



**Report for:  
INFORMATION**

**Item Number:**

<b>Contains Confidential or Exempt Information</b>	<b>NO</b>
<b>Title</b>	Surveying Services Update
<b>Responsible Officer(s)</b>	Lucy Taylor Director, Regen and Planning
<b>Author(s)</b>	Sean Cummins Surveying Service Manager
<b>Portfolio(s)</b>	Councillor Hitesh Tailor
<b>For Consideration By</b>	Regulatory Committee
<b>Date to be Considered</b>	22 <sup>nd</sup> Feb 2017
<b>Implementation Date if Not Called In</b>	Not Applicable
<b>Affected Wards</b>	All
<b>Keywords/Index</b>	Building Regulations, Repairs and Adaptations, Local Land Charges

**Purpose of Report:**

**Information report to provide an update on the Surveying Services team**

**1. Recommendations**

The Committee is asked to note the value provided by Surveying Services being part of the Council and recent and upcoming changes in legislation.

**2. Reason for Decision and Options Considered**

**Background**

In April 2016 a restructuring of services within the Built Environment Directorate of Regeneration and Housing led to the formation of a Surveying Service Team. This team contains three separate but overlapping services Building Control (BC), Repairs and Adaptations (RAS) and Local Land Charges (LLC)

Background information and an update on each service is provided below

**Building Control Background**

- a) The Building Control service examines architectural drawings and carries out site inspections to ensure that minimum standards of health and safety, conservation of fuel and power and facilities for persons with disabilities are maintained in buildings. Projects covered vary in size from domestic extensions to major

developments such as Dickens Yard, Victoria Square and other major regeneration projects.

- b) Persons wanting to undertake building work are required to make an application to Building Regulations to check that the proposed works are in accordance with the Building Regulations 2010. A fee is payable to cover the cost of work carried out by building control. (See Appendix A for the domestic fee structure for work under £0.15m) When the work has been completed satisfactorily a Final Certificate is issued.
- c) As an alternative to using Ealing Building Control, residents or developers can employ a private sector Approved Inspector who will serve an 'Initial Notice' on the Council before building work starts. On completion of the work the Approved Inspector serves a Final Notice on the Council, which ends their involvement in the property. If an Approved inspector uncovers contraventions, which cannot be resolved, then the work must be passed back to the Local Authority for enforcement action.
- d) The Building Control service is organised around an East and West inspection team and a Special Projects team. (See Appendix B for structure)
- e) The inspection teams carried out almost 6400 site inspections last year to ensure that the requirements of the building regulations were met on site. Following feedback from builders, building control have where possible arranged the inspection teams to work within smaller "area patches" to offer greater consistency to residents and builders.
- f) Building control dealt with approx. 1300 applications last year checking them at plan stage and site inspections stage for compliance with the building regulations. These applications included some of the largest projects in the borough's such as Dickens Yard, The Oaks and major regeneration projects at Green Man lane and the Havelock Estate.
- g) Building control is part of the Partnership Authority Scheme. This scheme allows clients such as an architect or developer to partner with a single local authority to undertake all pre-application and design work, regardless of the project's geographical location; in some circumstances and where travel permits, that same surveyor can undertake the site surveying work too. The client partner benefits from:
  - A single point of contact for all their building control work in England and Wales.
  - Competitive pricing on high volumes of repeat work or major developments
  - Site inspections from a local professional team with invaluable local contacts and knowledge
  - Simplified fees and invoicing arrangements
- h) In 2016-17 68 applications were checked under the Local Authority Partnership Scheme for work within other boroughs. The fees income from these partnership applications last year was in excess of £36K.

