

BLACKPOOL COUNCIL**GOVERNANCE AND PARTNERSHIPS DIRECTORATE - LEGAL SERVICES****REVIEW OF FEES AND CHARGES 2017/2018**

CLASSIFICATION	DESCRIPTION OF CHARGE	DATE OF LAST REVISION	2016/2017	2017/18	INCREASE	COMMENTS	
			existing Charge	RECOMMENDED CHARGE			
			£	£	%		
Legal Services (Notes 1 & 2)	Mortgage (Other than Right to Buy mortgages)						
	- Improvement loans etc.	01.04.16	£226.00	£230.00	1.77		
	- Loan Agreements (plus disbursements)	01.04.16	£206.00	£210.00	1.94		
	- Restrictions (plus disbursements)	01.04.16	£108.50	£110.00	1.38		
	- Redemption of Mortgage	01.04.16	£269.50	£175.00	-35.06	Complexity of the work did not warrant the existing fee.	
	- Registering Notice of Charge	01.04.16	£108.50	£110.50	1.84		
	- Completing mortgage questionnaire	01.04.16	£226.00	£230.00	1.77		
	- Transfer of Equity	01.04.16	£380.00	£380.00	0.00		
	Licence Agreements, etc (Not Promenade)						
	- Simple	01.04.16	£405.00	Cease charge		Rationalised to two categories - standard and complex.	
- Standard	01.04.16	£512.00	£525.00	2.54			
- Complex	01.04.16	£673.00	£725.00	7.73			
Licence Agreements, etc (Promenade)							
- Fee under £500	01.04.16	£216.00	£240.00	11.11			
- Fee £500 or over and under £1,000	01.04.16	£241.00	£275.00	14.11			
- Fee £1,000 and over (minimum charge)	01.04.16	£269.50	£300.00	11.32			
Leases							
- Under 7 years	01.04.16	£538.00	£595.00	10.59			
- 7 years to 21 years	01.04.16	£754.00	£830.00	10.08			
- Over 21 years	01.04.16	£1,080.00	£1,200.00	11.11			
- Supplemental / Short version renewal	01.04.16	£377.00	£415.00	10.08			
Surrenders/Variations/Change of Use							
- Standard	01.04.16	£698.00	£715.00	2.44			
- Complex	01.04.16	£810.00	£830.00	2.47			
Licences to Assign							
- By deed	01.04.16	£485.00	£500.00	3.09			
- Urgent by deed	01.04.16	£645.00	£665.00	3.10			
- By letter	01.04.16	£377.00	£385.00	2.12			
- Urgent by letter	01.04.16	£430.00	£438.00	1.86			
Easements							
- General or Statutory Undertaking	01.04.16	£236.00	£240.00	1.69			
- Consents building covenants etc (including retrospective consents)	01.04.16	£236.00	£240.00	1.69			
Social Services Legal Charges							
- Unregistered	01.04.16	£324.00	£375.00	15.74	Costs revised to reflect the complexity of the work		
- Registered	01.04.16	£324.00	£350.00	8.02			
Conveyances / Transfers / Building Agreement Consideration							
- Up to £20,000	01.04.16	£810.00	£830.00	2.47			
- £20,001 to £50,000	01.04.16	£1,397.00	£1,425.00	2.00			
- £50,001 to £250,000 *	01.04.16	£1,507.00	£1,535.00	1.86			
- £250,001 to £500,000 *	01.04.16	£3,230.00	£3,300.00	2.17			
- £500,001 to £1,000,000 *	01.04.16	£5,380.00	£5,487.00	1.99			
* = On first £50,000 + 1% of consideration above £50,000							
(Above £1,000,000 to be fixed at Head of Legal's discretion on a cost/ complex basis)							
Building Agreement							
- Agreement for Lease	01.04.16	£3,225.00	£3,295.00	2.17			
- Phased Agreement for Lease (1st Phase)	01.04.16	£6,450.00	£6,560.00	1.71			
- Each additional phase	01.04.16	£1,720.00	£1,755.00	2.03			
- Building Agreement Freehold plus 1% of consideration over £50,000	01.04.16	£4,300.00	£4,385.00	1.98			
Planning and Building Agreements:							
- Planning Agreements (S106 Town and Country Planning Act 1990) basic	01.04.16	£1,572.00	£1,605.00	2.10			
- Planning Agreements (S106 Town and Country Planning Act 1990) complex	01.04.16	£3,140.00	£3,205.00	2.07			
- Road Agreements (S38 Highways Act 1980) up to and incl. 10 Units	01.04.16	£1,256.00	£1,280.00	1.91			
- Road Agreements (S38 Highways Act 1980) over. 10 Units	01.04.16	£1,613.00	£1,645.00	1.98			
- Agreement (S278 Highways Act 1980)	01.04.16	£1,527.00	£1,560.00	2.16			
Minimum fee additional charge is at Head of Legal discretion.							
Right to Buy Transactions							
- Leases (engrossments)	01.04.16	£251.00	£256.00	1.99			
- Conveyances (engrossments)	01.04.16	£201.00	£205.00	1.99			
- Transfers	01.04.16	£201.00	£205.00	1.99			
- Letters of postponement	01.04.16	£157.00	£160.00	1.91			
- Notice of Assignment	01.04.16	£108.50	£111.00	2.30			
Legal Charge							
Loan agreements (not mortgage related) up to £10,000 *		£307.50	£325.00	5.69			
Loan agreements (not mortgage related) £10,000 to £100,00 *		£410.00	£430.00	4.88			
Loan agreements (not mortgage related) £100,000 to £250,000 *		£462.00	£485.00	4.98			
Loan agreements (not mortgage related) £250,000 to £500,000 *		£615.00	£650.00	5.69			
Loan agreements (not mortgage related) £500,000 to £1,000,000 *		£870.00	£910.00	4.60			
Above £1,000,000 to be fixed at Head of Services discretion *		£1,281.00	£1,350.00	5.39			
Grant agreements		£359.00	£375.00	4.46			
*Possible additional charge subject to security. This will be at the Head of Legal's discretion							
New Fees & Charges:							
Registration fee for Miscellaneous Notices	01.04.16	£106.50	£108.50	1.88			
Notice of Assignment	01.04.16	£106.50	£108.50	1.88			
Contract Novations	01.04.16	£100.00	£115.00	15.00			

Notes:

1. The Head of Legal has discretion to charge a greater or lesser amount as it is a legal requirement that the charge must relate to the actual work done in each particular case.
2. All charges are net of VAT.