Notice Fee	VAT	Building Notice Total
Single Dwelling with Floor Area between 301m2 and 500m2	288.33	57.67	£346.00	787.50	157.50	£945.00	1,291.67	258.33	£1,550.00
Single Dwelling with Floor Area between 501m2 and 700m2	288.33	57.67	£346.00	1,015.00	203.00	£1,218.00	1,564.17	312.83	£1,877.00

Please note for more than 5 Dwelling or if the floor area of a dwelling exceeds 700m2 the charge is individually determined

All the above charges are on the basis that any controlled electrical work is carried out by a person who is a member of a registered competent person scheme, if this is not the case an additional charge may apply

Building Control - Table B

Charges for small buildings, extensions and alterations to dwellings 2022-23
Valid for applications received between 01/04/2022 & 31/03/2023

Proposal	Plan Fee	VAT	Plan Total	Inspect Fee	VAT	Inspect Total	Building Notice Fee	VAT	Building Notice Total
Category 1: Extensions to Dwellings									
Extension Internal Floor area not exceeding 10m2	£333.33	£66.67	£400.00	inc	inc	inc	£400.00	£80.00	£480.00
Extension Internal Floor Area over 10m2 but not exceeding 40m2	£166.67	£33.33	£200.00	£320.00	£64.00	£384.00	£584.00	£116.80	£700.80
Extension Internal Floor Area over 40m2 but not exceeding 60m2	£166.67	£33.33	£200.00	£455.83	£91.17	£547.00	£747.00	£149.40	£896.40
Extension - Internal Floor Area over 60m2 but not exceeding 80m2	£166.67	£33.33	£200.00	£591.67	£118.33	£710.00	£910.00	£182.00	£1,092.00
Category 2 - Garages & Carports Erection or Extension of a detached or attached building or extension to a dwelling									
Which consists of a garage, carport or both; having a floor area not exceeding 40m2 in total and is intended to be used in common with an existing building	£256.67	£51.33	£308.00	inc	inc	inc	£308.00	£61.60	£369.60
The conversion of an attached garage into a habitable room	£226.67	£45.33	£272.00	inc	inc	inc	£272.00	£54.40	£326.40
Where the Garage extension exceeds a floor area of 40m2 but does not exceed 60m2	£369.17	£73.83	£443.00	inc	inc	inc	£443.00	£88.60	£531.60
Category 3: Loft Conversion and Dormers Formation of a room in a roof space, including means of access thereto. Fees for lofts greater than 40m2 are to be based on the cost of work. The Fee cannot be less than shown below									
Without a dormer but not exceeding 40m2 in floor area	£341.67	£68.33	£410.00	inc	inc	inc	£410.00	£82.00	£492.00
With a dormer but not exceeding 40m2 in floor area	£166.67	£33.33	£200.00	£285.83	£57.17	£343.00	£543.00	£108.60	£651.60

Where the extension to the dwelling exceeds 80m2 in floor area, the charge is based on the estimated cost in Table E, subject to the sum of the plan charge and inspection charge being not less than £761.67 (excluding VAT). The total estimated cost of the work must therefore be at least £50,001.

Note: All the above charges are on the basis that any controlled electrical work is carried out by a person who is a member of a registered Competent Person Scheme, if this is not the case an additional charge may apply.

Building Control - Table B

Charges for small buildings, extensions and alterations to dwellings 2023/24
Valid for applications received between 01/04/2023 & 31/03/2024