- i) Building Control work closely with other regulatory enforcement teams within the council with regular exchanging of information with Development Control, Planning Enforcement, Pollution Control, HMO, and Private Rental. Building control, Development Control and Regulatory Services now use a common back office data base which allows individual team's access to basic information held by other services. This allows officers to check the involvement of other regulatory services at a particular address before attending site and may affect the advice given to the applicant. The sharing of this information can be useful in enforcement cases where the information gathered by one service may also assist a different service.
- j) Building control provides the Council's Dangerous Structures Service, which operates 24 hrs a day 365 days a year. Reports of dangerous structures are visited within 2 hours and assessed to determine if immediate action is required. Building Control has access to emergency contractors to carry out any works necessary to make a structure safe. Where the owner of the structure can be identified the cost of any remedial works are recoverable from the owner. During normal office hours contact is made through Customer Services Ext 6020 or the Duty Officer number on Ext 8734. Outside office hour incidents are reported via the main council switch board 0208 825 5000

## **Building Control Update**

### **Housing Standard Review 2012**

- 1) The government launched a Housing Standard review in October 2012 as part of the Red Tape Challenge. The review was designed as a fundamental analysis of the building regulations framework and voluntary housing standards and aimed to:
  - reduce bureaucracy and costs on house builders and local authorities
  - reform and simplify the framework of building regulations, guidance, local codes and standards
  - consolidate essential requirements into a national framework centred on the building regulations
  - make the house building process easier to navigate by reducing overlap and confusion between the planning and building regulations regimes
  - reduce contradictions and overlap between standards in different local authority areas and reduce compliance problems
  - allow local choice but within sensible parameters.
- 2) As a result of the review the concept of "Optional requirements" were introduced into the Building Regulations in 2015. Optional requirements allow the Planning Authority, through their local planning policy, to determine the standard of specific building regulations to be applied to proposed developments. As the Mayor of London's London Plan also forms part of Ealing's Development Plan, it has not been necessary to develop our own local policy, and instead we are able to rely on policy 3.8 of the London Plan which deals with the application of optional requirements. The optional requirements are held in national technical guidance in the building regulations and determined by Department of Communities and Local Government (DCLG). This arrangement allows planning authorities to vary

standards within a national framework rather than choose to apply local standards which could vary from borough to borough and lengthen the design process. For instance when considering the accessibility of new dwellings the Planning Authority could choose from three levels of compliance and determine how they were applied to dwelling units across a development. The level of compliance would be made part of a planning condition and would be enforced on site by Building Control. Further details of how these optional requirements have been implemented are shown below.

## **Approved Documents**

Technical guidance on how to achieve compliance with the Building Regulations is issued by DCLG in the form of a series of Approved Documents titled from A-R. In recent year several Approved Documents have been significantly changed and some new additional documents issued.

### **Approved Document M (ADM) Access and use of buildings 2015 Vol 1- Dwellings.**

1) A separate ADM Vol1 was brought into force on 1st Oct 2015 detailing three different levels of compliance for new dwellings. The level of compliance is determined during the Planning Permission process as an Optional Requirement and is enforced by Building Control. The content of ADM Vol 1 overlaps and replaces the Lifetimes Homes guidance used by Planning officers to implement standards above and beyond the previous basic building regulations requirements.

2) The levels of compliance are:

Category 1 – Visitable dwelling Category 1

- Provision should be made to gain access and use the dwelling and its facilities

Category 2 – Accessible and adaptable dwelling

- Provision should be made to gain access and use the dwelling and its facilities
- Meets the needs of occupants with differing needs including some older or disabled persons
- Allows adaptation of the dwelling to meet the changing needs of the occupants over time

Category 3 - Wheelchair user dwelling

- Provision should be made to gain access and use the dwelling and its facilities
- Allows simple adaptation of the dwelling to meet the needs of occupants who need wheelchairs
- Meets the needs of occupants who use wheelchairs

### **Approved Document Q (ADQ) Security- Dwellings**

1) The guidance ADQ was brought into force on 1st Oct 2015 and details security measures to prevent unauthorised access into new dwellings including those

formed by change of use. The content of ADQ overlaps and replaces Section 2 of the Secure by Design guidance used by planning officers to implement standards in relation to security of the building. Section 1 of Secure by Design guidance which deals with the areas surrounding the building can still be used in relation to Planning Permission design.

