Building Safety Levy Charging Information Form

Tendring District Council

The Building Safety Levy (England) Regulations 2025

Guidance Notes

1. Application Details

Planning application status: i.e. Granted, Refused, Pending Consideration, Under Appeal.

2. Commencement notice

A Start Notice is to be provided to the authority two days before the start of work. This can be in the form of an email or telephone call.

Please note: **Not more than five days** after the day on which work is to be regarded as commenced (in accordance with regulation 46A applies the person carrying out the work must inform Building Control of commencement.

3. Named Client Contact Details

4. Levy Charging Condition statement

The conditions are –

1.

a) The works in the BC application are: or

b) Planning permission is (or will be) for major residential development and

2. The work results in provision of or increase in residential floorspace (Chargeable dwellings, PBSA or chargeable communal space): and

3. The client is not a non-profit registered provider (Or wholly-owned subsidiary)

5. Total number of proposed dwellings / bedspaces

6. Number of exempt dwellings statement Regulation 8(1)

7. Floorspace information on competition

Floor space should be measured using gross internal area (GIA) as per The Building Safety Levy (England) Regulations 2025 - Regulation 12. For guidance on how this should be measured and what areas of a building should be included in the GIA, please see Royal Institution of Chartered Surveyors' Code Of Measuring Practice 6th Edition. Round to the nearest whole number.

Please insert total floor space. For example:

Total Gross Internal Area	1650m^2
Chargeable Gross Internal Area	1150m^2
Non-Chargeable Chargeable Gross Internal Area	500m^2

8. New Dwellings

Please indicate the breakdown of the chargeable Gross Internal Area. Including, individual dwelling floor space area.

For example:

Unit/plot Type	Individual GIA (m^2)	Number of unit/plots	Total GIA (m^2)	Exemption Category (If any)
2 storey dwelling	100m^2	10	1000m^2	N/A
2 storey dwelling	100m^2	5	500 m^2	Social Housing
Bungalow	75m^2	2	150m^2,	N/A

9. Communal space for residents (If any)

The Building Safety Levy (England) Regulations 2025 - Regulation 11

Category A – (Regulation 11(1)(a)) - wholly or mainly for the benefit of the occupants of relevant residential unit, or.

Category B - (Regulation 11(1)(b)) - wholly or mainly for the benefit of both. (i) the occupants of relevant residential units, and (ii)the occupants of other units. The Building Safety Levy (England) Regulations 2025 - Regulation 19

10. Baseline floorspace (Only if the building was already a relevant residential building at time of application)

The baseline floor space is the existing residential floorspace present before the development starts, measured as Gross Internal Area (GIA). This is used to ensure the levy is charged only on the net increase in residential floorspace, rather than the entire building.

For example:

Building/Unit	Baseline category (Dwelling/PBSA/Communal)	Baseline GIA (m^2)	Completed Building GIA (m^2)	Chargeable Increase GIA (m^2)
Harris House	PBSA	1,000 m^2	1,200 m^2	200 m^2

11. Purpose-Built Student Accommodation

Please provide Name of the block, number of bedspaces, total GIA and any notes required to support the application.

12. Is the major residential development on previously developed land?

To qualify for the Previously Developed Land (PDL) discounted rate of 50%, at least 75% of land within the redline boundary of the development (as specified by the planning permission) in which the works are being constructed must meet the definition of PDL.
For the purpose charging the levy, PDL is defined as land which either has a building on it, or had a building on it at any point on or after 1st July 1948. Building Safety Levy (England) Regulations - Regulation 21. To qualify for the PDL discount, evidence that the proposed development is on PDL is required.

13. Was planning permission granted through permitted development?

All chargeable development where planning permission is granted through permitted development (PD) will be charged at a discounted rate of 50%. To qualify for the permitted development discount, evidence that the proposed development has been granted permission under PD rights is required.

14. Calculating the Building Safety Levy charge

For additional information regarding Applicable area rates Building Safety Levy (England) Regulations - Regulation 20.
The government has set the levy rates ('applicable area rate') for each authority within Schedule 3 of the Building Safety Levy (England) Regulations 2025.
The total levy charge is the Chargeable Gross Internal Area multiplied by the appropriate rate:
Tendring Levy charges are:

- Previously developed land area rate: £12.40p
- non-previously developed land area rate: £24.80p

For example:
1150 m^2 X £12.40 = £14,260.00p Levy Charge
1150 m^2 X £24.80 = £28,520.00p Levy Charge

15. Evidence Register

Please list all evidence provided (permissions/prior approvals, drawings, floorspace schedules, exemption evidence, prior determinations, evidence the land was previously developed, proposal to be built under PD etc.)

16. Statement

Please read the statement. If agreed to, the names person is to sign, name & date the statement. A minimum of 10% of applications will be spot checked as per Building Safety Levy (England) Regulations - Regulation 47.

OUR CONTACT DETAILS

Building Control Tendring District Council Clacton-on-Sea Town Hall Station Road Essex CO15 1SE	Tel: 01255 686111 Email: BSL@tendringdc.gov.uk www.tendringdc.uk/departments/building-control