Proposal	Plan Fee	VAT	Plan Total	Inspect Fee	VAT	Inspect Total	Building Notice Fee	VAT	Building Notice Total
Category 1: Extensions to Dwellings									
Extension Internal Floor area not exceeding 10m2	350.00	70.00	£420.00	inc	inc	inc	420.00	84.00	£504.00
Extension Internal Floor Area over 10m2 but not exceeding 40m2	166.67	33.33	£200.00	344.17	68.83	£413.00	613.33	122.67	£736.00
Extension Internal Floor Area over 40m2 but not exceeding 60m2	166.67	33.33	£200.00	486.67	97.33	£584.00	750.83	150.17	£901.00
Extension - Internal Floor Area over 60m2 but not exceeding 80m2	166.67	33.33	£200.00	629.17	125.83	£755.00	955.00	191.00	£1,146.00
Category 2 - Garages & Carports Erection or Extension of a detached or attached building or extension to a dwelling									
Which consists of a garage, carport or both; having a floor area not exceeding 40m2 in total and is intended to be used in common with an existing building	269.17	53.83	£323.00	inc	inc	inc	323.33	64.67	£388.00
The conversion of an attached garage into a habitable room	238.33	47.67	£286.00	inc	inc	inc	285.83	57.17	£343.00
Where the Garage extension exceeds a floor area of 40m2 but does not exceed 60m2	387.50	77.50	£465.00	inc	inc	inc	465.00	93.00	£558.00
Category 3: Loft Conversion and Dormers Formation of a room in a roof space, including means of access thereto. Fees for lofts greater than 40m2 are to be based on the cost of work. The Fee cannot be less than shown below									
Without a dormer but not exceeding 40m2 in floor area	358.33	71.67	£430.00	inc	inc	inc	430.00	86.00	£516.00
With a dormer but not exceeding 40m2 in floor area	166.67	33.33	£200.00	308.33	61.67	£370.00	570.00	114.00	£684.00

Where the extension to the dwelling exceeds 80m2 in floor area, the charge is based on the estimated cost in Table E, subject to the sum of the plan charge and inspection charge being not less than £1057.50 (excluding VAT). The total estimated cost of the work must therefore be at least £75,001.

Note: All the above charges are on the basis that any controlled electrical work is carried out by a person who is a member of a registered Competent Person Scheme, if this is not the case an additional charge may apply.

Building Control - Table C

Standard Charges for Alterations to Dwellings 2022/23

Proposal	Plan Fee	VAT	Plan Total	Inspect Fee	VAT	Inspect Total	Building Notice Fee	VAT	Building Notice Total	Regularisation
1A Installation of Replacement windows and doors in a dwelling where the number of windows / doors does not exceed 20							£70.83	£14.17	£85.00	
1B Installation of Replacement windows and doors in a dwelling where the number of windows / doors does not exceed 20 (retrospective)								£0.00		£111.00
2 Underpinning with a total cost not exceeding £30,000	£258.33	£51.67	£310.00	inc	inc	inc	£310.00	£62.00	£372.00	
3 Controlled Electrical Work to a single dwelling (not carried out in conjunction with work being undertaken that falls within Table B)	£229.17	£45.83	£275.00	inc	inc	inc	£275.00	£55.00	£330.00	
4A Renovation of a thermal element i.e. Work involving recovering of a roof, replacement of a floor or renovation of an external wall to which L 1b applies							£108.33	£21.67	£130.00	£163.00
4B Renovation of a thermal element Replacement conservatory Roof	POA						POA			POA
5 Formation of a single en suite bathroom / shower room or cloakroom within an existing dwelling (excluding electrical work)	£221.67	£44.33	£266.00	inc	inc	inc	£266.00	£53.20	£319.20	£374.00
6 Removal or partial removal of chimney breast (accompanied by Structural Engineering Details)	£139.17	£27.83	£167.00				£139.17	£27.83	£167.00	£199.00
7 Installation of New or Replacement Sewage Treatment Plant and associated discharge	£212.50	£42.50	£255.00			inc	£233.33	£46.67	£280.00	£337.00
8 Removal of wall and insertion of one or two steel beams maximum span 4 metres (accompanied by Structural Engineering Details)	£139.17	£27.83	£167.00				£139.17	£27.83	£167.00	£199.00
9 Structural Alterations not supported by Structural Calculations to be individually assessed (Calculations may still be required)	POA					inc	POA			POA
10 The insertion of insulating material in a cavity wall of an existing property*							£71.67	£14.33	£86.00	
11 Installation of a multi fuel appliance including associated Flue liner and hearth* to a single dwelling							£255.00	£51.00	£306.00	£368.00

* Not carried out under a Competent Person Scheme

Where it is intended to carry out additional work internally within a dwelling at the same time as undertaking alterations as defined in Table C then the charge for all of the internal work (including work as defined in table C) may be assessed using the total estimated cost of work as set out in table E. All other work within dwellings will be charged as set out in Table E.