- 2) Approved Document Q requires that reasonable provision is made to resist unauthorised access to new dwellings or to any part of a building from which access can be gained to a flat within that building. It sets out standards for doors and windows to resist physical attack by a casual or opportunist burglar by being sufficiently robust and fitted with appropriate hardware.
- 3) Doors:
  - Should be secure doorsets.
  - Letter plates should not exceed a maximum size and should prevent people trying to remove keys from inside.
  - Main entry doors should have a door viewer or other means to see callers.
  - Frames should be mechanically fixed to the structure of the building and lightweight frames should incorporate a resilient layer.
- 4) Windows:
  - Easily accessible windows should be secure and frames should be mechanically fixed to the structure of the building.

### **Approved Document R (ADR) Physical infrastructure for high speed communication networks**

- 1) The guidance ADR was brought into force on 1st Jan 2017 to make provision in the building physical infrastructure which enables connections to broadband networks.
- 2) The requirement applies in England to new buildings and to existing buildings that are subject to major renovation works. The requirement applies both to dwellings and to buildings other than dwellings
- 3) It introduces a requirement for infrastructure enabling the installation of copper or fibre-optic cables or wireless devices capable of delivering broadband speeds of more than 30 Mbps. In-building infrastructure is required from the service provider's access point, to the occupier's network termination point.
- 4) The service provider's access point is '...the physical point, located inside or outside the building, accessible to undertakings providing or authorised to provide public communications networks, where connection to the high-speed-ready in-building physical infrastructure is made available.'
- 5) The network termination point is '...a physical point at which an occupier is provided with access to high-speed electronic communications networks'.
- 6) The installation of the broadband infrastructure at the time of construction or renovation of the buildings will reduce the need for future excavations on roads or footpaths to install cabling retrospectively

## **Local Land Charges**

### **Background to Local Land Charges**

- 1) Local authority Local Land Charges (LLC) offices provide information to potential purchasers of land and property in their area. They do this in two ways:
  - By maintaining the statutory Register of Local Land Charges and processing searches of that Register.
  - By answering the conveyancing enquiry form CON29 “Enquiries of Local Authorities”.
- 2) The combined certificate search of the Register of Local Land Charges and answers to the CON29 enquiries are commonly known as a local authority search. The cost of an Official Council LLC searches is £115.00 of which search of the Register of Local Land Charges makes up £32.00
- 3) Information included in a search comes from Planning, Building Control, Regulatory Services, Highways, Legal and other departments and external agencies e.g. Crossrail and High Speed 2. Effectively Local Land Charges provides a “one stop shop” of Council-held information about properties and land. Ealing processes about 5,000 searches per year, with an average processing time of 2-4 days.
- 4) As an alternative to using the Council LLC, a person or company can carry out a personal search of the LLC records and CON29 “Enquiries of Local Authorities”. The information on this type of search although accurate, is not guaranteed by the Council as it is carried out by a third party Personal Search company rather than the Council itself. Personal searches currently make up approx. 38% of all searches in Ealing

### **Land Registry’s Proposed Takeover of Local Land Charges**

- 1) In early 2011 the [national] Land Registry announced its intention to take over the local authority Local Land Charges service in its entirety. The transfer would start in about 2013 and be complete by about 2015. By 2013 the transfer had not started and Land Registry announced it would only take over the Register of Local Land Charges and searches of it, leaving the more complicated CON29 enquiries for local authorities to answer. The transfer would start in 2015 and be complete by 2017.
- 2) In 2015, despite strong opposition from local authorities, Local Land Charges officers, the Local Land Charges Institute and external stakeholders such as

conveyancers, the necessary primary legislation (the Infrastructure Act 2015) was passed.

