

Response ID ANON-KP6F-8H7V-4

Submitted to Building Safety Levy: Technical Consultation
Submitted on 2024-02-16 13:37:20

Introduction

A What is your name?

Name:

[REDACTED]

B What is your email address?

Email:

[REDACTED]

C What is your company name?

Company name :

South Oxfordshire and Vale of White Horse District Councils

Organisation:

Local Government

Scope of this consultation

Executive Summary

Chapter 1: Methodology for Levy Calculation

1 Do you have any comments on the proposed levy rate calculation methodology outlined above?

Please explain your answer:

- Do not agree with the definition of previously developed land following the BNG definition, would be simply and easier to follow the planning definition

Chapter 1: Methodology for Levy Calculation

2 Do you think that floorspace should be calculated using Gross Internal Area?

No

Please explain your answer.:

- Given the exemptions that are in place and that the levy will apply only to residential units, it may be simpler to calculate the levy per unit of accommodation rather than gross internal floorspace
- The levy could be set based on bedroom numbers
- Not clear why it is being based on internal floor area
- By basing the levy on floorspace area this will increase the amount of time and resources required for checking the application forms and the liability amounts
- If there is demolition of an existing building, will the gross internal area of the demolished building be deducted from the total levy amount?

Chapter 2: Collection Process

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3 Do you have any comments on the process for the collection of the levy, as set out above?

Please explain your answer.:

- Yes, we have concerns in relation to the collection of the levy where an application is made to an Approved Inspector as they are not required to send the local authority building control any copies of plans, so we would not be able to measure and check the gross internal floorspace. The Regulations would need to be changed to require an Approved Inspector to submit copies of plans to the local authority.

- The local authority would also be required to have all the contact details for the applicant to ensure the levy liability notice could be sent directly to them given the timescales proposed for the process
- A mechanism would be required to ensure the local authority are aware when the Approved Inspector was going to issue a Completion Certificate (CC), so that the levy could be collected before the CC is issued.

Chapter 2: Collection Process

4 Do you have any comments on the proposed approach to identifying previously developed land and application of the 50% rate?

Please explain your answer.:

- This will assist in relation to viability where often on previously developed sites there can be more expense in relation to demolition, contamination and making the ground good for new development.
- A 50% figure is arbitrary given the situation in relation to previously developed land can vary.

5 Do you think that, to qualify for the discount rate, more than 50% is the correct threshold the area within the planning permission redline that must constitute previously developed land types?

Unsure

Please explain your answer.:

- This will assist in relation to viability where often on previously developed sites there can be more expense in relation to demolition, contamination and making the ground good for new development.
- A 50% figure is arbitrary given the situation in relation to previously developed land can vary.

Chapter 2: Collection Process

Chapter 3: Disputes

6 Do you agree with the process for dealing with disputes outlined above?

No

Please explain your answer.:

- The dispute process will involve more time being spent by local authorities to resolve these matters. This would be beyond administrative work and therefore should be reflected in the operational costs and proportion of levy receipts retained by the authority.

Chapter 4: Further Exclusions

7 Do you think that the communal accommodation listed above should be excluded from the levy charge?

Yes

Please explain your answer.:

- Yes, agree with the accommodation types that should be excluded given the nature of accommodation they provide and their wider purpose.

Chapter 5: Public Sector Equality Duty

8 Do you have any views on the potential impact of the proposals raised in this consultation on people with protected characteristics as defined in section 149 of the Equality Act 2010?

Please explain your answer.:

Glossary of Terms

About this consultation