Building Control - Table C

Standard Charges for Alterations to Dwellings 2023-24

Proposal	Plan Fee	VAT	Plan Total	Inspect Fee	VAT	Inspect Total	Building Notice Fee	VAT	Building Notice Total	Regularisation
1A. Installation of Replacement windows and doors in a dwelling where the number of windows / doors does not exceed 20							74.17	14.83	£89.00	
1B. Installation of Replacement windows and doors in a dwelling where the number of windows / doors does not exceed 20 (retrospective)								0.00		117.00
2. Underpinning with a total cost not exceeding £30,000	270.83	54.17	£325.00	inc	inc	inc	325.00	65.00	£390.00	
3. Controlled Electrical Work to a single dwelling (not carried out in conjunction with work being undertaken that falls within Table B)	240.83	48.17	£289.00	inc	inc	inc	289.17	57.83	£347.00	
4A. Renovation of a thermal element i.e. Work involving recovering of a roof, replacement of a floor or renovation of an external wall to which L 1b applies. (retrospective)							113.33	22.67	£136.00	171.00
4B. Renovation of a thermal element Replacement Conservatory Roof	POA						POA			POA
5. Formation of a single en suite bathroom / shower room or cloakroom within an existing dwelling (excluding electrical work)	232.50	46.50	£279.00	inc	inc	inc	279.17	55.83	£335.00	393.00
6. Removal or partial removal of chimney breast (accompanied by Structural Engineering Details)	145.83	29.17	£175.00				145.83	29.17	£175.00	210.00
7. Installation of New or Replacement Sewage Treatment Plant and associated discharge	223.33	44.67	£268.00			inc	268.33	53.67	£322.00	386.00
8. Removal of wall and insertion of one or two steel beams maximum span 4 metres (accompanied by Structural Engineering Details)	145.83	29.17	£175.00				145.83	29.17	£175.00	210.00
9. Structural Alterations not supported by Structural Calculations to be individually assessed (Calculations may still be required)	POA					inc	POA			POA
10. The insertion of insulating material in a cavity wall of an existing property*							75.00	15.00	£90.00	
11. Installation of a multi fuel appliance including associated Flue liner and hearth* to a single dwelling							267.50	53.5	£321.00	385.00

* Not carried out under a Competent Person Scheme

Where it is intended to carry out additional work internally within a dwelling at the same time as undertaking alterations as defined in Table C then the charge for all of the internal work (including work as defined in table C) may be assessed using the total estimated cost of work as set out in table E. All other work within dwellings will be charged as set out in Table E.

Building Control - Table D**Extensions and New Build - Other than to Dwellings 2022/23**

(i.e. Shops, Offices, industrial, hotels, storage, assembly etc.)

Note - must be submitted as a full plans application (other than application for replacement windows)

Category of Work	Proposal	Plan Fee	VAT	Plan Total	Inspect Fee	VAT	Inspect Total
1	Internal Floor Area not exceeding 6m ²	£336.67	£67.33	£404.00	inc	inc	inc
2	Internal Floor Area over 6m ² but not exceeding 40m ²	£166.67	£33.33	£200.00	£320.00	£64.00	£384.00
3	Internal Floor Area over 40m ² but not exceeding 80m ²	£166.67	£33.33	£200.00	£503.33	£100.67	£604.00
4	Shop fit out not exceeding a value of £50,000	£326.67	£65.33	£392.00	inc	inc	inc
5	Replacement Windows						
	a - not exceeding 10 windows	£122.50	£24.50	£147.00	Inc	Inc	inc
	b - between 11 - 20 windows	£216.67	£43.33	£260.00	Inc	Inc	inc

Building Control - Table D**Extensions and New Build - Other than to Dwellings 2023/24**

(i.e. Shops, Offices, industrial, hotels, storage, assembly etc.)