- 3) Opposition to the proposal has mainly been on the following grounds:
  - Land Registry will only provide a partial service and will fail to meet its stated policy objectives.
  - The origin of the proposal is unclear and there has been no independent assessment of its merits.
  - There is no clear or consistent rationale behind the proposal, nor demand for it.
  - The proposal lacks a credible implementation plan and timetable.
  - The proposal has not been properly costed and assessed, either in its impact on businesses or on local authorities.
  - The proposal is out of step with accepted methods of dealing with poor performance where that exists.
- 4) January 2017 Update- Land Registry has so far provided little detail as to
  - precisely how the new system will work
  - how local authorities will update the new [external] Register
  - what resources local authorities will need to devote to this task
  - where legal responsibility will lie for any errors
  - what compensation will be paid to local authorities for a) the work involved in preparing for the transfer or b) the ongoing loss of revenue to local authorities from search fees
- 5) Land Registry expects the necessary secondary legislation to be passed in October 2017 and the first phase of the transfer to start in November 2017. This first phase will comprise approximately 10% of the 326 registering local authorities in England. The transfer of the Local Land Charges function from the Phase 1 authorities should be complete by June 2018. The transfer of the remaining 90% of English authorities' LLC functions should be complete, in further phases, by 2023.
- 6) The oft-postponed announcement of the Phase 1 authorities is now due in February 2017 and if possible an update will be provided to Members at Regulatory Committee.

## **Repairs and Adaptations Background**

- 1) The Repairs and Adaptations team (RAS) is a multi-disciplined team which is largely made up of surveyors and occupational therapists. This team carry out adaptations to the homes of vulnerable persons to allow them to live independently in their own properties and reduce pressure on hospitals and care homes. These adaptations are delivered through disabled facilities grants (DFG) and the Handy person/Handy Person Plus scheme.

## **Mandatory Disabled facilities grants**

- 2) Applicants for Disabled Facilities Grants are normally referred to RAS by the Council's Occupational Therapy Service or Ealing's NHS Partners.

- 3) Major adaptations are arranged by our Repairs and Adaptations Service (RAS), and smaller jobs are handled by our Home Improvement Agency (HIA).
- 4) The following types of work, when recommended for a disabled person by the Occupational Therapist, are eligible for grant provided they are necessary and appropriate and reasonable and practical having regard to the age and condition of the property: -
  - Making the building or dwelling safe
  - Facilitating access to and from the building
  - Facilitating access to or providing a bedroom
  - Facilitating access to the principal family room
  - Provision of a room containing a bath or shower or facilitating the use of such a facility
  - Provision of a room containing a WC or facilitating the use of such a facility
  - Provision of a room containing a wash hand basin or facilitating the use of such a facility
  - Facilitating the preparation and cooking of food (only if used by the disabled person)
  - Providing or improving a heating system
  - Facilitating the use of power, light or heat by altering the same or by providing additional means of control
  - Facilitating access and movement around the dwelling to enable the disabled person to provide care for another person
  - The applicant (who may not be the disabled person) must either own the property or have a long term tenancy.
- 5) A statutory limit of £30k applies to Disabled Facilities Grants and is subject to a means test to determine if the applicant has to contribute towards the cost of the works. The means test will be on the disabled person, his or her spouse and any dependent children.
- 6) If the total cost of providing the necessary adaptations exceeds the available grant the applicant will need to consider how to raise the additional money needed (e.g. by means of a loan, mortgage or equity release scheme). Alternatively the Council may offer a means-tested discretionary top-up loan which will be recorded as a charge against the property. The top-up loan will have to be repaid in full when the property is sold. Where the disabled person is living at a relative's property (usually daughter/son of the disabled person) the means test will also be applied to the owners. Proof of their financial circumstances will be required.

### **Handyperson service**

- 1) The Handyperson Service arranges minor jobs in the home for older, disabled or otherwise vulnerable people. Our Home Improvement Agency administers the Handyperson Service and will assist with all aspects of the grant process. Typical examples of the jobs carried out include

- Replacing lightbulbs
- Temporary provision of a portable heater in winter following a breakdown of the main heating system
- Setting thermostats/timers
- Fitting smoke/carbon monoxide alarms (but not supplying them)
- Unblocking or sealing around sink/basin/bath/shower tray
- Unblocking toilets, replacing toilet seats
- Refixing/regrouting small numbers of loose wall tiles
- Putting up curtains/tracks/blinds (but not curved corded types)
- Fixing down hazardous carpets, rugs, trailing electrical leads etc
- Fitting grab rails, towel rails, shelves, etc, to walls
- Advising on energy efficiency and condensation/dampness
- Changing basic door locks, fitting door chains to timber doors

2) To qualify for the Handyperson service the client must be:

- Aged 60 or over (and not in paid employment)
- or Disabled
- or A single parent in receipt of an income-related benefit living with child(ren) under 16.

