



Council

Monday, 29th June 2026

Subject: Recommendation from Thriving Council Committee – 25th June 2026 – New Statutory Fees Relative to Building Safety Levy and Planning Applications (Operations) 2026/2027

Report by:

Director of Corporate Services (S151 Officer)

Contact Officer:

Sue Leversedge
Head of Finance (Deputy S151)

Executive Summary:

To introduce new statutory fees relative to Building Safety Levy and Planning Applications (Operations) following recommendation from Thriving Council Committee.

Appendices to Report

- None

RECOMMENDATION(S):

- (a) That Council accept the recommendation from the Thriving Council Committee and approve the new statutory fee be included in the fees and charges schedule for 2026/2027 'Building Safety Levy' (paragraph 1.3) for implementation on the 1st October 2026.
- (b) That Council accept the recommendation from the Thriving Council Committee and approve the new statutory fees be included in the fees and charges schedule for 2026/2027 'Planning Applications (Operations)' (paragraph 1.4) for immediate implementation.

Introduction

- 1.1 Thriving Council Committee at their meeting on 25th June 2026 considered a report entitled Budget and Treasury Monitoring – Final Outturn 2025/2026.
- 1.2 Section 2.4.2 of that report detailed proposals for the introduction of new statutory fees, namely: -

1.3 Building Safety Levy (statutory)

A statutory Building Safety Levy is coming into force 1st October 2026, introduced under the Building Safety Act 2022.

This is a government levy (tax) on new residential development and is designed to raise money to fix historic building safety defects (e.g. cladding issues post-Grenfell) and aims to shift remediation costs away from leaseholders and taxpayers and onto the development industry.

Thriving Council Committee		Building Safety Levy			
		2026/27	VAT Amount	2026/27 Charge Inc. VAT	VAT Rate
		£	£	£	
	Building Safety Levy				
STAT	Standard Rate	£18.58	£0.00	£18.58	OS
STAT	Previously Developed Rate	£9.29	£0.00	£9.29	OS

1.4 Planning Application Fees (statutory)

Since 1st April 2025, planning fees are now subject to annual indexation. They increase every year (1st April) by the rate of inflation - as measured by the CPI rate in September (up to a maximum of 10%). They are rounded up or down to the nearest £1.

This is set out in regulation 18A of The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (as amended).

The Planning Fees were published by the MHCLG on the 27th February 2026 and included fees in relation to the carrying out of any operations connected with exploratory drilling for oil or natural gas and the monitoring of mining and landfill sites which were not previously included in our fees schedule.

Thriving Places Committee		Planning Applications Continued			
		2026/27	VAT Amount	2026/27 Charge Inc. VAT	VAT Rate
		£	£	£	
Operations					
STAT	Exploratory drilling for oil or natural gas	Not more than 7.5ha, per 0.1 ha or part thereof	£725.00	£0.00	£725.00 OS
STAT		More than 7.5ha, £54,255 and an additional £215 for each 0.1h in excess of 7.5ha up to maximum of £427,537	£215.00	£0.00	£215.00 OS
STAT	Exploratory winning and working of oil or natural gas	Not more than 15ha, per 0.1 ha part thereof	£366.00	£0.00	£366.00 OS
STAT		More than 15ha, £54,896 and an additional £215 for each 0.1h in excess of 15ha up to maximum of £111,159	£215.00	£0.00	£215.00 OS
STAT	Exploratory works not covered in drilling, or winning of oil or gas	Not more than 15ha, per 0.1 ha part thereof	£333.00	£0.00	£333.00 OS
STAT		More than 15ha, £49,786 and an additional £196 for each 0.1h in excess of 15ha up to maximum of £111,159	£196.00	£0.00	£196.00 OS
STAT		In any other case, for each 0.1ha site area part therefore, up to maximum £2,676	£309.00	£0.00	£309.00 OS
STAT	Monitoring of mining and landfill sites	The whole or part of the site is active, in any other case £174	£523.00	£0.00	£523.00 OS

- 1.5 The fees contained within this report are statutory under the (1.3) Building Safety Act 2022 and (1.4) regulation 18A of The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (as amended).

To not implement these fees would result in the Council not being legally compliant.

- 1.6 The relevant resolution passed is set out below: -

RESOLVED that:

- (d) the amendments to the fees and charges schedules for 2026/2027 (paragraph 2.4.2) be approved and recommended to Council that any new Fees and Charges be implemented.

2. Recommendation

- 2.1 That Council accept the recommendation from the Thriving Council Committee and approve the new statutory fee be included in the fees and charges schedule for 2026/2027 'Building Safety Levy' (paragraph 1.3) for implementation on the 1st October 2026.
- 2.2 That Council accept the recommendation from the Thriving Council Committee and approve the new statutory fees be included in the fees and charges schedule for 2026/2027 'Planning Applications (Operations)' (paragraph 1.4) for immediate implementation.

ASSOCIATED IMPLICATIONS

Legal: The fees contained within this report are statutory under the (a) Building Safety Act 2022 and (b) regulation 18A of The Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012 (as amended).

To not implement these fees would result in the Council not being legally compliant.

Financial: FIN/47/27/CL/SL

The statutory Building Safety Levy comes into force 1st October 2026. The inclusion of the levy into the fees and charges schedule for 2026/2027 will have no budgetary impact.

The statutory Planning Application fees for operations are effective from the 1st April 2026. The number of fees applied during 2026/2027 will be monitored and built into the base budget for planning fee income from 2027/2028.

Staffing: None arising as a result in this report.

LGR implications: None arising as a result in this report.

Equality and Diversity including Human Rights: None arising as a result in this report.

Data Protection Implications: None arising as a result in this report.

Climate Related Risks and Opportunities: None arising as a result in this report.

Section 17 Crime and Disorder Considerations: None arising as a result in this report.

Health Implications: None arising as a result in this report.

Risk Assessment:

N/A

Title and Location of any Background Papers used in the preparation of this report:

N/A

Call in and Urgency:

Is the decision one which Rule 14.7 of the Scrutiny Procedure Rules apply?

i.e. is the report exempt from being called in due to urgency (in consultation with C&I chairman)

Yes

No

X

Key Decision:

A matter which affects two or more wards, or has significant financial implications

Yes

No

X