Note - must be submitted as a full plans application (other than application for replacement windows)

Category of Work	Proposal	Plan Fee	VAT	Plan Total	Inspect Fee	VAT	Inspect Total
1	Internal Floor Area not exceeding 6m ²	353.33	70.67	£424.00	inc	inc	inc
2	Internal Floor Area over 6m ² but not exceeding 40m ²	166.67	33.33	£200.00	345.00	69.00	£414.00
3	Internal Floor Area over 40m ² but not exceeding 80m ²	166.67	33.33	£200.00	536.67	107.33	£644.00
4	Shop fit out not exceeding a value of £50,000	343.33	68.67	£412.00	inc	inc	inc
5	Replacement Windows						
	a - not exceeding 10 windows	128.33	25.67	£154.00	Inc	Inc	inc
	b - between 11 - 20 windows	227.5	45.50	£273.00	Inc	Inc	inc

Building Control - Table E

Standard Charges for all work not in Tables A,B,C & D for 2022/23
(excludes individually determined charges)

Estimated Cost										
From	To	Plan Fee	VAT	Plan Total	Inspect Fee	VAT	Inspect Total	Building Notice Fee	VAT	Building Notice Total
£0.00	£1,000.00	£115.83	£23.17	£139.00	inc	inc	inc	£139.17	£27.83	£167.00
£1,001.00	£2,000.00	£221.50	£44.30	£265.80	inc	inc	inc	£265.83	£53.17	£319.00
£2,001.00	£5,000.00	£240.00	£48.00	£288.00	inc	inc	inc	£288.33	£57.67	£346.00
£5,001.00	£7,000.00	£257.50	£51.50	£309.00	inc	inc	inc	£309.17	£61.83	£371.00
£7,001.00	£10,000.00	£297.50	£59.50	£357.00	inc	inc	inc	£356.67	£71.33	£428.00
£10,001.00	£20,000.00	£367.50	£73.50	£441.00	inc	inc	inc	£440.83	£88.17	£529.00
£20,001.00	£30,000.00	£166.67	£33.33	£200.00	£311.67	£62.33	£374.00	£574.17	£114.83	£689.00
£30,001.00	£40,000.00	£216.67	£43.33	£260.00	£353.33	£70.67	£424.00	£684.17	£136.83	£821.00
£40,001.00	£50,000.00	£263.33	£52.67	£316.00	£425.00	£85.00	£510.00	£825.83	£165.17	£991.00
£50,001.00	£75,000.00	£310.00	£62.00	£372.00	£518.33	£103.67	£622.00	£994.17	£198.83	£1,193.00
£75,001.00	£100,000.00	£353.33	£70.67	£424.00	£654.17	£130.83	£785.00	£1,209.17	£241.83	£1,451.00
£100,001.00	£150,000.00	£395.00	£79.00	£474.00	£752.50	£150.50	£903.00	£1,376.67	£275.33	£1,652.00

Where it is intended to carry out additional work on a dwelling at the same time as undertaking an extension within table B, then the charge for this additional work (as indicated in Table E) shall be discounted by 50%, subject to a maximum estimated cost of less than £10,000

Note: In respect of domestic work the above charges are on the basis that any controlled electrical work is carried out by a person who is a member of a registered Competent Person Scheme, if this is not the case an additional charge may apply.

Where the estimated cost of work exceeds £150,000 the charge will be individually assessed by Rossendale Borough Council Building Control Services.

Building Control - Table E

Standard Charges for all work not in Tables A,B,C & D for 2023/24
(excludes individually determined charges)