### **Handypersons plus service**

1) The Handyperson Plus Service provides a range of assistance to enable vulnerable people to live in their homes in safety and comfort. Our Home Improvement Agency administers the scheme and assists with all aspects of the process.

TYPE 1: Disabled equipment repairs (e.g. stairlift, hoist) used by a disabled person; installing safety equipment (e.g. alarms), or work requested by Social Services/NHS/CCG at the home of a hospital patient to enable them to live independently. Assistance can also include council initiatives for energy efficiency schemes.

TYPE 2: Essential works to enable vulnerable people to remain in their own homes (preventing care/hospital admissions) limited to £2,500 in any 12 month period. In exceptional circumstances work over this amount can be approved at senior officer level where a referral has been made by a health professional.

2) Typical examples of the jobs carried out under the Handyperson Plus include

- Larger measures such as repairing disabled equipment (stair lifts, for example) and boilers; roofing, dampness and electrical defects
- A new scheme has been introduced called “Hospital to Home”. This is assistance for vulnerable people leaving hospital. Customers will be visited at home by a Handyperson who will carry out small measures like resetting timers, eliminating trip hazards, move a bed downstairs. If there are bigger issues such as poor heating, it will be referred to our energy assessor who will give some small measures away such as a microwavable hot water bottle and produce an EPC

(energy performance certificate). If a low measurement, we will upgrade the property. A DFG referral may also follow.

## Repairs and Adaptations update

- 1) DFG's are funded through a combination of central government grant funding via the Better Care Fund (BCF) and mainstream Council funding. As part of the Treasury's Spending review and annual statement 2015 funding review the government stated that

*1.109 The government will also continue to improve care for older and disabled people and support for their carers. The Care Act reforms introduced in April (2015) focus on wellbeing, prevention and delaying the need for social care. In support of these principles, the Spending Review includes over £500 million by 2019-20 for the Disabled Facilities Grant, which will fund around 85,000 home adaptations that year. This is expected to prevent 8,500 people from needing to go into a care home in 2019-20.*

- 2) Following this announcement, in 2016-17 the Ealing Council grant under the BCF was increased to £2.529mill from £1.29mill to assist funding adaptations to homes which would enable vulnerable people to remain in their home and live independently.
- 3) Changes in the Care Act 2015 have led to a sharp increase in the number of cases referred to RAS. The increase in the referral rate was caused by a combination of lowering the eligibility threshold when tested against specific criteria and the introduction of a prevention strategy designed to provide early intervention in order to reduce the number of trips and falls, which may lead to hospital admissions. The eligibility threshold include maintaining personal hygiene, managing toilet needs, and being able to make use of the applicants home safely. Social Services also held a significant waiting list within their service which has now been cleared by passing the cases onto RAS.
- 4) In 2015-16 the number of referrals was 549 and the projected referral rate for 2016-17 is 876 which is an increase of 60%. The increase in the referral rate has led to an increase in the waiting time for a surveyor to carry out an adaptation design visit from visit site from 2 months to 6 months. Cases which involve only a stair lift are normally visited by a specialist contractor and Occupational Therapist within a month.
- 5) In order to reduce the waiting list we have
  - Employed a new Senior Surveyor
  - Employed a new Occupational therapist
  - Reassigned two trainees surveyors from other teams
  - Investigated better way of working within RAS and our overlap with Social Services.
  - Added new contractors to our approved list
  - Started a review of the referral process with social services to ensure that the cases with the most need are prioritised

### **3. Key Implications**

This report is for information only

### **4. Financial Implications**

#### **Financial impact on the budget.**

There are no direct financial implications arising from this report.

