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Dydd Mawrth, 5 Mawrth 2024

Annwyl Cynghorydd

PENDERFYNIADIAU AELOD CABINET UNIGOL

Hysbysir drwy hyn y caiff y penderfyniadau dilynol a wnaed gan aelod o'r cabinet eu gwneud **Dydd Mercher, 13eg Mawrth, 2024**,.

AGENDA

1. FFOEDD RHEOLIADAU ADEILADU 23/24

CABINET MEMBER: County Councillor Paul Griffiths

AUTHOR: Nigel George

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Yr eiddwch yn gywir,

Paul Matthews
Prif Weithredwr

PORTFFOLIOS CABINET

Cynghorydd Sir	Meysydd o Gyfrifoldeb	Ward
Mary Ann Brocklesby	<p>Yr Arweinydd Swyddogion Arweiniol - Paul Matthews, Matthew Gatehouse</p> <p>Strategaeth a Chyfeiriad yr Awdurdod Cyfan Adolygu a gwerthuso perfformiad yr awdurdod cyfan Hyrwyddo lleoliaeth o fewn fframweithiau rhanbarthol a chenedlaethol Perthynas â Llywodraeth Cymru, Llywodraeth y DU a chymdeithasau llywodraeth leol Cysylltiadau Rhanbarthol â Rhanbarthau Dinesig a'r Bwrdd Gwasanaethau Cyhoeddus Caffael Strategol Cynhyrchu a defnydd bwyd lleol, a chaffael gan gynnwys amaethgoedwigaeth a garddwriaeth leol</p>	Llanelly
Paul Griffiths	<p>Aelod Cabinet dros Gynllunio a Datblygu Economaidd a'r Dirprwy Arweinydd Swyddog Arweiniol - Frances O'Brien</p> <p>Strategaeth Economaidd Cynllun datblygu lleol a chynllun datblygu strategol gan gynnwys safleoedd tai strategol Digartrefedd, darpariaeth dai fforddiadwy a thai sector preifat (cartrefi gwag, cynllun prydlesu, benthyciadau gwella cartrefi, grantiau cyfleusterau i'r anabl a thechnoleg addasol) Cefnogi Canol Trefi gan gynnwys parcio ceir a gorfodi Rheoli Datblygu a Rheoli Adeiladu Sgiliau a Chyflogaeth Cysylltedd band eang Meysydd parcio a gorfodaeth sifil safonau masnach, iechyd yr amgylchedd, iechyd y cyhoedd, trwyddedu</p>	Castell Cas-gwent a Larkfield
Ben Callard	<p>Aelod Cabinet dros Adnoddau Prif Swyddogion – Peter Davies, Frances O'Brien, Matthew Phillips, Jane Rodgers</p> <p>Cyllid gan gynnwys CATC a'r cylch cyllideb blynyddol Buddion Technoleg a gwybodaeth ddigidol Adnoddau dynol, y gyflogres, iechyd a diogelwch Tir ac adeiladau Cynnal a chadw a rheoli eiddo Cynllunio brys</p>	Llanfoist & Govilon

<p>Martyn Groucutt</p>	<p>Aelod Cabinet dros Addysg Swyddogion Arweiniol - Will McLean, Ian Saunders</p> <p>Addysg Blynyddoedd Cynnar Addysg statudol pob oed Anghenion dysgu ychwanegol/cynhwysiant Addysg ôl-16 ac addysg oedolion Safonau a gwelliant ysgolion Dysgu Cymunedol Rhaglen cymunedau cynaliadwy ar gyfer dysgu Gwasanaethau Ieuencid Cludiant ysgol</p>	<p>Lansdown</p>
<p>Ian Chandler</p>	<p>Aelod Cabinet dros Ofal Cymdeithasol, Diogelu a Gwasanaethau Iechyd Hygyrch Swyddog Arweiniol - Jane Rodgers</p> <p>Gwasanaethau Plant Maethu a mabwysiadu Gwasanaethau Troseddau Ieuencid Gwasanaethau Oedolion Diogelu plant ac oedolion awdurdod cyfan Anableddau Iechyd meddwl a lles Perthynas â darparwyr iechyd a mynediad at ddarpariaeth iechyd</p>	<p>Parc</p>
<p>Catrin Maby</p>	<p>Aelod Cabinet dros Newid yn yr Hinsawdd a'r Amgylchedd Swyddogion Arweiniol – Frances O'Brien, Ian Saunders</p> <p>Datgarboneiddio Cynllunio trafndiaeth, trafndiaeth gyhoeddus, priffyrdd a fflyd Cyngor Sir Fynwy Teithio llesol a hawliau tramwy Rheoli gwastraff, gofal stryd, sbwriel, manau cyhoeddus a pharciau Palmentydd a lonydd cefn Lliniaru, rheoli ac adfer llifogydd Cefn gwlad, bioamrywiaeth ac iechyd afonydd</p>	<p>Drybridge</p>
<p>Angela Sandles</p>	<p>Aelod Cabinet dros Gydraddoldeb ac Ymgysylltu Swyddogion Arweiniol – Frances O'Brien,, Matthew Gatehouse, Jane Rodgers</p> <p>Anghydraddoldeb cymunedol a thlodi (iechyd, incwm, maeth, anfantais, gwahaniaethu, ynysu ac argyfwng costau byw) Ymgysylltu â dinasyddion a hyrwyddo democratiaeth gan gynnwys gweithio gyda sefydliadau gwirfoddol Profiad y dinesydd - canolfannau cymunedol, canolfan gyswllt, a gwasanaeth cwsmeriaid a chofrestryddion Canolfannau hamdden, chwarae a chwaraeon Datblygu Twristiaeth a'r Strategaeth Ddiwylliannol</p>	<p>Dwyrain Magwyr a Gwndy</p>