Estimated Cost										
From	To	Plan Fee	VAT	Plan Total	Inspect Fee	VAT	Inspect Total	Building Notice Fee	VAT	Building Notice Total
0	1000	121.67	24.33	£146.00	inc	inc	inc	145.83	29.17	£175.00
1,001	2,000	232.50	46.50	£279.00	inc	inc	inc	279.17	55.83	£335.00
2,001	5,000	251.67	50.33	£302.00	inc	inc	inc	301.67	60.33	£362.00
5,001	7,000	257.50	51.50	£309.00	inc	inc	inc	309.17	61.83	£371.00
7,001	10,000	312.50	62.50	£375.00	inc	inc	inc	375.00	75.00	£450.00
10,001	20,000	385.83	77.17	£463.00	inc	inc	inc	463.33	92.67	£556.00
20,001	30,000	166.67	33.33	£200.00	335.83	67.17	£403.00	603.33	120.67	£724.00
30,001	40,000	227.50	45.50	£273.00	370.83	74.17	£445.00	718.33	143.67	£862.00
40,001	50,000	276.67	55.33	£332.00	446.67	89.33	£536.00	868.33	173.67	£1,042.00
50,001	75,000	325.00	65.00	£390.00	544.17	108.83	£653.00	1,048.33	209.67	£1,258.00
75,001	100,000	370.83	74.17	£445.00	686.67	137.33	£824.00	1,269.17	253.83	£1,523.00
100,001	150,000	415.00	83.00	£498.00	790.00	158.00	£948.00	1,445.83	289.17	£1,735.00
150,001	200,000	458.33	91.67	£550.00	893.33	178.67	£1,072.00	1,621.67	324.33	£1,946.00
200,001	250,000	502.50	100.50	£603.00	996.67	199.33	£1,196.00	1,799.17	359.83	£2,159.00

Where it is intended to carry out additional work on a dwelling at the same time as undertaking an extension within table B, then the charge for this additional work (as indicated in Table E) shall be discounted by 50%, subject to a maximum estimated cost of less than £10,000

Note: In respect of domestic work the above charges are on the basis that any controlled electrical work is carried out by a person who is a member of a registered Competent Person Scheme, if this is not the case an additional charge may apply.

Where the estimated cost of work exceeds £250,000 the charge will be individually assessed by Rossendale Borough Council Building Control Services.

Building Control - Table F

Demolition (2022/23)		
Category of Work	Proposal	VAT Exempt Fee
1	Application to demolish existing property under Section 80 of the Buildings Act 1984 & issuing the counter notice under Section 81 of the Building Act 1984.	FOC

Building Control - Table F

Demolition (2023/24)		
Category of Work	Proposal	VAT Exempt Fee
1	Application to demolish existing property under Section 80 of the Buildings Act 1984 & issuing the counter notice under Section 81 of the Building Act 1984.	FOC

Building Control - Table G

Other Charges (2022/23)				
Category of Work	Proposal	Net	VAT	Gross Fee
1	Copy of Decision Notice or Completion Certificates (within the past 3 years)	£24.17	£4.83	£29.00
2	Additional copy from same file.	£6.67	£1.33	£8.00
3	Re- opening of archived applications (Charge per Hour - minimum 1 hour £75) plus decision notice and completion certificate	£64.17	£12.83	£77.00
4	Re- opening of archived applications (Charge per Hour - minimum 1 hour £75) plus decision notice, completion certificate and site visit	£90.00	£18.00	£108.00
5	Withdrawal of an application and any associated charges (Charge per Hour - minimum 1 hour £75)	£64.17	£12.83	£77.00
6	Building Regulation Confirmation letter	£64.17	£12.83	£77.00
7	Change of applicants details on valid application (New)	£64.17	£12.83	£77.00
8	Supply of non-standard data and information, including responding to solicitors enquiries (Charge per Hour - minimum 1 hour £75)	£64.17	£12.83	£77.00
9	Pre Application site visit discountably against full application	£64.17	£12.83	£77.00
10	Exemption Certificate (Charged per Hour - minimum 1 hour £76.50) additional charges for site visits.	£64.17	£12.83	£77.00

Building Control - Table G

Other Charges (2023/24)				
Category of Work	Proposal	Net	VAT	Gross Fee
1	Copy of Decision Notice or Completion Certificates (within the past 3 years)	24.17	4.83	£29.00
2	Additional copy from same file.	6.25	1.25	£7.50
3	Re- opening of archived applications (Charge per Hour - minimum 1 hour £80.00) plus decision notice and completion certificate	66.67	13.33	£80.00
4	Re- opening of archived applications (Charge per Hour - minimum 1 hour £80.00) plus decision notice and completion certificate	93.33	18.67	£112.00
5	Withdrawal of an application and any associated charges (Charge per Hour - minimum 1 hour £80.00)	66.67	13.33	£80.00
6	Building Regulation Confirmation letter	66.67	13.33	£80.00
7	Change of applicants details on valid application (New)	66.67	13.33	£80.00
8	Supply of non-standard data and information, including responding to solicitors enquiries (Charge per Hour - minimum 1 hour £80.00)	66.67	13.33	£80.00
9	Pre Application site visit discountably against full application	66.67	13.33	£80.00
10	Exemption Certificate (Charged per Hour - minimum 1 hour £80.00) additional charges for site visits.	66.67	13.33	£80.00

