

Public Document Pack



Neuadd y Sir
Y Rhadyr
Brynbuga
NP15 1GA

County Hall
Rhadyr
Usk
NP15 1GA

Tuesday, 5 March 2024

Dear Councillor

INDIVIDUAL CABINET MEMBER DECISIONS

Notice is hereby given that the following decisions made by a member of the cabinet will be made on Wednesday, 13 March 2024.

1. **BUILDING REGULATIONS CHARGES 23/24** 1 - 18

Division/Wards Affected: All Wards
CABINET MEMBER: County Councillor Paul Griffiths

AUTHOR: Nigel George

CONTACT DETAILS:

Tel: 01291635718

E-mail: nigelgeorge@monmouthshire.gov.uk

Yours sincerely,

Paul Matthews
Chief Executive

CABINET PORTFOLIOS

County Councillor	Area of Responsibility	Ward
Mary Ann Brocklesby	<p>Leader Lead Officer – Paul Matthews, Matthew Gatehouse</p> <p>Whole Authority Strategy and Direction Whole authority performance review and evaluation Promoting localism within regional and national frameworks Relationships with Welsh Government, UK Government and local government associations Regional Relationships with City Regions and Public Service Board Strategic Procurement Local Food production and consumption, including agroforestry and local horticulture</p>	Llanelly
Paul Griffiths	<p>Cabinet Member for Planning and Economic Development Deputy Leader Lead Officer – Frances O'Brien</p> <p>Economic Strategy Local development plan and strategic development plan including strategic housing sites Homelessness, affordable housing delivery and private sector housing (empty homes, leasing scheme, home improvement loans, disabled facilities grants and adaptive tech) Supporting Town Centres including car parking and enforcement Development Management and Building Control Skills and Employment Broadband connectivity Car parks and civil enforcement trading standards, environmental health, public protection, and licencing</p>	Chepstow Castle & Larkfield
Ben Callard	<p>Cabinet Member for Resources Lead Officers – Peter Davies, Frances O'Brien, Jane Rodgers</p> <p>Finance including MTFP and annual budget cycle Benefits Digital and information technology Human resources, payroll, health and safety Land and buildings Property maintenance and management Emergency planning</p>	Llanfoist & Govilon

Martyn Groucutt	<p>Cabinet Member for Education Lead Officers – Will McLean, Ian Saunders</p> <p>Early Years Education All age statutory education Additional learning needs/inclusion Post 16 and adult education School standards and improvement Community learning Sustainable communities for learning Programme Youth service School transport</p>	Lansdown
Ian Chandler	<p>Cabinet Member for Social Care, Safeguarding and Accessible Health Services Lead Officer – Jane Rodgers</p> <p>Children’s services Fostering & adoption Youth Offending service Adult services Whole authority safeguarding (children and adults) Disabilities Mental health and wellbeing Relationships with health providers and access to health provision</p>	Llantilio Crossenny
Catrin Maby	<p>Cabinet Member for Climate Change and the Environment Lead Officer – Frances O’Brien, Ian Saunders</p> <p>Decarbonisation Transport planning, public transport, highways and MCC fleet Active travel Waste management, street care, litter, public spaces, and parks Pavements and back lanes Flood alleviation, management and recovery Countryside, biodiversity, and river health</p>	Drybridge
Angela Sandles	<p>Cabinet Member for Equalities and Engagement Lead Officers – Frances O’Brien,, Matthew Gatehouse, Jane Rodgers</p> <p>Community inequality and poverty (health, income, nutrition, disadvantage, discrimination, isolation and cost of living crisis) Citizen engagement and democracy promotion including working with voluntary organisations Citizen experience - community hubs, contact centre, and customer service and registrars Leisure centres, play and sport Tourism Development and Cultural strategy</p>	Town

	Public conveniences Electoral Services and constitution review Communications, public relations and marketing Ethics and standards Welsh Language Rights of Way	
--	--	--

Aims and Values of Monmouthshire County Council

Our Purpose

- to become a zero-carbon county, supporting well-being, health and dignity for everyone at every stage of life.

Objectives we are working towards

- Fair place to live where the effects of inequality and poverty have been reduced;
- Green place to live and work with reduced carbon emissions and making a positive contribution to addressing the climate and nature emergency;
- Thriving and ambitious place, where there are vibrant town centres and where businesses can grow and develop
- Safe place to live where people have a home where they feel secure in;
- Connected place where people feel part of a community and are valued;
- Learning place where everybody has the opportunity to reach their potential

Our Values

Openness. We are open and honest. People have the chance to get involved in decisions that affect them, tell us what matters and do things for themselves/their communities. If we cannot do something to help, we'll say so; if it will take a while to get the answer we'll explain why; if we can't answer immediately we'll try to connect you to the people who can help – building trust and engagement is a key foundation.

