

	ACTUAL 2017/18 £	ORIGINAL BUDGET 2018/19 £	LATEST BUDGET 2018/19 £	ORIGINAL BUDGET 2019/20 £
<u>DEVELOPMENT SERVICES</u>				
S4510 DEVELOPMENT SERVICES MGT	-	-	-	-
S4540 DEVELOPMENT CONTROL	193,089	275,200	(98,800)	(8,700)
S4570 POLICY AND PROJECTS	779,956	726,900	1,579,700	966,800
S4600 BUILDING CONTROL	178,183	241,900	162,100	186,500
S4840 LOCAL LAND CHARGES	(277,398)	(76,700)	(37,800)	(51,300)
TOTAL DEVELOPMENT SERVICES	873,830	1,167,300	1,605,200	1,093,300
<u>SUBJECTIVE ANALYSIS:</u>				
<u>EXPENDITURE:</u>				
Employees	2,404,422	2,629,400	2,713,500	2,836,000
Premises	-	11,500	11,500	11,500
Transport	56,838	39,800	39,800	40,200
Supplies and Services	(44,195)	118,300	118,400	115,100
Third Party Payments	348,466	218,000	467,800	224,400
Support Services	946,881	853,900	949,400	951,200
Capital Charges	1,054	800	500,800	100,800
TOTAL EXPENDITURE	3,713,466	3,871,700	4,801,200	4,279,200
<u>INCOME:</u>				
Government Grants	(32,578)	-	-	-
Other Grants and Contributions	(40,190)	-	(36,700)	(60,000)
Other Income	(140,073)	(105,100)	(115,100)	(105,100)
Fees and Charges	(2,278,927)	(2,253,800)	(2,739,100)	(2,682,800)
Recharges	(347,868)	(345,500)	(305,100)	(338,000)
TOTAL INCOME	(2,839,636)	(2,704,400)	(3,196,000)	(3,185,900)
NET COST OF DEVELOPMENT SERVICES	873,830	1,167,300	1,605,200	1,093,300

DEVELOPMENT SERVICES

	ACTUAL 2017/18	ORIGINAL BUDGET 2018/19	LATEST BUDGET 2018/19	ORIGINAL BUDGET 2019/20
	£	£	£	£
<u>S4510 DEVELOPMENT SERVICES MGT</u>				
DIRECT EXPENDITURE				
Employees	98,551	94,300	89,800	93,000
Transport	68	500	500	500
Supplies and Services	9,343	12,800	12,800	9,400
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TOTAL DIRECT EXPENDITURE	107,962	107,600	103,100	102,900
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Support Services	61,259	55,500	38,700	44,000
Capital Charges	847	800	800	800
Recharges	(170,068)	(163,900)	(142,600)	(147,700)
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NET (INCOME) / EXPENDITURE TO SUMMARY	-	-	-	-
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The Development Services provision groups are:

- Development Management (including Enforcement, Conservation and Local Land Charges)
- Policy and Projects
- Business Support and Events Management
- Building Control Consortium
- Economic Development and Enterprise Development

The management of the Service Area involves the provision of support services to enable each of the service provision groups to undertake their professional duties.

The cost of this service is recharged on the basis of staff time allocations

DEVELOPMENT SERVICES

	ACTUAL 2017/18	ORIGINAL BUDGET 2018/19	LATEST BUDGET 2018/19	ORIGINAL BUDGET 2019/20
	£	£	£	£
<u>S4540 DEVELOPMENT CONTROL</u>				
DIRECT EXPENDITURE				
Employees	1,008,812	1,080,400	1,140,800	1,172,700
Transport	12,752	7,200	7,200	7,200
Supplies and Services	57,447	62,100	62,100	62,100
Third Party Payments	180,579	130,300	166,700	131,800
TOTAL DIRECT EXPENDITURE	1,259,590	1,280,000	1,376,800	1,373,800
DIRECT INCOME				
Other Income	(33,698)	(100)	(10,100)	(100)
Other Grants and Contributions	-	-	-	(60,000)
Fees and Charges	(1,352,602)	(1,361,200)	(1,821,200)	(1,771,200)
TOTAL DIRECT INCOME	(1,386,300)	(1,361,300)	(1,831,300)	(1,831,300)
NET DIRECT (INCOME) / EXPENDITURE	(126,710)	(81,300)	(454,500)	(457,500)
Support Services	398,799	435,200	434,700	427,800
Capital Charges	-	-	-	100,000
Recharges	(79,000)	(78,700)	(79,000)	(79,000)
NET (INCOME) / EXPENDITURE TO SUMMARY	193,089	275,200	(98,800)	(8,700)