Street Naming & Numbering

Existing Properties

Individual House Name / Individual House re-name or re-number

2022/23 Charge

£75

2023/24 Charge

£75

Conversions of existing Properties into multiples

£120 up to a maximum of 4 units; additional Units £26 per unit

£120 up to a maximum of 4 units; additional Units £26 per unit

Newbuild / Conversion to a property

Development of 10 plots or less

£75 per plot up to a maximum of £300

£75 per plot up to a maximum of £300

Development of 11 plots or more

Charges individually assessed

Charges individually assessed

Additional charge, where this includes the naming of a street

£120

£120

Additional charge, where this includes the naming of a building (e.g. block of flats)

£120

£120

Local Land Charges

Offical Search / Enquiries / Con29R form / LLC1
Con 29R - Each additional parcel of land
Offical Search - LLC1
Supplementary Questions Con 29O *
Supplementary Question Con 29O (Question 22) *
Each additional Enquiry

2022/23		
Fee	VAT	TOTAL
£65.00	£13.00	£103.00
£25.00	£0.00	£25.00
£20.00	£4.00	£24.00
£25.00	£0.00	£25.00
£15.00	£3.00	£18.00
£25.00	£5.00	£30.00
£20.00	£4.00	£24.00

2023/24		
Fee	VAT	TOTAL
£70.00	£14.00	£114.00
£30.00	£0.00	£30.00
£20.00	£4.00	£24.00
£25.00	£0.00	£25.00
£15.00	£3.00	£18.00
£25.00	£5.00	£30.00
£20.00	£4.00	£24.00

Legal Services

	2022/23			2023/24		
	Net	VAT	Gross	Net	VAT	Gross
<u>Sales of land and property and freehold reversion</u>						
Up to £5,000			£560.00			£570.00
£5001 - £15,000			£765.00			£775.00
£15,001 - £100,000			£1,730.00			£1,750.00
over £100k			2% of sale price			2% of sale price
<u>Leases and Licences</u>						
Industrial Unit Lease		*min	£360.00		*min	£365.00
Industrial Unit Licence		*min	£205.00		*min	£210.00
Garden/Garage Tenancy		*min	£305.00		*min	£310.00
Wayleave/Easement		*min	£500.00		*min	£505.00
Commercial Lease		*min	£765.00		*min	£770.00
Notice of Assignment			£85.00		*min	£85.00
Agricultural Tenancy			£360.00		*min	£365.00
Agricultural Tenancy Renewal			£255.00		*min	£260.00
Lease Renewal		*min	£255.00		*min	£260.00
Deed of Variation/Surrender/Release		*min	£360.00		*min	£365.00
<u>S106 Agreements</u>						
Preparation		* min	£1,550.00		* min	£1,600.00
Checking Fee		* min	£510.00		* min	£550.00
Deed of Variations		* min	£765.00		* min	£775.00
Footpath Diversions			£2,800.00		* min	£2,850.00
+ any disbursements (assuming unopposed)						
Commercial Road Closures under TPCA			£100.00		* min	£110.00
Commercial Event Licences		* min	£250.00		* min	£275.00
Misc' Commercial Licence		* min	£250.00		* min	£300.00

Property Services

	2022/23		
	Net	VAT	Gross
Garage sites (adopted TH sites will be held at current rate for a period of 12 months)	£178.33	£35.67	£214.00
Departure Charge (Rawtenstall Bus Terminal, Bacup Road)	78.00 p		
Garden Licences (a garden must be formed of land adjoining Rental £1.50 per sq.m			
Information regarding industrial units or managed offices have not been included due to the sensitivity of individual pricing			
Garage bond scheme to be introduced to all new and renewing tenancies from 01/04/20			