Fairness. We provide fair chances, to help people and communities thrive. If something does not seem fair, we will listen and help explain why. We will always try to treat everyone fairly and consistently. We cannot always make everyone happy, but will commit to listening and explaining why we did what we did.

Flexibility. We will continue to change and be flexible to enable delivery of the most effective and efficient services. This means a genuine commitment to working with everyone to embrace new ways of working.

Teamwork. We will work with you and our partners to support and inspire everyone to get involved so we can achieve great things together. We don't see ourselves as the 'fixers' or problem-solvers, but we will make the best of the ideas, assets and resources available to make sure we do the things that most positively impact our people and places.

Kindness: We will show kindness to all those we work with putting the importance of relationships and the connections we have with one another at the heart of all interactions.

SUBJECT:	BUILDING REGULATIONS CHARGES 23/24
MEETING:	INDIVIDUAL CABINET MEMBER DECISION
DATE:	13th March 2024
DIVISION/WARDS AFFECTED:	ALL

1. PURPOSE:

- 1.1 This is a retrospective report for the increase to Building Regulation Charges put in place on 1st June 2023.

2. RECOMMENDATIONS:

- 2.1 To agree the 10% increase in Building Regulation Charges imposed on 1st June 2023.

3. KEY ISSUES:

- 3.1 The purpose of the Building Control Service is to help people design and construct safe and sustainable buildings.
- 3.2 The Cipfa Building Control Accounting Regulations 2010 were introduced to :-
- (a) Enable local authorities to more accurately relate their charges to the actual costs of carrying out their main building regulation functions for individual building projects as appropriate, thereby avoiding under- or over-charging and significant deficits or surpluses arising.
 - (b) Provide fairer charges to consumers and the building industry in order to ensure the recipient pays the full cost of the chargeable work only and avoid cross-subsidisation.
 - (c) Introduce more transparency into the building regulation charging regime, with a view to safeguarding income.
 - (d) Further improve the competitive environment within which local authorities and approved inspectors compete and the standards within which they operate.

The work building control undertakes is split between chargeable and non-chargeable works with the chargeable element falling within the remit of the regulations. Any surplus or deficit relating to this chargeable element is transferred to a building control reserve at financial year end with the regulations stating that the reserve must look to break-even over a three year rolling period. In order to ensure that this is achieved fees need to be reviewed to ensure they are sufficient to cover the net running cost of the service. Net running costs can increase through an uplift in expenditure such as pay inflation or a reduction in income due a drop off in application numbers.

At the end of 22-23 the reserve balance was a deficit of £2,838. Current in-year projections are forecasting a further drop off in income so an in-year increase in fees is required to ensure net running cost in 23-24 are covered.

- 3.3 Early year forecasts at Month 2 have projected that income (applications) will be down by £23k due to a downturn in construction activity creating a shortfall against chargeable works. In order to ensure this shortfall is covered it is proposed to increase the Building Control charges by 10% from 1st June (see attached charges schedule). Projected application income through till year end is estimated to be £370,000 so a 10% uplift will generate an additional £37k, this will be sufficient to cover off any trading deficit.
- 3.4 A building control trading account will be generated at year end that will determine if the chargeable works have been fully recovered for the year and any balance moved to the reserve. This balance will dictate if there will be any further increase in fees required in 24/25 financial year.

4.0 EQUALITY AND FUTURE GENERATIONS EVALUATION (INCLUDES SOCIAL JUSTICE, SAFEGUARDING AND CORPORATE PARENTING):

- 4.1 Neither the main positives or main negatives have informed/changed the development of the proposal now or what we will be doing in the future.
- 4.2 Positive: The increase in charges is insignificant to build/development costs. Sustaining a balanced budget over the short term will protect the service for customers in the long term and in line with CIPFA regulations.
- 4.3 Negative: Younger people are likely to have less disposable income thus limit their opportunity to extend/convert/build or develop, therefore the increase in charges may impact them more than older people who generally are more solvent. This is likely to apply for minor works only.