The Development Management function ensures that development takes place throughout the District in accordance with the planning policies of the Government and Council. It does this essentially through the provision of pre-application advice and the determination of planning applications which enables proposals requiring planning permission to be assessed taking into account the views of neighbours and other interested parties. Most applications are decided under delegated powers given to the Head of Development Services, but major or controversial applications are decided by the Planning Committee. Public consultation takes place on applications and sometimes there is a need for negotiations with applicants in order to achieve an acceptable development. Many applications relate to the District's historic environment and in such cases careful attention is given to preserving the architectural and historic interest of the buildings. The function includes an enforcement team who investigate development that has taken place without planning permission. Breaches of planning control are investigated and either resolved by agreement or by means of enforcement action, authorised by the Planning Committee. There is also monitoring of development to ensure that approved schemes are carried out in accordance with plans. Planning permission is only refused and/or enforcement action taken where there are clear reasons for doing so but, in such cases, and in cases of Enforcement, there is a right of appeal to the Planning Inspectorate which involves the and the function deals with presentation of evidence for such appeals, either through the written representation procedure or at formal local public inquiries or hearings.

Where development or other proposals threaten the loss of trees, consideration is given to protecting the trees by means of a Tree Preservation Order which would make it an offence to fell or damage the trees in any way. Such action is only recommended where the trees are of particular intrinsic value or because of their contribution to the visual amenities of the area. The owners have a right to object to the placing of an Order and any objections are taken into consideration by the Planning Committee before the Order is confirmed.

Conservation and Design

The District has 29 Conservation Areas and approximately 1,500 Listed Buildings, a number of which are Listed Grade I Listed. It is therefore a very valuable asset to the District. The Conservation team advises and assists owners of historic properties on ways in which they may be maintained and enhanced. Advice is also prepared for property owners predominantly through the WDC website. The team also administer an historic building grants scheme. The grants are spent on improving historic properties and areas across the district. The Conservation team also play an important role in the consideration of providing design comments on all applications for Listed Building Consent and all planning applications within Conservation Areas. The team administers the operation of includes managing and administering the Conservation Area Advisory Forum which also provide comments on applications along with. The Conservation team also promote the historic environment and regularly hold design awards to recognise good design. They also administer the annual Heritage Open Day event every year which promotes helps to educate the public as to the value and importance of the historic environment.

Land Charges

This element of the service is principally directed at providing customers with property information usually in connection with the purchase of a property and is a key element of the role of the team. The national profile of this area of work is increasing particularly as Local Authorities are increasingly being monitored on their performance.

DEVELOPMENT SERVICES

	ACTUAL 2017/18 £	ORIGINAL BUDGET 2018/19 £	LATEST BUDGET 2018/19 £	ORIGINAL BUDGET 2019/20 £
<u>S4570 POLICY AND PROJECTS</u>				
DIRECT EXPENDITURE				
Employees	528,195	629,200	686,200	743,800
Transport	1,744	1,400	1,400	1,800
Supplies and Services	12,968	2,400	2,400	2,400
Third Party Payments	117,365	36,500	245,800	37,300
TOTAL DIRECT EXPENDITURE	660,272	669,500	935,800	785,300
DIRECT INCOME				
Other Grants and Contributions	(40,190)	-	(36,700)	-
Sale of Goods	(15)	-	-	-
TOTAL DIRECT INCOME	(40,205)	-	(36,700)	-
NET DIRECT (INCOME) / EXPENDITURE	620,067	669,500	899,100	785,300
Support Services	243,882	141,600	264,800	265,700
Capital Charges	207	-	500,000	-
Recharges	(84,200)	(84,200)	(84,200)	(84,200)
NET (INCOME) / EXPENDITURE TO SUMMARY	779,956	726,900	1,579,700	966,800