Property Services

	2023/24		
	Net	VAT	Gross
Garage sites (adopted TH sites will be held at current rate for a period of 12 months)	£182.50	£36.50	£219.00
Departure Charge (Rawtenstall Bus Terminal, Bacup Road)	78.00 p		
Garden Licences (a garden must be formed of land adjoining Rental £1.50 per sq.m			
Information regarding industrial units or managed offices have not been included due to the sensitivity of individual pricing			
Garage bond scheme to be introduced to all new and renewing tenancies from 01/04/20			

Valuation Services Residential	2022/23		
	Net	VAT	Gross
Band A (£1,000 - £5,000)	280.00	56.00	336.00
Band B (£5001 - £15,000)	280.00	56.00	336.00
Band C (£15,001 - £25,000)	300.00	60.00	360.00
Band D (£5,001 - £50,000)	300.00	60.00	360.00
Band E (£50,001 - £100,000)	320.00	64.00	384.00
Band F (£100,001 +)	450.00	90.00	540.00
Minimum rental fee of £200 per annum. Minimum purchase value of £1000. Valuations on a price banding basis based on letterhead valuation for purchase.			

Valuation Services Residential	2023/24		
	Net	VAT	Gross
Band A (£1,000 - £5,000)	300.00	60.00	360.00
Band B (£5001 - £15,000)	300.00	60.00	360.00
Band C (£15,001 - £25,000)	320.00	64.00	384.00
Band D (£5,001 - £50,000)	320.00	64.00	384.00
Band E (£50,001 - £100,000)	345.00	69.00	414.00
Band F (£100,001 +)	460.00	92.00	552.00
Minimum rental fee of £200 per annum. Minimum purchase value of £1000. Valuations on a price banding basis based on letterhead valuation for purchase.			

Valuation Services Commercial	2022/23		
	Net	VAT	Gross
Band A (£1,000 - £5,000)	£250	£50	£300
Band B (£5001 - £15,000)	£250	£50	£300
Band C (£15,001 - £25,000)	£250	£50	£300
Band D (£5,001 - £50,000)	£250	£50	£300
Band E (£50,001 - £100,000)	£300	£60	£360
Band F (£100,001 +)	£300	£60	£360
Min net fee of £200			
Minimum rental fee of £200 per annum. Minimum puhcase value of £1000. Valuations on a price banding basis based on			

Valuation Services Commercial	2023/24		
	Net	VAT	Gross
Band A (£1,000 - £5,000)	267.25	£53	£321
Band B (£5001 - £15,000)	267.25	£53	£321
Band C (£15,001 - £25,000)	267.25	£53	£321
Band D (£5,001 - £50,000)	267.25	£53	£321
Band E (£50,001 - £100,000)	320.70	£64	£385
Band F (£100,001 +)	320.70	£64	£385
Min net fee of £200			
Minimum rental fee of £200 per annum. Minimum puhcase value of £1000. Valuations on a price banding basis based on			

	2022/23		
	Net	VAT	Gross
Application to Purchase/Lease/Rent	110.00	22.00	132.00
Charity / CIC Application to Purchase/Lease/Rent	10.00	2.00	12.00
Licence / Lease Instruction Fee	60.00	12.00	72.00
Charity Licence / Lease Instruction Fee	10.00	2.00	12.00
Estates Administration Fee	25.00	5.00	30.00
Allotments			
Tenancy agreement	25.00	0.00	25.00
pr sq. m.	0.35	0.00	0.35
Minimum fee of £50 per annum			

	2023/24		
	Net	VAT	Gross
Application to Purchase/Lease/Rent	120.00	24.00	144.00
Charity / CIC Application to Purchase/Lease/Rent	10.83	2.17	13.00
Licence / Lease Instruction Fee	65.00	13.00	78.00
Charity Licence / Lease Instruction Fee	10.83	2.17	13.00
Estates Administration Fee	27.50	5.50	33.00
Allotments			
Tenancy agreement	25.00	0.00	25.00
pr sq. m.	0.35	0.00	0.35
Minimum fee of £50 per annum			