5.0 OPTIONS APPRAISAL

Option	Benefits	Risks	Comments
1.) Do nothing	Cheaper for customers to use the service.	Unable to recover service costs therefore breach CIPFA Regulations.	
2.) Increase Charges	Limits the risk of not achieving service cost recovery and compliance with CIPFA Regulations.	Customers charged more but retain value for money service.	Preferred option
3.) Reduce Charges	Cheaper for customers to use the service.	Building Control will under recover income and breach CIPFA Regulations.	

6.0 RECOMMENDATION

- 6.1 Based on the key issues and above options appraisal, Option 2 (increase charges) is the preferred option.
- 6.2 Financial income since the charges increased is evaluated monthly and Bi-monthly with the Council's accountant and the necessary income figures are used to make an informed decision for cost recovery in the future.

7.0 REASONS:

- 7.1 To ensure Building Regulations income covers costs and comply with CIPFA Regulations.

8.0 RESOURCE IMPLICATIONS:

- 8.1 A 10% increase on projected fee activity will generate an additional £37k in income which will be used to offset the net in-year operating shortfall as per Building Control Regulations 2010.
- 8.2 Any trading surplus or deficit at the end of the 23-24 financial year will be transferred to the Building Control Trading Reserve, regulations state that the reserve must break-even over a 3 year rolling period (current balance - £2,838 deficit) so a review will be undertaken of the balance to decide if fees need to be increased or decreased in 24-25.

8 CONSULTEES:

- 8.2 Other Local Authority Charges
- 8.3 Building Control team
- 8.4 Council's accountant, bi-monthly income review.

9 Appendix 1: Building Control Fee schedule.

10 AUTHOR: Nigel George

11 CONTACT DETAILS:

Tel: 01291635718
E-mail: nigelgeorge@monmouthshire.gov.uk

Building Control Charges

“Helping people design and construct safe and sustainable buildings”

Applicable from 1st June 2023. VAT payable at a rate of 20%

All Building Control charges should be paid on deposit of all Building Regulation Applications and cheques made payable to MCC or Monmouthshire County Council. Please contact the relevant Building Control Surveyor <http://www.monmouthshire.gov.uk/buildingcontrol/> if you are unsure of the appropriate Building Control Charge.

Full Plan Charge

Full Plan charges are listed in the following **Tables A, B and C**.

Building Notice Charge

Building Notice charge is the same as the Full Plan charge. Legislation requires that Building Notice applications must be paid up front and in full, otherwise we are unable to validate your application

Regularisation Charge (retrospective applications)

The charge required when depositing an application for Regularisation is 100% of the appropriate Charge listed in the tables A, B or C **excluding VAT**, however an additional 50% premium is added to it. This type of application is exempt VAT.

For example: an unauthorised loft conversion (less than 60m²) will attract a charge of £690.00 + 50% premium (in this case £345.00) = £1,035.00

Partnering Schemes

Please contact the Building Control team for an individually determined fee.

More than one proposed domestic extension to a property

Where the same property has more than one proposed domestic extension, the floor areas can be added together to establish a total floor area for the purpose of Table B (extensions to dwellings). However, if the floor area exceeds 80m² then Table C will apply.

Combination of work types (Domestic properties)

Where a project involves a mix of domestic building work, charges from the different tables can apply to the overall build project. Each element should be assessed separately and the relevant charges added together, some examples include;

- 1) Where a domestic property is to be extended and have other work carried out such as; structural opening(s), drainage for new toilet/shower(s), installation of a septic tank, treatment plant or cesspit, new window(s), new heating appliance, new stair(s), new roof window(s), solar panels, electrical re-wiring or thermal elements that are **not directly associated with the extension**, these separate elements of work are captured in Table B or C and **added** to the set fee extension. For example, an Extension between 10-60m² (£690.00) + Replacement Windows (£207.00) = £897.00 + VAT. However, if any such building work is carried out by a person who can self-certify and are registered under one

of the Governments competent persons schemes (CPS) such as FENSA, OFTEC, HETAS, ELECSA then no charge will be incurred for that element of building work.

- 2) Where a domestic property is being extended (between 10m²–60m²) and having its loft converted (with a floor area less than 60m²), both elements of work should be added together e.g. £690.00 (extension) + £690.00 (loft conversion) = £1,380.00 + VAT.
- 3) Where a domestic property is being extended (between 60m²-80m²), having a detached garage (less than 60m²) and having internal alterations (e.g. new stairs and a structural opening that is not directly associated with the extension), the three elements should be added together.
E.g. £828.00 (extension) + £483.00 (detached garage) + £207.00 (internal alterations estimated between £0-£2,000) = £1,518.00 + VAT.