The planning policy team are required by law to produce a series of documents that allow the Council to manage development in the district through setting out the factors to be taken into account when deciding planning applications. It is also a requirement to support parish councils and local communities to prepare Neighbourhood Plans.

Warwick District Local Plan

The Local Plan is a land use plan which promotes the location and nature of new development within the District. The plan contains policies and maps showing designations, such as flood plains and environmentally sensitive areas, as well as allocations for new housing and employment development. The current Warwick District Local Plan, adopted in September 2007 is currently being reviewed and in due course will be replaced by a new Local Plan covering the period through until 2029.

Alongside the Local Plan, the team is responsible for preparing a Community Infrastructure Levy (CIL) Charging Schedule, undertaking infrastructure planning, undertaking strategic masterplanning and monitoring for major sites and preparing a Development Plan for allocating Gypsy and Traveller Sites.

The Policy team has also begun preparation of an Area Action Plan for Warwick Town Centre and will support similar Plans for Kenilworth and Royal Leamington Spa. The Team is also responsible for Neighbourhood Planning - supporting local communities to produce their own development plans. Several Neighbourhood Plans are currently under preparation.

Other Policy Work

The Policy Team also annually monitor new development, e.g. number of new houses built, for the Government, and report this in an Annual Monitoring Report.

DEVELOPMENT SERVICES

	ACTUAL 2017/18	ORIGINAL BUDGET 2018/19	LATEST BUDGET 2018/19	ORIGINAL BUDGET 2019/20
	£	£	£	£
<u>S4600 BUILDING CONTROL</u>				
DIRECT EXPENDITURE				
Employees	768,749	825,400	796,600	826,400
Premises	-	11,500	11,500	11,500
Transport	42,274	30,700	30,700	30,700
Supplies and Services	29,855	30,800	30,800	30,800
Third Party Payments	2,544	5,700	5,700	5,700
TOTAL DIRECT EXPENDITURE	843,422	904,100	875,300	905,100
DIRECT INCOME				
Other Income	(106,360)	(105,000)	(105,000)	(105,000)
Fees and Charges	(753,943)	(727,600)	(767,600)	(767,600)
TOTAL DIRECT INCOME	(860,303)	(832,600)	(872,600)	(872,600)
NET DIRECT (INCOME) / EXPENDITURE	(16,881)	71,500	2,700	32,500
Support Services	209,664	189,100	158,700	181,100
Recharges	(14,600)	(18,700)	700	(27,100)
NET (INCOME) / EXPENDITURE TO SUMMARY	178,183	241,900	162,100	186,500

Through the Building Regulations and associated legislation the Council carries out its duties, functions and responsibilities to ensure the health, safety, welfare and facilities for people in and about buildings and structures, together with the conservation of fuel and power. The Building Act 1984 and associated legislation gives a significant amount of flexibility to designers and builders, including fire engineering design approach to complex buildings. Due to this flexibility officers have to be more vigilant and be prepared to make immediate and positive professional judgements prior to or during construction work. Those judgements made can have commercial and financial implications on developments, together with health and safety implications. The Building Regulations are constantly being reviewed and updated where appropriate to ensure that the broad range of legislation is addressed in assessing and ensuring buildings and developments are in compliance. Although the Approved Inspector Regulations now provide alternatives to developers, the Building Control Group at Warwick District Council, due to their professionalism, quality assurance systems and customer care procedures, have ensured that the majority maintained their market share of Building operations Regulation Applications which are subject to compliance with the Building Regulation procedures through the Local Authority route.