	<p>Cyfleusterau cyhoeddus Gwasanaethau Etholiadol ac adolygu'r cyfansoddiad Cyfathrebu, cysylltiadau cyhoeddus a marchnata Moeseg a safonau Y Gymraeg</p>	
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Nodau a Gwerthoedd Cyngor Sir Fynwy

Ein Pwrpas

- i ddod yn sir ddi-garbon, gan gefnogi lles, iechyd ac urddas i bawb ar bob cam o'u bywydau.

Amcanion rydym yn gweithio tuag atynt

- Lle teg i fyw lle mae effeithiau anghydraddoldeb a thlodi wedi'u lleihau;
- Lle gwyrdd i fyw a gweithio gyda llai o allyriadau carbon a gwneud cyfraniad cadarnhaol at fynd i'r afael â'r argyfwng yn yr hinsawdd a natur;
- Lle ffyniannus ac uchelgeisiol, lle mae canol trefi bywiog a lle gall busnesau dyfu a datblygu;
- Lle diogel i fyw lle mae gan bobl gartref maen nhw'n teimlo'n ddiogel ynddo;
- Lle cysylltiedig lle mae pobl yn teimlo'n rhan o gymuned ac yn cael eu gwerthfawrogi;
- Lle dysgu lle mae pawb yn cael cyfle i gyrraedd eu potensial.

Ein Gwerthoedd

Bod yn agored. Rydym yn agored ac yn onest. Mae pobl yn cael cyfle i gymryd rhan mewn penderfyniadau sy'n effeithio arnynt, dweud beth sy'n bwysig iddynt a gwneud pethau drostynt eu hunain/eu cymunedau. Os na allwn wneud rhywbeth i helpu, byddwn yn dweud hynny; os bydd yn cymryd peth amser i gael yr ateb, byddwn yn esbonio pam; os na allwn ateb yn syth, byddwn yn ceisio eich cysylltu gyda'r bobl a all helpu - mae adeiladu ymddiriedaeth ac ymgysylltu yn sylfaen allweddol.

Tegwch. Darparwn gyfleoedd teg, i helpu pobl a chymunedau i ffynnu. Os nad yw rhywbeth yn ymddangos yn deg, byddwn yn gwrando ac yn esbonio pam. Byddwn bob amser yn ceisio trin pawb yn deg ac yn gyson. Ni allwn wneud pawb yn hapus bob amser, ond byddwn yn ymrwymo i wrando ac esbonio pam y gwnaethom weithredu fel y gwnaethom.

Hyblygrwydd. Byddwn yn parhau i newid a bod yn hyblyg i alluogi cyflwyno'r gwasanaethau mwyaf effeithlon ac effeithiol. Mae hyn yn golygu ymrwymiad gwirioneddol i weithio gyda phawb i groesawu ffyrdd newydd o weithio.

Gwaith Tîm. Byddwn yn gweithio gyda chi a'n partneriaid i gefnogi ac ysbrydoli pawb i gymryd rhan fel y gallwn gyflawni pethau gwych gyda'n gilydd. Nid ydym yn gweld ein hunain fel 'trefnwyr' neu ddatrysyr problemau, ond gwnawn y gorau o syniadau, asedau ac adnoddau sydd ar gael i wneud yn siŵr ein bod yn gwneud y pethau sy'n cael yr effaith mwyaf cadarnhaol ar ein pobl a lleoedd.

Caredigrwydd – Byddwn yn dangos caredigrwydd i bawb yr ydym yn gweithio gyda nhw, gan roi pwysigrwydd perthnasoedd a'r cysylltiadau sydd gennym â'n gilydd wrth wraidd pob rhyngweithio.

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 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 Local Authorities are required to recover their costs incurred over a three-year accounting period to provide a Building Control service.

3.3 The Building Regulation Charges were previously increased circa. 2013/14 and have shown sustained cost recovery since that time. Prior to this, the service was reviewed in 2011/12 and a Systems Thinking Methodology was implemented changing culture throughout the team. The review established customers were not primarily concerned with having the lowest possible fee but value for money.

3.4 At Month 2 (end of May 2023), income (applications) was significantly down by £23k due to a downturn in construction activity. In order to shore up cost recovery, it was proposed to increase the Building Control charges by 10% (see attached charges schedule). This was based on the number of applications and income received at the end of May being significantly down when compared to the average income and applications of the last 5 years.

3.5 At the time, it was estimated that the proposed fee schedule will increase revenue by £40K based on previous year income however the increase resulted in additional £25k given a turndown in the economy which has impacted the amount of building control applications. The increased fees would result in additional income when building

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 None

9.0 CONSULTEES:

9.1 Other Local Authority Charges

9.2 Building Control team

9.3 Council's accountant, bi-monthly income review.

10.0 Appendix 1: Building Control Fee schedule.

11.0 AUTHOR: Nigel George

12.0 CONTACT DETAILS:

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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>

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4 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.

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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		