Table C work – Estimated cost of work

Any building work that does not fit in to Tables A or B should be determined in Table C.

Below are some approximate estimated costs for building work that may be useful;

- Domestic extension £800 - £1,100 per m²
- Domestic garages/carports £560 - £700 per m²
- Domestic loft conversions £750 - £1,000 per m²
- Domestic barn conversions £900 - £1,800 per m²
- Commercial work can be satisfied by providing a commercial estimated cost of building work or determined with the Building Control team.

Source: (R.I.C.S, Building Cost Information Service)

All Non-Domestic Work

This should be determined from Table C.

Schemes falling outside Table C (those in excess of £200,000)

Please contact the Building Control team.

N.B

There are some exemptions under The Building (Local Authority Charges) Regulations 2010; Regulation 4.

Building Regulations 2010
Summary of Fee Charges, as identified under the Building (Local Authority) Charges Regulations 2010.

TABLE A – New Dwelling less than 300m2 (include all floors).

Dwelling	Fee	
	Fee	With VAT
1	£1035.00	£207.00
		£1,242.00

NOTES

Table A – Dwelling

This covers the fee for a **single new dwelling** that is less than 300m2. For all other dwellings (e.g. more than one dwelling or those in excess of 300m2 or flats etc.), please contact the Building Control office for advice.

TABLE B – For certain domestic buildings, alterations and extensions

Type of work	Fee	
	Fee	With VAT
EXTENSIONS TO DWELLINGS:		
<i>This is the set fee for the extension only. Other work should be assessed separately under Table C.</i>		
Where the total floor area of the extension does not exceed 10m2	£483.00	£96.60
		£579.60
Where the total floor area of the extension exceeds 10m2 but does not exceed 60m2	£690.00	£138.00
		£828.00
Where the total floor area of the extension exceeds 60m2 but does not exceed 80m2 (if an extension has a floor area exceeding 80m2 then the fee should be based on the estimated cost of the work (Table C)).	£828.00	£165.60
		£993.60
DOMESTIC GARAGES / CARPORTS (NEW BUILD):		
Erection of, or extension to a building being a garage or a carport, which total floor area does not exceed 60m2, used in conjunction with a domestic property.	£483.00	£96.60
		£579.60
LOFT CONVERSIONS:		
The minimum acceptable (total) fee for a loft conversion <i>Fees for loft conversions in excess of 60m2 refer to Table C.</i>	£690.00	£138.00
		£828.00
ALTERATIONS TO THERMAL ELEMENTS:		
Single element (e.g. adding insulation (external or internal) to a single element such as a floor, wall or roof).	£207.00	£41.40
		£248.40
Multiple elements (e.g. adding insulation (external or internal) to two or more elements)	£276.00	£55.20
		£331.20
OTHER:		
Replacement window(s) installation(s) per property	£207.00	£41.40
		£248.40
Electrical installations	£345.00	£69.00
		£414.00
Solar Panels per property	£207.00	£41.40
		£248.40
Solid Fuel/Heating appliances (e.g. log burners) per installation	£207.00	£41.40
		£248.40

TABLE C – Estimated cost of work

Estimated Cost of Work	Fee	
	Fee	With VAT
£0 - £2,000	£207.00	£41.40
		£248.40
£2,001 - £8,000	£345.00	£69.00
		£414.00
£8,001 - £13,000	£483.00	£96.60
		£579.60
£13,001 - £19,000	£517.50	£103.50
		£621.00
£19,001 - £25,000	£552.00	£110.40
		£662.40
£25,001 - £30,000	£621.00	£124.20
		£745.20
£30,001 - £36,000	£690.00	£138.00
		£828.00
£36,001 - £41,000	£759.00	£151.80
		£910.80
£41,001 - £48,000	£828.00	£165.60
		£993.60
£48,001 - £50,000	£897.00	£179.40
		£1,076.40
£50,001 - £61,000	£966.00	£193.20
		£1,159.20
£61,001 - £73,000	£1,035.00	£207.00
		£1,242.00
£73,001 - £86,000	£1,173.00	£234.60
		£1,407.60
£86,001 - £98,000	£1,311.00	£262.20
		£1,573.20
£98,001 - £122,000	£1,449.00	£289.80
		£1,738.80
£122,001 - £140,000	£1,587.00	£317.40
		£1,904.40
£140,001 - £160,000	£1,656.00	£331.20
		£1,987.20
£160,001 - £180,000	£1,794.00	£358.80
		£2,152.80
£180,001 - £200,000	£1,932.00	£386.40
		£2,318.40
£200,001 and over	Contact the Building Control office	

Notes

This covers all work which falls outside the scope of Tables A and B. Bear in mind that the fees are based on a reasonable estimate of cost (excluding VAT) that would normally be charged by a commercially operating building contractor.