### **5. Legal**

The legislative context for each part of the service is set out in the main body of the report. As this is a report for information only there are no legal implications arising from the report itself.

### **6. Value For Money**

Fees for providing building regulations services are set in accordance with the Building (Local Authority Charges) Regulations 2010 on a cost recovery basis. Common categories of work have been identified and a standard fee based on the likely amount of building control work applied. Work with an estimated cost in excess of £150,000 is quoted for on an individual basis. Where less work is carried out on a project than was originally projected a refund of building regulations fees may be made.

Fee income must be reviewed on an annual basis to ensure that income for chargeable work equates as closely as possible to the costs incurred by the service. Building Control is in direct competition with Approved Inspectors, which ensures that fee charges remain competitive.

### **Sustainability Impact Appraisal**

Building control enforces Approved Document L 2010 of the Building Regulations, "Conservation of Fuel and Power"(ADL). Building control ensure that the insulation levels and efficiency of services within buildings meet minimum standards. Failure to enforce this document would lead to increases in carbon emissions from new, extended and altered buildings. The installation of new boilers and insulation work by the repairs and adaptations team will lead to a reduction in carbon emissions

### **8. Risk Management**

None

### **9. Community Safety**

None

### **10. Links to the 6 Priorities for the Borough**

The council's six priorities for the borough are to make Ealing:

- Prosperous -None
- Safer -Enforcement of Building Regulations lead to a safer Built Environment
- Healthier - Adapting houses to allow residents to live independently in their own homes
- Cleaner None

- Fairer None
- Accessible - Adapting houses to allow residents to live independently in their own homes

**11. Equalities, Human Rights and Community Cohesion**

A full Equality Impact Assessment (EIA) is not required as this is an informative report

**12. Staffing/Workforce and Accommodation implications:**

None

**13. Property and Assets**

No property implications.

**14. Any other implications:**

None

**15. Consultation**

None

**16. Timetable for Implementation**

None

**17. Appendices**

Surveying Services Structure

**18. Background Information**

Building Regulations 2010

Building (Local Authority Charges) Regulations 2010

CIPFA guidance document (Local Authority Building Control Accounting Guidance for England and Wales, 2010 edition)

Building Regulations &c (Amendment) Regulation 2012

Care Act 2014

The Local Land Charges Act 1975

## Consultation

Name of consultee	Post held	Date sent to consultee	Date response received	Comments appear in paragraph:
<b>Internal</b>				
Lucy Taylor	Director, Regen and Planning		03/02/17	
Jackie Adams	Head of Legal Services	06/02/17	06/02/17	e.g. 5. Legal
Rahima Jahan Ali	Senior Finance Business Advisor	06/02/17	08/02/17	e.g. 4. Financial
Clr Hitesh Tailor	Housing Portfolio Holder	06/02/17		
<b>External</b>				

## Report History

Decision type:	Urgency item?
For information	N/A
Report no.:	Sean Cummins Ex 9686
	Sean Cummins Surveying Service Manager