Warwick Building Control formally merged services with Rugby and Daventry with effect from 1 April 2016 to form a Building Control Consortium. The aim of the merger is to promote closer and consistent working across the district and to form a united front against the Approved Inspectors. The team has also developed partnerships with design teams, developers and other Local Authorities across the Country. During the last few years, the group have continued to implement additional responsibilities as a result of changing legislation and updating of the regulations. This has been particularly so in the case of access and facilities for disabled people and the document BS8300 (DDA), new Fire Safety legislation (RRO), Part P Electrical etc. The revised disabled legislation and the associated DDA have extended the scope for disabled people in commercial and domestic fields. The regulations now require all dwellings, including flats etc., to be more accessible and provide improved facilities for disabled people. There are also the additional requirements for improved access of facilities within, including vertical access to various levels of buildings within commercial developments. Approved document Part B Fire Safety of the Regulations post Grenfell is due Jan / Feb 2019 including transitional period. Approved document L Regulation 25B Nearly Zero Energy Buildings came into force for new buildings occupied by public authorities in England on 1st January 2019. For all other buildings this will come into force on 31st December 2020. In the continuing drive to provide more energy efficient buildings and a more sustainable environment across the whole spectrum, Part L (Conservation of Fuel and Power) is constantly under review. The implementation of any new legislation will provide a challenging task for the Building Control team and the industry as a whole.

In addition to all of the above, the Department for Communities and Local Government (DCLG) continue to advise that the fee related function of Local Authorities' Building Control must be self-financing over a three year period. Any surplus should be reinvested into the service to improve the service delivery. In order for this to happen, Local Authorities set their own fees and charges of the service they provide, although it should be noted, the Council cannot charge for works related to disabled adaptations or improvements, or for registration of window or electrical projects under competent person schemes CPS. Our fee charges as set should enable us to break even, however, we must be aware there should be no cross subsidy of the service between non fee related and fee related functions, but the service must ensure we continue to provide a cost effective efficient service to all, in a highly competitive market. The service also provides other duties in respect of health and safety, such as dangerous structures, demolitions, fire safety surveys, accessibility audits, temporary stands etc. and structures.

DEVELOPMENT SERVICES

	ACTUAL 2017/18	ORIGINAL BUDGET 2018/19	LATEST BUDGET 2018/19	ORIGINAL BUDGET 2019/20
	£	£	£	£
<u>S4840 LOCAL LAND CHARGES</u>				
DIRECT EXPENDITURE				
Employees	115	100	100	100
Supplies and Services	(153,808)	10,200	10,300	10,400
Third Party Payments	47,978	45,500	49,600	49,600
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TOTAL DIRECT EXPENDITURE	(105,715)	55,800	60,000	60,100
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DIRECT INCOME				
Government Grants	(32,578)	-	-	-
Fees and Charges	(172,382)	(165,000)	(150,300)	(144,000)
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TOTAL DIRECT INCOME	(204,960)	(165,000)	(150,300)	(144,000)
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NET DIRECT (INCOME) / EXPENDITURE	(310,675)	(109,200)	(90,300)	(83,900)
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Support Services	33,277	32,500	52,500	32,600
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NET (INCOME) / EXPENDITURE TO SUMMARY	(277,398)	(76,700)	(37,800)	(51,300)
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The Council maintains a Local Land Charges Register relating to its area which includes details of any matter - road proposals, clearance order, closing order, etc. - affecting properties, and details of any charge which under various enactments is a charge on the property, e.g. private street work costs. The Local Land Charges service was transferred to HM Land Registry in July 2018 and applications for Local Land Searches (LLC1) and Personal Searches of the Local Land Charges Register must now be made directly to them.

The Council provides replies to additional enquiries (CON29 enquiries) raised by Solicitors or search companies acting for the purchasers of houses, businesses etc. These enquiries relate to sewerage, planning, highways and general environmental matters.

CON29 Fees are set by the Council in accordance with the national guidance issued by the Ministry of Justice, which seeks to ensure that councils set fees which recover the cost of providing the service.