Examples of work that fall in this category:

- Barn Conversion
- Conversion of a garage
- All non-domestic work
- Installation of a beam
- Installation of a septic tank



<p>Name of the Officer: Nigel George</p> <p>Phone no: 01291 635718</p> <p>E-mail:nigelgeorge@monmouthshire.gov.uk</p>	<p>Building Control charges were increased on 1st June 2023. This is a retrospective assessment.</p>
<p>Name of Service area: Building Control Service</p>	<p>Date 13th March</p>

Page 6

1 Are your proposals going to affect any people or groups of people with protected characteristics? Please explain the impact, the evidence you have used and any action you are taking below.

Protected Characteristics	Describe any positive impacts your proposal has on the protected characteristic	Describe any negative impacts your proposal has on the protected characteristic	What has been/will be done to mitigate any negative impacts or better contribute to positive impacts?
Age	None, however the increase in charges are insignificant to overall development/build costs (minor building works only).	Younger people are likely to have less disposable income thus limit their opportunity to extend/convert/build their homes or develop, therefore the increase in charges may impact them more than older people who generally are more solvent. This is likely to apply for minor building works only.	Previous 7/8 years Building Control charges have remained stable and unchanged.
Disability	Certain minor disabled adaptations to domestic and non domestic building work are exempt Building Regulation Charges.	None.	Previous 7/8 years Building Control charges have remained stable and unchanged.

Protected Characteristics	Describe any positive impacts your proposal has on the protected characteristic	Describe any negative impacts your proposal has on the protected characteristic	What has been/will be done to mitigate any negative impacts or better contribute to positive impacts?
Gender reassignment	None, however the increase in charges are insignificant to overall development/build costs (minor building works only).	Younger people may have less money reducing their opportunity to extend/convert/build their homes or develop, therefore the increase charges may impact them more than older people who generally are more solvent.	Previous 7/8 years Building Control charges have remained stable and unchanged.
Marriage or civil partnership	As above.	As above.	As above.
Pregnancy or maternity	None.	None.	None.
Race	None.	None.	None.
Religion or Belief	None.	None.	None.
Sex		This could impact disproportionately males as the construction industry and professionals within are predominantly male.	Previous 7/8 years Building Control Charges have remained stable and unchanged.
Sexual Orientation	None, however the increase in charges are insignificant to overall development/build costs (minor building works only).	Younger people may have less money reducing their opportunity to extend/convert/build their homes or develop, therefore the increase charges may impact them more than older people who generally are more solvent.	Previous 7/8 years Building Control charges have remained stable and unchanged.

2. The Socio-economic Duty and Social Justice

The Socio-economic Duty requires public bodies to have due regard to the need to reduce inequalities of outcome which result from socio-economic disadvantage when taking key decisions This duty aligns with our commitment as an authority to Social Justice.

	Describe any positive impacts your proposal has in respect of people suffering socio economic disadvantage	Describe any negative impacts your proposal has in respect of people suffering socio economic disadvantage.	What has been/will be done to mitigate any negative impacts or better contribute to positive impacts?
Socio-economic Duty and Social Justice	None.	Although the increase in charges are insignificant to overall development/build costs (obviously this depends on size of project), it will still add a cost to proposed building work for customers.	Previous 7/8 years Building Control charges have remained stable and unchanged.




3. Policy making and the Welsh language.



How does your proposal impact on the following aspects of the Council's Welsh Language Standards:	Describe the positive impacts of this proposal	Describe the negative impacts of this proposal	What has been/will be done to mitigate any negative impacts or better contribute to positive impacts
<p>Policy Making</p> <p>Effects on the use of the Welsh language,</p> <p>Promoting Welsh language</p> <p>Treating the Welsh language no less favourably</p>	None.	None.	Not applicable.
<p>Operational</p> <p>Recruitment & Training of workforce</p>	None.	None.	Not applicable.
<p>Service delivery</p> <p>Use of Welsh language in service delivery</p> <p>Promoting use of the language</p>	None.	None.	Not applicable.

4. Does your proposal deliver any of the well-being goals below? Please explain the impact (positive and negative) you expect, together with suggestions of how to mitigate negative impacts or better contribute to the goal. There's no need to put something in every box if it is not relevant!