<b>Charges for estimated costs up to £150,000:</b> <b>Building notice charge - full amount, as indicated below, to be paid upon submission.</b> <b>Full Plan Application Plan charge (40% of total amount) to be paid upon submission.</b> <b>Inspection charge on a Full Plan application (60% of total amount) will be invoiced upon commencement.</b> All shown in £ below. <b>All Cheques payable to EALING COUNCIL</b> – please write site location on back. <b>For credit/debit card payments, please telephone 020 8825 8230.</b> <b>Select yellow boxes for works proposed (more than one may be required). Charges shown include VAT.</b> <b>If cost of work to exceed £150,000 please Tel: 020 8825 8669 / 9912 for quotation.</b> <b>- Alternatively complete a Quotation Request Form - available from Ealing Council website.</b>					
<b>) Extensions &amp; loft conversions to single dwellings – each item in Table C1 can be at the discounted rate if the works are to be carried out at the same time as works given in this section</b>					
<b>Extensions – above ground only</b> including attached garage extensions (Total of combined internal floor areas)		<b>Loft conversions - only</b> (Internal floor area)		<b>Others</b>	
Less than 40m <sup>2</sup>	730.08	<input type="checkbox"/>	Less than 40m <sup>2</sup>	608.40	<input type="checkbox"/>
Between 40m <sup>2</sup> & 60m <sup>2</sup>	851.76	<input type="checkbox"/>	Between 40m <sup>2</sup> & 60m <sup>2</sup>	730.08	<input type="checkbox"/>
More than 60m <sup>2</sup> -each additional 40m <sup>2</sup> or part	121.68	<input type="checkbox"/>	Subtract If built with an extension	243.36	<input type="checkbox"/>
				Any development including a basement extension	Obtain quote <input type="checkbox"/>
				For dormer window(s) added to existing loft room	365.04 <input type="checkbox"/>
<b>B) Other domestic buildings – each item in Table C1 can be at the discounted rate if the works are to be carried out at the same time as works given in this section</b>					
<b>Detached garage /carport /attached conservatory</b>			<b>Insulated detached building e.g. store/ gym/ playroom</b>		
As extensions rate but subtract		121.68	<input type="checkbox"/>	Same as rate for extensions of various area	See ext'n rate <input type="checkbox"/>
<b>C1) Other works to domestic buildings - If more than one item in this section is to be carried out at the same time, then the second, third etc. items can each be at the discounted rate.</b>					
Formation of each new WC / shower room / bathroom / kitchen / utility room				243.36	<input type="checkbox"/>
OR controllable alterations each existing WC / shower room / bathroom / kitchen / utility room				121.68	<input type="checkbox"/>
Removal of chimney breast(s)				243.36	<input type="checkbox"/>
Formation of each simple structural opening in a wall. e.g. a simple through lounge				243.36	<input type="checkbox"/>
Formation of structural opening in a wall requiring new foundations, piers, columns etc. OR installation of a beam combination to form an open plan arrangement				365.04	<input type="checkbox"/>
Replacement of roof weathering (not structure) - flat or pitched for each dwelling or block of flats including insulation				243.36	<input type="checkbox"/>
Replacement or installation of insulated ground floor (for each 50m <sup>2</sup> or part)				243.36	<input type="checkbox"/>
Window / roof light installation or replacement – for the first five. Any additional window(s) / roof light(s) installation or replacement at discounted rate.				243.36	<input type="checkbox"/>
Re-plastering or re-rendering to external wall of a room including insulation where more than 25% of surface				60.84	<input type="checkbox"/>
				243.36	<input type="checkbox"/>
<b>Note: If multiple works are not inspected at the same time, we retain the right to make further charges for additional inspections.</b>					
<b>C2) Other works to domestic buildings</b>					
Underpinning for every 10m run or part				365.04	<input type="checkbox"/>
Electrical installation to a dwelling NOT carried out by a 'competent person' (a Part P electrician)				243.36	<input type="checkbox"/>
Gas installation to a dwelling NOT carried out by a 'competent person' (a Gas Safe installer)				150.00	<input type="checkbox"/>
<b>C3) Other works to domestic buildings</b>					
Any other building work not shown in any other section – please contact us to obtain a quotation				Obtain quote	<input type="checkbox"/>
<b>D) Conversion work up to an estimated cost of work of £150,000</b>					
Attached garage into habitable use		486.72	<input type="checkbox"/>	Conversion of one flat or building into two dwellings	608.40 <input type="checkbox"/>
Attached conservatory into habitable use		608.40	<input type="checkbox"/>	Each additional dwelling within a building	243.36 <input type="checkbox"/>
Conversion of building into one dwelling		Obtain quote	<input type="checkbox"/>		
<b>E) Erection of new houses &amp; flats up to an estimated cost of work of £150,000</b>					
1 new house (without a basement)		973.44	<input type="checkbox"/>	Erection of flats up to 2 flats	973.44 <input type="checkbox"/>
Additional houses or one with basement		Obtain quote	<input type="checkbox"/>	Additional flats	Obtain quote <input type="checkbox"/>

## Appendix A