Well Being Goal	Does the proposal contribute to this goal? Describe the positive and negative impacts.	What actions have been/will be taken to mitigate any negative impacts or better contribute to positive impacts?
A prosperous Wales Efficient use of resources, skilled, educated people, generates wealth, provides jobs	Not applicable.	Not applicable.
A resilient Wales Maintain and enhance biodiversity and land, river and coastal ecosystems that support resilience and can adapt to change (e.g. climate change)	Not applicable.	Not applicable.
A healthier Wales People's physical and mental wellbeing is maximized and health impacts are understood	Not applicable.	Not applicable.
A Wales of cohesive communities Communities are attractive, viable, safe and well connected	Not applicable	Not applicable.
A globally responsible Wales Taking account of impact on global well-being when considering local social, economic and environmental wellbeing	Not applicable.	Not applicable.
A Wales of vibrant culture and thriving Welsh language Culture, heritage and Welsh language are promoted and protected. People are encouraged to do sport, art and recreation	Not applicable	Not applicable.
A more equal Wales People can fulfil their potential no matter what their background or circumstances	See section 1.	See section 1.

5. How has your proposal embedded and prioritised the sustainable governance principles in its development?

Sustainable Development Principle	Does your proposal demonstrate you have met this principle? If yes, describe how. If not explain why.	Are there any additional actions to be taken to mitigate any negative impacts or better contribute to positive impacts?
<p>Balancing short term need with long term and planning for the future</p>  <p>Long Term</p>	<p>Yes, although the budget has a three year short term cycle built in to accommodate economic activiey, it is important income is sustained to ensure the future provision of the Building Control service.</p>	<p>No.</p>
<p>Working together with other partners to deliver objectives</p>  <p>Collaboration</p>	<p>Not applicable.</p>	<p>Not applicable.</p>
<p>Involving those with an interest and seeking their views</p>  <p>Involvement</p>	<p>Customers (Builders, developers/architects/householders) of the Building Control service are regularly updated and communicated to change. The increase in charges have been communicated to customers.</p>	<p>No.</p>

Sustainable Development Principle	Does your proposal demonstrate you have met this principle? If yes, describe how. If not explain why.	Are there any additional actions to be taken to mitigate any negative impacts or better contribute to positive impacts?
 <p>Prevention</p> <p>Putting resources into preventing problems occurring or getting worse</p>	Not applicable.	Not applicable.
 <p>Integration</p> <p>Considering impact on all wellbeing goals together and on other bodies</p>	.See all above.	No.

6. Council has agreed the need to consider the impact its decisions has on the following important responsibilities: Corporate Parenting and Safeguarding. Are your proposals going to affect any of these responsibilities?

	Describe any positive impacts your proposal has	Describe any negative impacts your proposal has	What will you do/ have you done to mitigate any negative impacts or better contribute to positive impacts?
Safeguarding	None.	.None.	Not applicable.
Corporate Parenting	None.	None.	Not applicable.

7. What evidence and data has informed the development of your proposal?

-Regular monitoring of income and number of applications monthly/bimonthly with the Council's accountant.
 -Average number of applications/income received over the last five years compared to actual numbers of applications/income received to end of May 2023.
 -Charges compared to adjacent Local Authorities.

8. SUMMARY: As a result of completing this form, what are the main positive and negative impacts of your proposal, how have they informed/changed the development of the proposal so far and what will you be doing in future?

Neither the main positives or main negatives have informed/changed the development of the proposal now or what we will be doing in the future.

Positive: The proposal is insignificant to over build/development costs and sustaining a balanced budget over the short term will protect the service for customers in the long term.

Negative: Younger people may have less money reducing their opportunity to extend/convert/build their homes or develop, therefore the increase of charges may impact them more than older people who generally are more solvent. This is likely to apply for minor building works only.

9. ACTIONS: As a result of completing this form are there any further actions you will be undertaking? Please detail them below, if applicable.

What are you going to do	When are you going to do it?	Who is responsible
Not applicable.	Not applicable	Not applicable.

Page 17

10. VERSION CONTROL: The Equality and Future Generations Evaluation should be used at the earliest stage, such as informally within your service, and then further developed throughout the decision making process. It is important to keep a record of this process to demonstrate how you have considered and built in equality and future generations considerations wherever possible.

Version No.	Decision making stage	Date considered	Brief description of any amendments made following consideration
	Not applicable		

